

CITY OF LINCOLN CITY
LINCOLN CITY COUNCIL AGENDA

MONDAY AUGUST 22, 2022 6:00 PM

6:00 PM - The Lincoln City Council will hold a Regular Meeting in the Council Chambers, 801 SW Highway 101 - 3rd Floor, Lincoln City, OR 97367.

Public comments can be submitted to publiccomment@lincolncity.org, by attending the City Council meeting, or by telephone.

Public comments submitted by email to publiccomment@lincolncity.org will be entered into the official record, distributed to the governing body, and summarized; however, due to personal privacy issues they are not generally published in the online Agenda packet. ****PUBLIC COMMENT VIA EMAIL WILL ONLY BE RECOGNIZED UPON RECEIPT OF AN EMAIL SENT TO publiccomment@lincolncity.org****

Citizens requesting to give public comment via telephone must email publiccomment@lincolncity.org no later than noon on the meeting day. The request must include the person's name, the subject the person wishes to address, and the phone number the person intends to use for the meeting. Instructions will be sent to the person requesting prior to the meeting. Persons who will give public comment via telephone will need to leave the microphone muted until the public comment portion of the meeting.

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, for a hearing-impaired device, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting. To request information in an alternate format or other assistance, please contact the City's ADA Coordinator, Kevin Mattias, at [541-996-1013](tel:541-996-1013) or kmattias@lincolncity.org. Visit the [ADA Accessibility | City of Lincoln City, OR](#) webpage to view how the City continues to remain in compliance with Title II of the Americans with Disabilities Act regarding City programs, services, processes, and facilities.

The Lincoln City Council reserves the right to add or delete items as needed, change the order of the agenda, and discuss any other business deemed necessary at the time of the meeting.

All information for this meeting is available at www.lincolncity.org under "Government" then select "Public Meeting, Agendas, Packets & Video". This meeting will be televised live on Channel 4. For additional rebroadcast times, please consult the Channel 4 guide on the hour. If you wish to speak on an agenda or non-agenda item, please sign up on the sheet near the entrance door to the Council Chambers. You will be called to speak during the "Public Comment" section. Comments or testimony on agenda items listed under "public hearing/public comment" will be taken at that time.

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. CONSENT AGENDA

1. Regular Meeting – Minutes of Regular Meeting – August 8, 2022, 6:00 PM

E. COUNCIL DELIBERATIONS

F. COMMENTS FROM CITIZENS PRESENT ON AGENDA/NON-AGENDA ITEMS

G. PRESENTATIONS

2. Housing Needs Analysis (HNA) Update
3. Comprehensive Plan Update - May 2022 Questionnaire Results
4. Cascade Head Overview Presentation
5. Lincoln City Senior Center presentation

H. PUBLIC HEARING / ORDINANCE

I. PUBLIC HEARINGS / PUBLIC COMMENTS

1. CPA ZC 2022-07 Spyglass Ridge (public hearing continued to October 24, 2022)
2. Alternative Contracting Method for Pool Re-Grouting Project - Resolution 2022-35

J. ORDINANCES

K. RESOLUTIONS

3. RESOLUTION NO. 2022-31 A RESOLUTION OF THE CITY OF LINCOLN CITY IMPLEMENTING LCMC 13.08.095 REGARDING DEFERRAL OF SYSTEM DEVELOPMENT CHARGES; APPROVING AN APPLICATION BY HABITAT FOR HUMANITY OF LINCOLN COUNTY FOR THE DEFERRAL OF PAYMENT OF SYSTEM DEVELOPMENT CHARGES FOR DEVELOPMENT OF TWO SINGLE UNIT DWELLINGS APPROVED UNDER PERMIT NUMBERS 521-21-000687-STR AND 521-21-000688-STR ON REAL PROPERTY ADDRESSED AS 4647 NE UNION LOOP AND 4668 NE UNION LOOP, LINCOLN CITY, OREGON, RESPECTIVELY.
4. RESOLUTION NO. 2022-32 A RESOLUTION OF THE CITY OF LINCOLN CITY IMPLEMENTING LCMC 13.08.095 REGARDING DEFERRAL OF SYSTEM DEVELOPMENT CHARGES; APPROVING AN APPLICATION BY STEWARDSHIP DEVELOPMENT LLC FOR THE DEFERRAL OF PAYMENT OF SYSTEM DEVELOPMENT CHARGES FOR DEVELOPMENT OF AFFORDABLE HOUSING ON REAL PROPERTY 07-11-11-BB-00102-00 AND 07-11-BB-00100-00, LOCATED AT THE NORTHEAST CORNER OF NE HIGHWAY 101 AND NE 29TH STREET, LINCOLN CITY, OREGON.
5. RESOLUTION 2022-34 A RESOLUTION ADOPTING THE SUPPLEMENTAL BUDGET OF THE CITY OF LINCOLN CITY, OREGON, FOR THE FISCAL YEAR 2022-2023, AS APPROVED BY THE CITY COUNCIL, AND MAKING APPROPRIATIONS
6. RESOLUTION NO. 2022-35 A RESOLUTION OF THE CITY OF LINCOLN CITY, ADOPTING FINDINGS FOR A PUBLIC CONTRACT EXEMPTION AND AUTHORIZING AN ALTERNATIVE CONTRACTING METHOD FOR THE LINCOLN CITY COMMUNITY CENTER POOL RE-GROUTING PROJECT

7. RESOLUTION NO. 2022-36 A RESOLUTION OF THE CITY OF LINCOLN CITY APPROVING SUBMITTAL OF A BUREAU OF RECLAMATION WATERSMART WATER AND ENERGY EFFICIENCY GRANT APPLICATION.

L. SPECIAL ORDER OF BUSINESS

8. Ec Dev Local Program Support Grant: Small Business Development Center (SBDC) Grant Report (2021-22) & Application (2022-23)

M. CITY MANAGER/CITY ATTORNEY REPORTS

N. ACTIONS, IF ANY, BASED ON WORK SESSION OR EXECUTIVE SESSION

O. ADDITIONAL COMMENTS FROM CITIZENS PRESENT ON NON-AGENDA ITEMS

P. ANNOUNCEMENTS OR COMMENTS BY CITY COUNCIL

Q. ADJOURNMENT

CITY OF LINCOLN CITY

CITY COUNCIL MINUTES OF MEETING

August 8, 2022, 6:00 PM

The final minutes for this meeting are supplemented by an electronic recording of the meeting, which may be viewed online at www.lincolncity.org under the tab "Agendas, Packets and Videos". The staff reports, resolutions, ordinances, and other documents related to this meeting are also available at the same location. This meeting is rebroadcast on Cable Channel 4. (See Channel 4 guide on the hour at <http://www2.lincolncity.org/program-guide/>).

APPROVED BY CITY COUNCIL

DATE:

A. CALL TO ORDER

Mayor Wahlke called the meeting to order at 6:00 PM.

B. ROLL CALL

Attendee Name	Title	Status	Arrived
Susan Wahlke	Mayor	Present	6:00 PM
Elaine Starmer	Councilor Ward 1	Present	6:00 PM
Sydney Kasner	Councilor Ward 2	Absent	6:00 PM
Judy Casper	Councilor Ward 3	Present	6:00 PM
Riley Hoagland	Councilor Ward 2	Present	6:00 PM
Rick Mark	Councilor Ward 3	Present	6:00 PM
Mitch Parsons	Councilor Ward 1	Present	6:00 PM

Staff Present: Daphnee Legarza, City Manager; Richard Appicello, City Attorney; Chief Palmer, Lincoln City Police Department; Sgt. Weaver, Lincoln City Police Department; Abigail Edwards, Human Resources Director; Alison Robertson, Economic Development and Urban Renewal Director; Stephanie Reid, City Engineer; Debbie Bridges, Finance Director; Tony LaSoya, I.T. Director; Jamie Young, City Recorder.

C. PLEDGE OF ALLEGIANCE

Mayor Wahlke led The Pledge of Allegiance.

D. CONSENT AGENDA

MOTION:	Consent Agenda
MOVER:	Elaine Starmer, Councilor Ward I
SECONDER:	Judy Casper, Councilor Ward 3
AYES:	Wahlke, Starmer, Casper, Hoagland, Mark, Parsons
ABSENT:	Kasner
RESULT:	Passed

1. Regular Meeting – Minutes of Regular Meeting – July 25, 2022, 6:00 PM
2. Regular Meeting – Minutes of Work Session – July 27, 2022, 3:30 PM
3. Regular Meeting – Minutes of Joint Meeting with Conf Tribes of Siletz – August 1, 2022, 5:30 PM

E. COUNCIL DELIBERATIONS

None

F. COMMENTS FROM CITIZENS PRESENT ON AGENDA/NON-AGENDA ITEMS

Kathleen Lewis, Lincoln City Resident spoke regarding resolution 202-11 Quay Drive Parking.

Doug Green, Lincoln City Resident spoke regarding resolution 2022-11 Quay Drive Parking.

Dr. Jen Malter, Lincoln City Resident, and Owner of Oceanlake Veterinarian clinic spoke regarding resolution 2022-11 Quay Drive Parking.

Ms. Legarza summarized four comments submitted to the public comment email regarding resolution 2022-11. Two comments from Doug Green, one comment from Jennifer Eddington, and one comment from Dr. Jen Malter.

G. PRESENTATIONS

4. Presentation by Oregon Cascade West Council of Governments

Ryan Vogt, Executive Director of the Oregon Cascade West Council of Governments, introduced himself and spoke about the Council of Governments.

H. PUBLIC HEARING / ORDINANCE

None

I. PUBLIC HEARINGS / PUBLIC COMMENTS

1. Public Hearing: Resolution 2022-27: Approval of Disposition of Property to Innovative Housing Inc., for Affordable Housing Purposes

Mayor Wahlke opened the public hearing at 6:30 PM. No Citizens were present to speak. Mayor Wahlke closed the public hearing at 6:30 PM.

2. Public Comment North Lincoln Sanitary Rate Increase

Mayor Wahlke opened the public hearing at 6:31 PM. No Citizens were present to speak. Mayor Wahlke closed the public hearing at 6:31 PM.

3. Public Hearing: Holmes Road Pump Station Exemption

Mayor Wahlke opened the public hearing at 6:31 PM. No Citizens were present to speak. Mayor Wahlke closed the public hearing at 6:32 PM.

J. ORDINANCES

4. ORDINANCE NO. 2022-22 AN ORDINANCE OF THE CITY OF LINCOLN CITY AMENDING THE LINCOLN CITY MUNICIPAL CODE, TITLE 2 (ADMINISTRATION AND PERSONNEL), AMENDING CHAPTER 2.66 (COMMUNITY SUSTAINABILITY COMMITTEE), REMOVING SUSTAINABILITY COMMITTEE PROVISIONS FROM THE MUNICIPAL CODE

MOTION:	Motion to Table Ordinance 2022-22 Removing Chapter 2.66 Sustainability and Direct Staff to Hold a Work Session on Sustainability Provisions
MOVER:	Judy Casper, Councilor Ward 3
SECONDER:	Elaine Starmer, Councilor Ward I
AYES:	Wahlke, Starmer, Casper, Hoagland, Mark, Parsons
ABSENT:	Kasner
RESULT:	Passed by Roll Call Vote

5. ORDINANCE 2022-31 AN ORDINANCE OF THE CITY OF LINCOLN CITY AMENDING THE LINCOLN CITY MUNICIPAL CODE, TITLE 13 (PUBLIC SERVICES), CHAPTER 13.08 (SYSTEM DEVELOPMENT CHARGES), AMENDING SECTION 13.08.095 (DEFERRALS) TO CLARIFY REQUIREMENTS, PROVIDE FOR A LONGER DURATION WITH A RECORDED COVENANT, AND TO SPECIFICALLY AUTHORIZE THE IMPOSITION OF LIMITATIONS AND CONDITIONS ON THE APPROVAL OF DEFERRAL APPLICATIONS

MOTION:	Motion to Approve First Reading of Ordinance 2022-31 Amending LCMC SDC Deferral
MOVER:	Riley Hoagland, Councilor Ward 2
SECONDER:	Mitch Parsons, Councilor Ward 1
AYES:	Wahlke, Starmer, Casper, Hoagland, Mark, Parsons
ABSENT:	Kasner
RESULT:	Passed by Roll Call Vote

6.

MOTION:	Motion to Approve Second Reading and Adoption of Ordinance 2022-31 Amending LCMC SDC Deferral
MOVER:	Judy Casper, Councilor Ward 3
SECONDER:	Mitch Parsons, Councilor Ward 1
AYES:	Wahlke, Starmer, Casper, Hoagland, Mark, Parsons
ABSENT:	Kasner
RESULT:	Passed by Roll Call Vote

K. RESOLUTIONS

7. RESOLUTION NO. 2022-11 A RESOLUTION OF THE CITY OF LINCOLN CITY ESTABLISHING PARKING AND TRAFFIC CONTROL MEASURES FOR A PORTION OF NW QUAY DRIVE

MOTION: Motion to Approve Resolution 2022-11 NW Quay - Traffic Control with no Amendments.

MOVER: Rick Mark, Councilor Ward 3

SECONDER: Judy Casper, Councilor Ward 3

AYES: Wahlke, Starmer, Casper, Mark, Parsons

NAYS: Hoagland

ABSENT: Kasner

RESULT: Passed by Roll Call Vote

Council and Staff had a discussion regarding the parking on NW Quay and throughout the City.

8. RESOLUTION NO. 2022-25 A RESOLUTION OF THE CITY OF LINCOLN CITY ADOPTING AN INCREASE IN RATES FOR NORTH LINCOLN SANITARY SERVICE

MOTION: Motion to Approve Resolution 2022-25 North Lincoln Sanitary Rate Review with a Request for 6-Month Review of Market Conditions for Adjustment

MOVER: Rick Mark, Councilor Ward 3

SECONDER: Elaine Starmer, Councilor Ward I

AYES: Starmer, Mark, Parsons

NAYS: Wahlke, Casper, Hoagland

ABSENT: Kasner

RESULT: Failed by Roll Call Vote

Council and Staff discussed the rates and asked for a review of the rates after six months.

11.

MOTION: Motion to Approve Resolution 2022-25 North Lincoln Sanitary Rate Review with a 6-Month Review and Adjustment to the Rate, If Appropriate

MOVER: Rick Mark, Councilor Ward 3

SECONDER: Judy Casper, Councilor Ward 3

AYES: Wahlke, Starmer, Casper, Hoagland, Mark, Parsons

ABSENT: Kasner

RESULT: Passed by Roll Call Vote

Council and Staff discussed rates and changing the ordinance for once-a-month garbage service.

12. RESOLUTION NO. 2022-27 A RESOLUTION OF THE CITY OF LINCOLN CITY APPROVING A DISPOSITION OF CITY PROPERTY TO INNOVATIVE HOUSING, INC. FOR AFFORDABLE HOUSING PURPOSES

MOTION: Motion to Approve Resolution 2022-27 Approval of Disposition/Sale of City Property to IHI (Innovative Housing Inc.)

MOVER: Riley Hoagland, Councilor Ward 2

SECONDER: Mitch Parsons, Councilor Ward 1

AYES: Wahlke, Starmer, Casper, Hoagland, Mark, Parsons

ABSENT: Kasner

RESULT: Passed via Voice Vote

Mr. Appicello explained the resolution 2022-27. Ms. Robertson spoke regarding the pump station projects. Mayor Wahlke asked who prepared the document. Mr. Appicello said it was prepared by IHI with input from the City. Mayor Wahlke asked about the blank dollar amount and pointed out a typo. Mr. Appicello said that is an older version.

13. RESOLUTION NO. 2022-33 A RESOLUTION OF THE CITY OF LINCOLN CITY, ADOPTING FINDINGS FOR A PUBLIC CONTRACT EXEMPTION AND AUTHORIZING AN ALTERNATIVE CONTRACTING METHOD FOR THE HOLMES ROAD SANITARY PUMP STATION UPGRADE CONSTRUCTION PROJECT.

Ms. Reid explained the pump station project.

MOTION:	Motion to Approve Resolution 2022-33 Exemption Holmes Road Sanitary Pump Station
MOVER:	Elaine Starmer, Councilor Ward I
SECONDER:	Mitch Parsons, Councilor Ward 1
AYES:	Wahlke, Starmer, Casper, Hoagland, Mark, Parsons
ABSENT:	Kasner
RESULT:	Passed by Roll Call Vote

L. SPECIAL ORDER OF BUSINESS

14. Appointment to Arts Committee - Applicant Steve Fritz

MOTION:	Motion to Appoint Steve Fritz to Arts Committee for a Three-Year Term Expiring 12/31/2025
MOVER:	Riley Hoagland, Councilor Ward 2
SECONDER:	Elaine Starmer, Councilor Ward I
AYES:	Wahlke, Starmer, Casper, Hoagland, Mark, Parsons
ABSENT:	Kasner
RESULT:	Passed via Voice Vote

M. CITY MANAGER/CITY ATTORNEY REPORTS

None

N. ACTIONS, IF ANY, BASED ON WORK SESSION OR EXECUTIVE SESSION

15.

MOTION:	Motion to Direct Staff to Write an Ordinance to Increase Transient Room Tax (TRT) from 9.5% to 12% as Discussed in the Work Session to be Used in Accordance with State Statute
MOVER:	Elaine Starmer, Councilor Ward I
SECONDER:	Mitch Parsons, Councilor Ward 1
AYES:	Wahlke, Starmer, Casper, Mark, Parsons
NAYS:	Hoagland
ABSENT:	Kasner
RESULT:	Passed by Roll Call Vote

16.

MOTION:	Motion to Direct Staff to Hold a Public Hearing Regarding the TRT Rate Increase
MOVER:	Judy Casper, Councilor Ward 3
SECONDER:	Rick Mark, Councilor Ward 3
AYES:	Wahlke, Starmer, Casper, Hoagland, Mark, Parsons
ABSENT:	Kasner
RESULT:	Passed by Voice Vote

O. ADDITIONAL COMMENTS FROM CITIZENS PRESENT ON NON-AGENDA ITEMS

Lucinda Taylor, Executive Director of Habitat for Humanity, invited Council to the Groundbreaking on Aug 24th. Councilor Hoagland asked when Lincoln City would expect the next build. Ms. Taylor said they try to move around the County. Ms. Taylor said they try to build one per year but it has been more like one every two years. Mayor Wahlke asked about a foreclosed property and modular homes in Otis. Ms. Taylor explained about the modular placing for fire survivors.

Ms. Legarza summarized a public comment from Dr. Malter regarding the email sent from Public Works regarding parking and Mr. Baird regarding the North Lincoln Sanitary rate increase.

P. ANNOUNCEMENTS OR COMMENTS BY CITY COUNCIL

Councilor Starmer asked the City Manager about the upcoming work session and scheduling. Ms. Legarza said those work sessions can be scheduled as needed. Mayor Wahlke asked for a list of work sessions to compare with Council. Councilor Starmer asked to finish the work sessions in progress. Council had a discussion regarding work session information.

Councilor Casper said she attended the regional waste meeting and explained the meeting. Councilor Casper said on Sept 24th you can dispose of tires for \$1 each at North Lincoln Sanitary. Councilor Casper spoke about the DEQ work sessions. Councilor Casper spoke about a recycling pilot program. Councilor Casper spoke about the Behavior Health Advisory Committee and the changes. Councilor Casper said she would like to invite Ms. Marie Laper to speak in front of the Council. Call 211 for non-emergency resource help. 988 is the Suicide Hotline.

Mayor Wahlke congratulated the library on a successful project. Mayor Wahlke spoke about the stuff a bus for Sept 2nd at the Lincoln City Outlets by Business for Excellence in Youth. Mayor Wahlke said that she would like to see the items on the agenda that don't take the Council by surprise.

17.

MOTION:	Motion to Direct Staff to Prepare an Ordinance Regarding E-bikes and Work with the State on Boundaries
MOVER:	Elaine Starmer, Councilor Ward 1
SECONDER:	Judy Casper, Councilor Ward 3
AYES:	Wahlke, Starmer, Casper, Hoagland, Mark, Parsons
ABSENT:	Kasner
RESULT:	Passed by Voice Vote

18.

MOTION:	Motion to Direct Staff to Look into the Ordinance for One per Month Garbage Service
MOVER:	Riley Hoagland, Councilor Ward 2
SECONDER:	Elaine Starmer, Councilor Ward I
AYES:	Wahlke, Starmer, Casper, Hoagland, Mark, Parsons
ABSENT:	Kasner
RESULT:	Passed by Voice Vote

19.

MOTION:	Motion to Direct Staff to Increase Floats for the Beach Program and Incorporate them into the Trail Systems
RESULT:	Died Without a Second

Councilor Hoagland made a motion to direct staff to increase the beach float program and incorporate them into the trail systems. Motion died without a second. Ms. Legarza said she could add this to a work session topic, Council gave unanimous consent.

Q. ADJOURNMENT

Mayor Wahlke adjourned the meeting at 8:02 PM.

SUSAN WAHLKE, MAYOR

ATTEST:

JAMIE YOUNG, CITY RECORDER

Council Communication

Housing Needs Analysis (HNA) Update

Meeting Date:	August 22, 2022	Primary Staff Contact:	AnneMarie Skinner
Department:	City Council	E-Mail:	ASkinner@lincolncity.org
Secondary Dept:		Secondary Contacts:	Alison Robertson
Approval:	Jamie Young	Estimated Time:	

The Housing Needs Analysis is being updated as part of the Comprehensive Plan update. The attached materials are reflective of the update and pertinent portions will be incorporated as part of the 2043 Comprehensive Plan under the Housing portion of the Plan.

Attachments:

Lincoln City Housing-CC Presentation-2022-07-27 (PPTX)
Lincoln City Background Report and HNA 7.27.2022 (DOCX)

Lincoln City Housing Policies and Tools



July 19, 2022



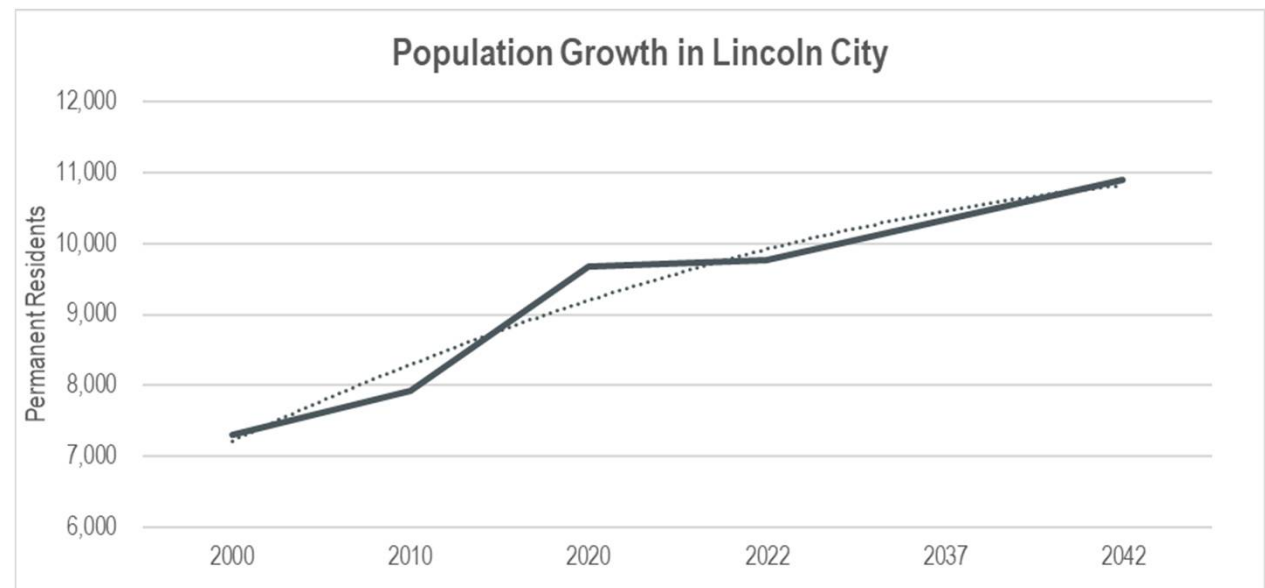
3J CONSULTING
CIVIL ENGINEERING | WATER RESOURCES | COMMUNITY PLANNING



Project Overview and Housing Needs

Population Growth Forecast

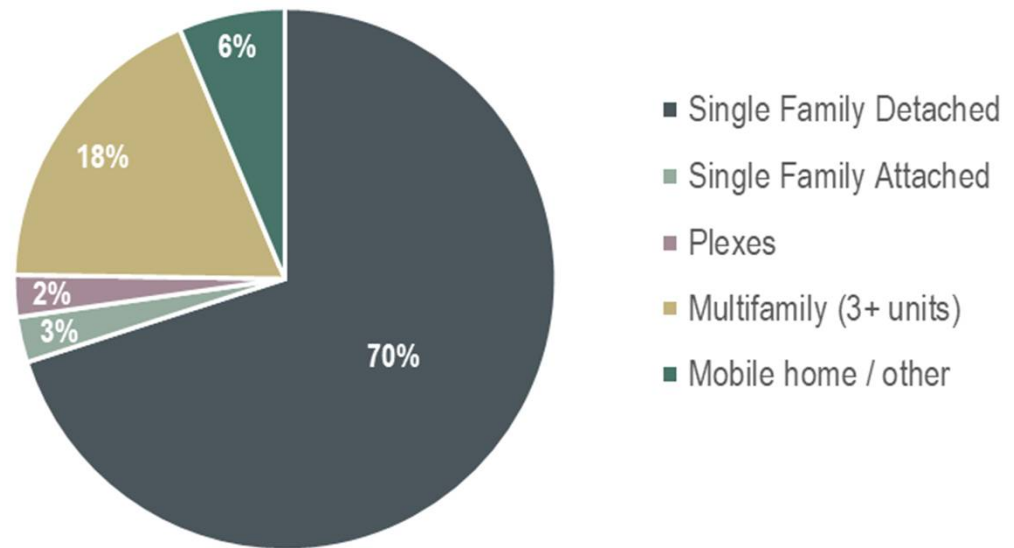
- Lincoln City UGB is projected to add +/- 1,124 people over next 20 years
- Pandemic resulted in measurable uptick in growth



Housing Inventory

- 6,735 total housing units in Lincoln City (city limits in year 2020)
- 70% of housing is single family detached
- 21% “middle housing” (townhomes, plexes and apartments)
- Seasonal housing makes up nearly 40% of inventory

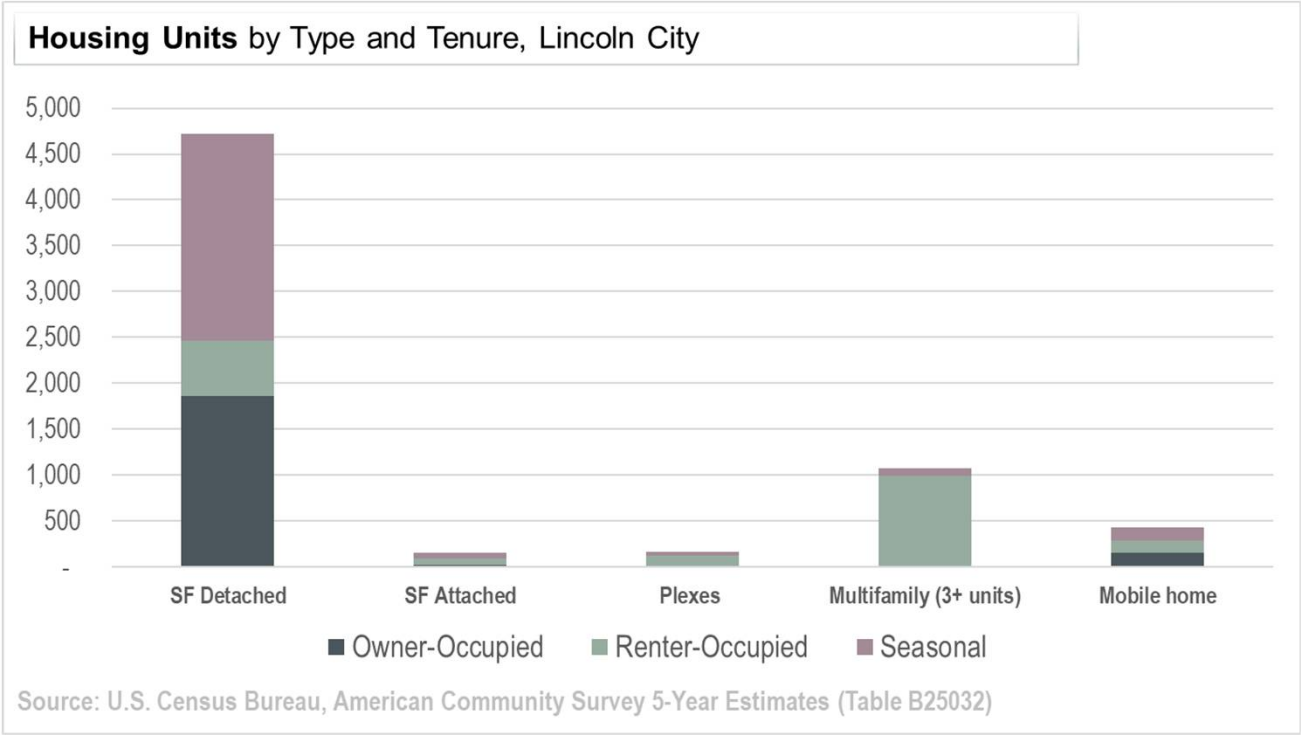
Housing Units by Housing Type, Lincoln City,



Source: U.S. Census Bureau, American Community Survey 5-Year Estimates (Table B25032)

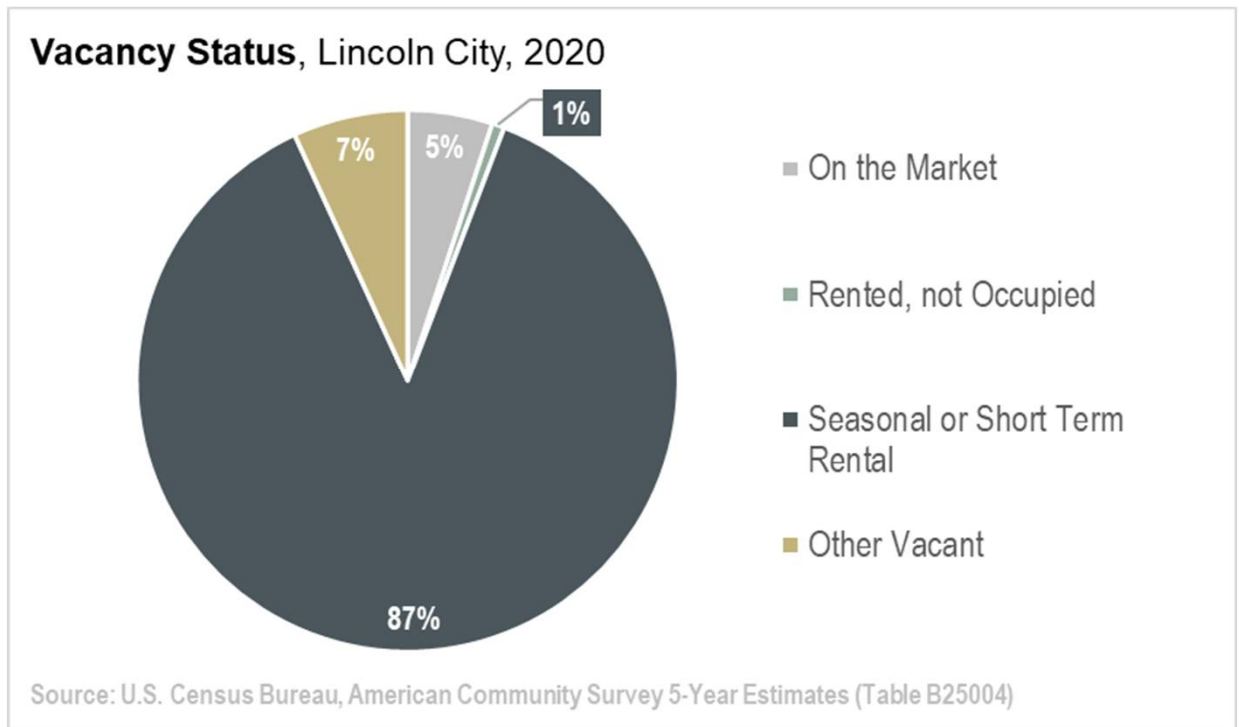
Tenure by Structure

- Owner-occupied housing primarily includes single family or mobile homes
- Nearly 100% of middle housing units are renter-occupied



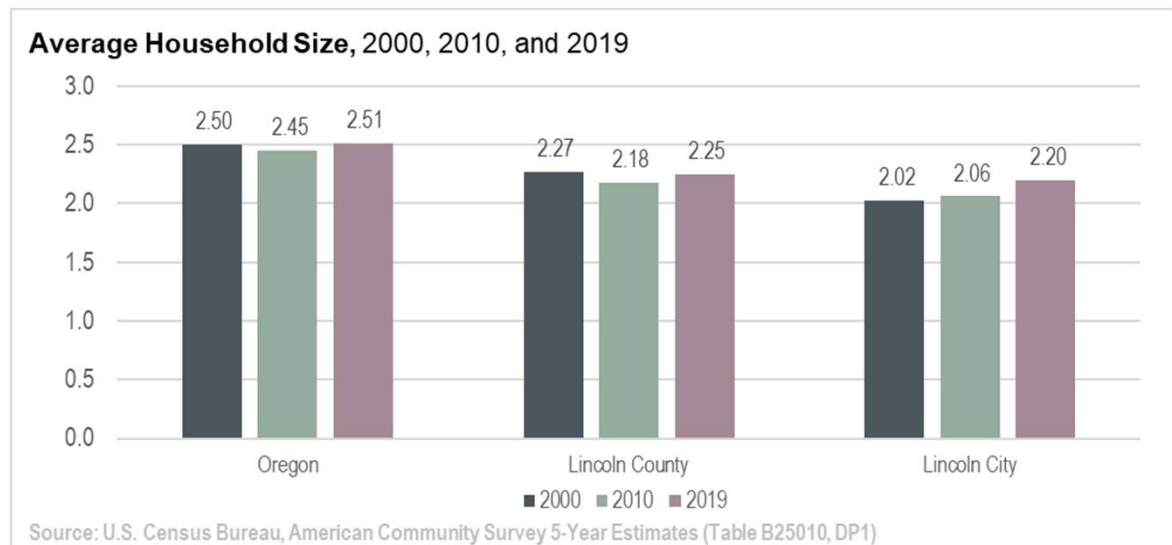
Vacancy Status

- 2,584 housing units in Lincoln City are vacant (38%).
- 87% of vacant units (2,259) are vacant for seasonal, recreational, or occasional use. Many of those units are likely vacation rentals.



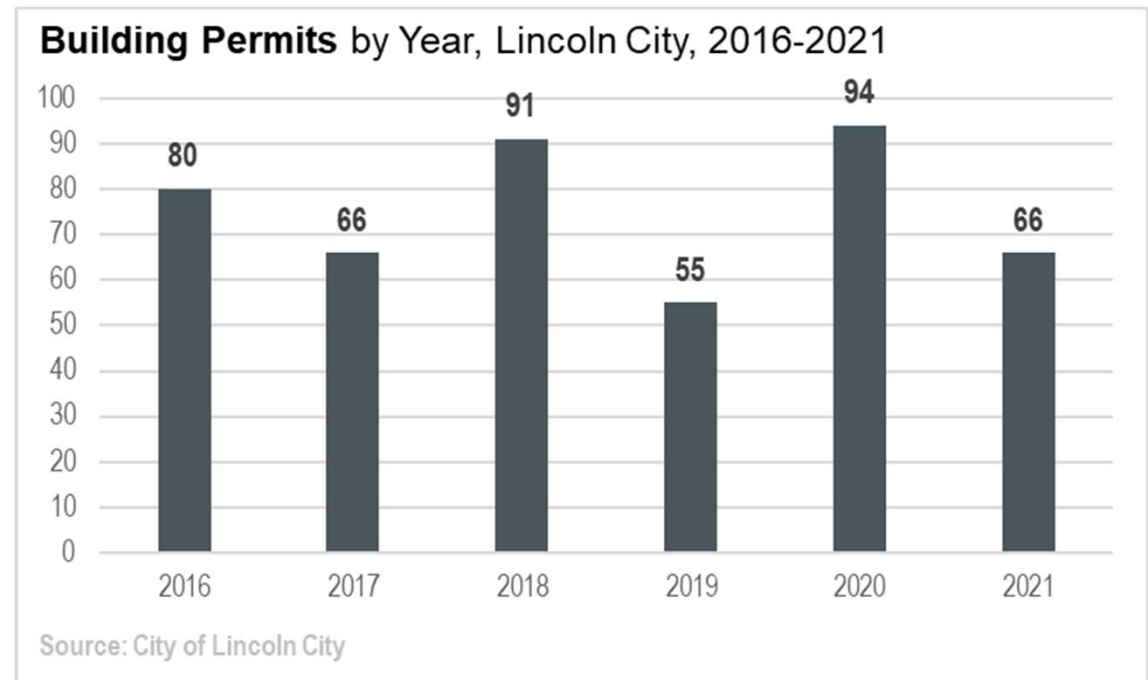
Household Size

- Household size in Lincoln City has been increasing
- Locally, household size is still well below the state avg.



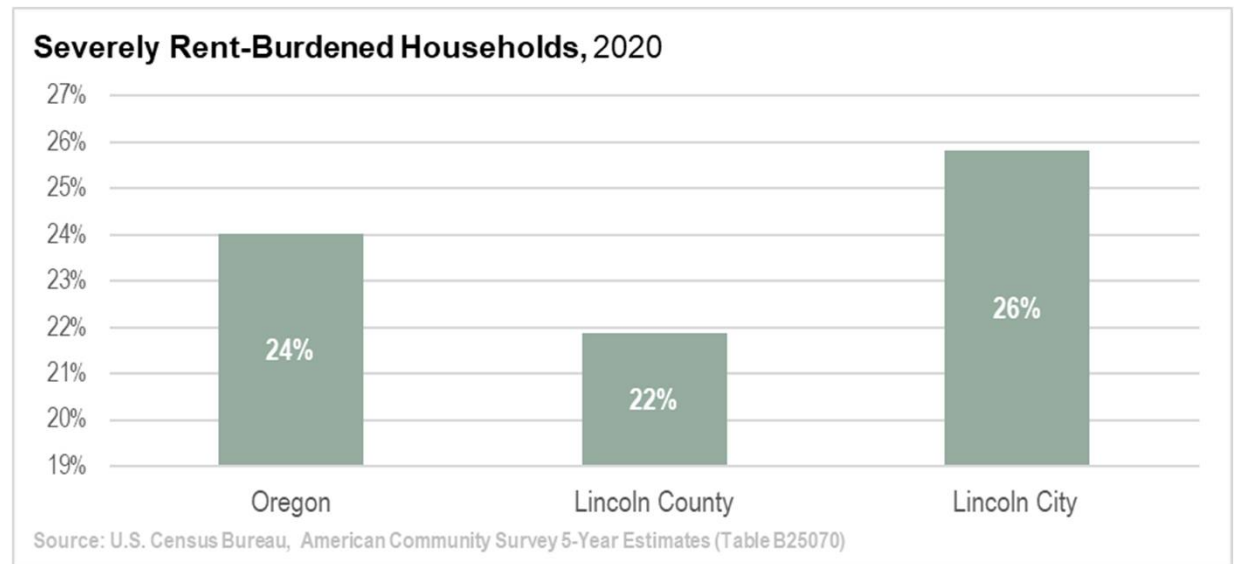
Housing Construction Activity

- Lincoln City added 66 to 94 new dwellings per year since 2016:
 - Single family = 62%
 - Middle housing = 31%
 - Mobile homes = 7%



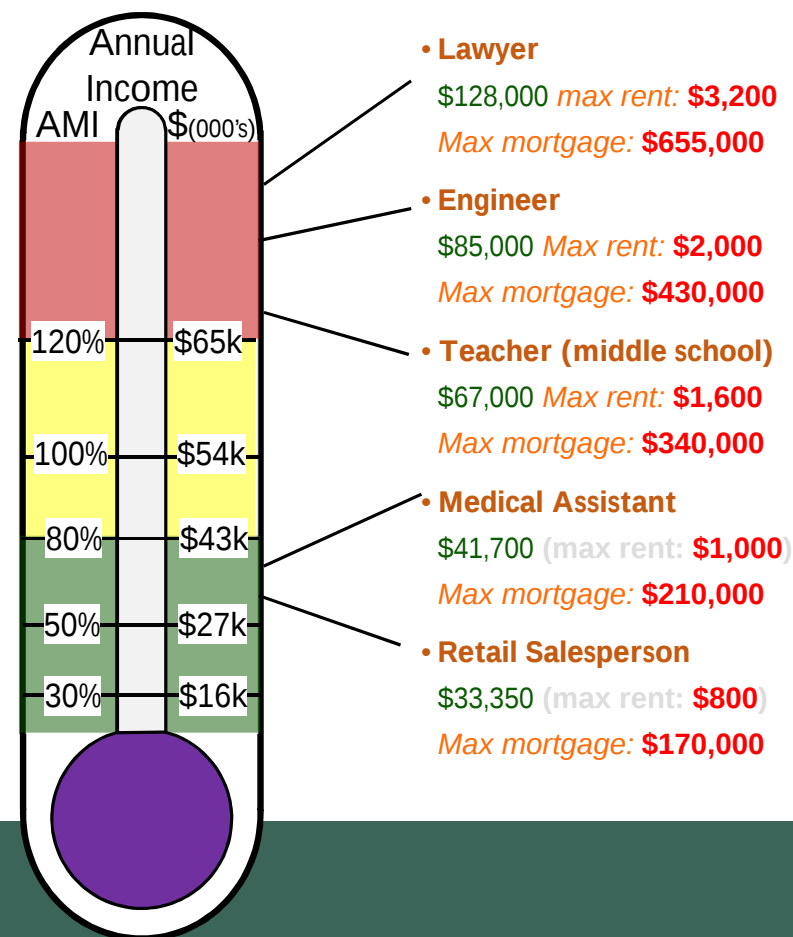
Severe Rent Burden

- Severe rent burden occurs when over 50% of income is spent on rent
- Over 1 in 4 households in Lincoln City experienced severe rent burden
- Since Pandemic, this share has likely increased



Attainable Housing Thermometer

- The median income of all households
- HUD measures affordability by county
- HUD bases affordability on household size
- Useful for contextualizing home prices based on the affordability of expected monthly payments
- Allows for quantification of the suitability for housing types by income level



Projected Housing Needs

- Lincoln City is projected to need 1,458 additional housing units by 2042
- Assumes group quarters, vacancy and household size remains constant
- Should also plan to accommodate another 11+ people in group quarters

	Owner-Occupied Dwelling Units	Renter-Occupied Dwelling Units	Seasonal Units	Total Dwelling Units
Scenario B				
Housing Tenure Distribution:	447	696	315	1,458
	30.6%	47.8%	21.6%	100.0%
Housing Type Distribution				
Single Family Detached	402	104	283	790
Single Family Attached	11	33	7	51
Plexes	9	36	6	51
Multi family (3+ units)	4	381	9	395
Mfg. homes	20	141	9	171
Total Housing Units	447	696	315	1,458
Group quarters (beds)				11 +

* Represents city policy aimed at capturing share of workforce in-commuters that currently travel over 25 miles

Source: prior tables and stated assumptions.

Projected Residential Land Needs

- Baseline + Pent-up demand will require 182 acres of residential land area (buildable acres)
- Ideally, middle housing should be located within walking or biking distance of commercial centers

Housing Type	Scenario B: Housing Forecast (units)	Avg. Density (units per acre)	Scenario B: Land Need (acres)
Single Family Detached	790	6	131.7
Single Family Attached	51	8	6.4
Plexes	51	12	4.3
Multi family (3+ units)	395	18	21.9
Mfg. homes	171	10	17.1
Subtotal	1,458		181.4
Group quarters Demand	11 +	18	0.6
Total	1,469		182.0

Source: prior tables and stated assumptions.

Housing Needs – Findings

- Current UGB is adequate to address long-term housing land needs
- City to explore ways to create middle-housing development opportunity investment area(s)
- Policy incentives will be considered to help incentivize private and non-profit development of middle housing for workers and residents at all income levels

Stakeholder Outreach

Stakeholder Interviewees

Name	Affiliation
Lori Arce-Torres	Lincoln City Chamber of Commerce
Patrick Wingard	Oregon Department of Land Conservation and Development
Dave Price	Small Business Center
Richard Musick	NW Coastal Housing
Elizabeth Reyes	Family Promise
Marci Baker	Marci's Bar & Bistro
Shawnn Kehr	Salty Dog Hound Lounge
Star Kahn, Maria Eliosa	Driftwood Public Library
Sami Jo Difuntorum	Confederated Tribe of the Siletz Indians - Housing Office

Stakeholder Interview Themes

- Most interviewees agree that the City should focus on households with incomes of **80% or less of the Area Median Income (AMI)**
- Issues restricting the development of affordable housing include the **cost of land and materials, not enough living wage jobs, and a lack of small lots to build smaller homes.**
- Incentives to foster the development of affordable housing include **reducing SDCs and other fees, making more land available, and reducing vacation rentals.**
- Properties that should be rezoned to expand affordable housing development opportunities include **city and county-owned land (Cascade Villages), Otis and other areas outside Lincoln City, Nelscott, Cutler City, and Oceanlake.**

Housing Policies

Proposed Housing Policies

Goal

Provide for a range of housing and sheltering opportunities to address the needs of all segments of the community, including price, location, type, and density.

Policies

- Provide a 20-year supply of land to accommodate the city's housing and sheltering needs.
- Provide a range of residential densities to accommodate the mix of housing identified in the adopted Housing Needs Analysis.
- Prohibit comprehensive plan map amendments or zone map changes that would result in increased residential densities or more intensive residential uses in tsunami hazard areas.

Proposed Housing Policies

Policies

- Control the number and location of vacation rentals to maintain an appropriate balance between housing for residents and short- term vacation rental properties for visitors.
- Facilitate development of long-term affordable housing on publicly-owned properties.
- Offer financial incentives such as reduced system development charges (SDCs) and property tax exemptions, to encourage the development of affordable housing, smaller homes, and other needed housing types.
- Reduce parking requirements where applicable to reduce the cost of housing development.
- Maintain and continue to pursue opportunities to expand the city's affordable housing fund to facilitate the development of affordable housing.

Proposed Housing Policies

Policies

- Coordinate efforts between public and private partners to facilitate the development of affordable housing.
- Continue working with partners on a coordinated, regional approach to address the needs of unsheltered and under sheltered individuals.
- Encourage housing options for special needs populations, including independent living for seniors, assisted living, memory care, drug and alcohol rehab, and mental health facilities.
- Promote the provision of support services, including transportation options, to allow seniors and those with special needs to remain in their own homes or non-institutional settings.

Questions or Comments on the Proposed Housing Policies?

Housing Tools and Strategies

Strategies to Meet Future Housing Need		
Category A		Zoning and Code Changes
Category B		Reduce Regulatory Impediments
Category C		Financial Incentives
Category D		Financial Resources
Category E		Tax Exemption and Abatement
Category F		Land, Acquisition, Lease, and Partnerships
Category Z		Custom Options

Housing Tools and Strategies – DLCD Framework

Housing Policy Strategies

Category A		Zoning and Code Changes
Category B		Reduce Regulatory Impediments

Create New Development Opportunities

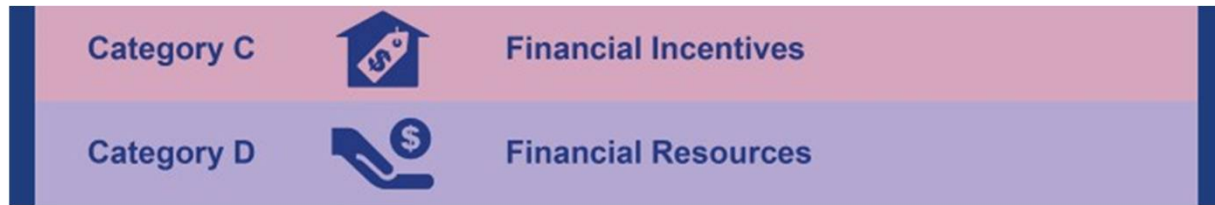
- A-1: Develop Criteria & Process for Identifying Land to Up-zone
- A-2: Revise Allowed Uses for Vacation Rental Dwellings

Remove Development Barriers

- B-1: Reduce Minimum Lot Size (all zones)



Financial Strategies



C. Financial Incentives

- C-1: Identify High-Priority Infrastructure Projects

D. Financial Resources

- D-1: Ensure CIP Includes Funding Sources
- D-2: General Obligation Bonds for Affordable Housing Developments
- D-3: Create an Affordable Housing Fund Resourced by a Construction Excise Tax (CET)
- D-4: Tax Increment Financing (TIF) Set Aside

Incentives and Partnerships

Category E		Tax Exemption and Abatement
Category F		Land, Acquisition, Lease, and Partnerships



E. Tax Exemption and Abatement

- E-1: Explore State Pathways for Tax Exemption and Abatement not Already in City Code

F. Land, Acquisition, Lease & Partnerships

- F-1: Land Banking & Site Assembly
- F-2: Housing on City Surplus Land

Housing Policy Strategies

Category Z



Custom Options

Custom Options

- Z-1: Community Outreach (Housing Need Focused)
- Z-2: Conduct Fair Housing Audit
- Z-3: Education for Property Owners/ Developers

Policy	Affordable Housing Impact	Fiscal Impact	Political Feasibility	Target Policy
Density Bonus For Affordable Housing	●	●	●	☒
Allow Duplexes & Triplexes In Low Density Zones	●	●	●	☒
Reduce Off-Street Parking Requirements For Multi-Family	●	●	●	☐
Minimum Density Standards In All Residential Zones	●	●	●	☐
Allow Residential In Some Commercial Zoning Districts	●	●	●	☒
Defer Systems Development Charges For Affordable Housing Projects.	●	●	●	☐
Allow Attached-Single Family Residences In A Single-Family Zones	●	●	●	☒
Legend:				
Good: ● Fair: ● Poor: ○				

Questions or Comments on the Housing Tools and Strategies?

Thank You!



July 19, 2022



3J CONSULTING
CIVIL ENGINEERING | WATER RESOURCES | COMMUNITY PLANNING



To: Anne Marie Skinner, City of Lincoln City **Date:** April 19, 2022
From: Todd Chase & Tim Wood; FCS GROUP
CC: Steve Faust, 3J Consulting
RE Lincoln City Housing Implementation Plan Background Report and HNA Update

INTRODUCTION

Purpose of Housing Implementation Plan

The objective of the Lincoln City Housing Implementation Plan (HIP) is to identify locally preferred strategies the city can implement to foster the development of needed housing in the City of Lincoln City (City). The HIP process will build upon the findings contained in the Lincoln City Housing Needs Analysis, with focus on evaluating and recommending housing development incentives. This evaluation will cover potential legislative, regulatory and policy options for the expansion of housing for households at all income levels. The HIP will also build upon and complement efforts previously undertaken by the City.

HIP Work Products

The HIP Work Plan tasks include the following:

- This **Lincoln City Housing Background Report** contained in this Memorandum sets the stage for the overall HIP. The background report summarizes findings from the recent housing studies; identifies actions already taken by the City to foster housing production; identifies housing policies the City should consider going forward; and sets forth a set of draft policy evaluation criteria to be used for prioritizing future housing policies.
- **Stakeholder Interviews.** Interviews shall be conducted with housing stakeholders such as developers, affordable housing advocates, real estate brokers and others to confirm housing development barriers and opportunities.
- **City code evaluation and recommendations.** During the HIP process, the City and consultant team will review current city codes and recommend draft code amendments for Lincoln City to consider to help foster housing investment and production.
- **Planning Commission and City Council Presentations.** On July 19th, a meeting was held with the Planning Commission to review the results of the study and refine the policies, tools and strategies. A meeting with the City Council will be held on August 22nd as well. Both meetings are open to the public.
- **Final Report.** The HIP findings and recommendations will be compiled into a final report along with code amendment recommendations for updates to the Lincoln City Comprehensive Plan and Municipal Code Title 17.

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HOUSING POLICY BACKGROUND

Lincoln City Housing Needs Analysis (2017)

The Lincoln City Housing Needs Analysis (HNA) was adopted in 2017 along with the Economic Opportunity Analysis (EOA).

Key findings contained in the 2017 HNA include:

- As a year-round resort community, Lincoln City has a high level of demand from permanent residents, seasonal residents, and short-term visitors. As the result, the HNA identified a nearly even split within the existing housing inventory from owner-occupied units (1,801), renter-occupied units (1,918), and second homes or short-term rentals (1,834).
- In light of the development pressure generated by seasonal housing demand, the HNA noted high levels of rent burdens which has led to relatively long-distance commutes by workers that reside well outside the City.
- Given these unique market conditions, the HNA included two alternative housing needs forecasts. Scenario A includes a baseline forecast that only addresses demand generated by housing needed to accommodate the PSU population growth forecast. Scenario B includes demand from the baseline scenario A plus the addition of workforce housing needed to address a portion of the gap created by a lack of attainable housing.

Scenario A Baseline Housing Need: over the next 20 years, this scenario forecasts the overall housing need to increase by 1,484 net new housing units to keep pace with population growth.

- 798 single-family detached units
- 160 single family attached units
- 385 multifamily units
- 141 mobile home/other units

Scenario B Baseline plus Workforce Housing Need: over the next 20 years, this scenario forecasts the overall housing need to increase by 1,814 net new housing units to keep pace with population growth and to address a share of the current gap in workforce housing demand.

- 940 single-family detached units
- 205 single family attached units
- 484 multifamily units
- 185 mobile home/other units

After 2017, the state of Oregon changed its requirements for HNAs, which are now required to comport with the 20-year official population forecast prepared by Portland State University. This change in methodology results in reduction in the growth assumptions and related housing needs for Lincoln City (as reported later in this Memorandum).

While the updated housing needs analysis described later in this Memorandum reflects the amount of housing required to address the latest coordinated population growth forecast for the Lincoln City UGB, the prior Buildable Land Inventory from 2017 concluded that there is an adequate supply of vacant buildable land area within the current UGB to fully address the most robust housing scenario from the 2017 HNA (Scenario B). As such, we recommend that the City continue to plan for Scenario B, (the *Baseline plus Workforce Housing* growth scenario) that anticipates demand from

population growth as well as demand from narrowing the existing gap in workforce housing over the next 20 years.

Lincoln County Workforce Housing Toolkit

The 2009 Lincoln County Workforce Housing Toolkit was a component of a larger effort to address the lack of workforce housing in the County. The report is organized around providing tools to six distinct stakeholder groups. Highlights are detailed below:

Renter Tools

Suggested tools for renters include rental assistance in the form of vouchers from employers or the government as well as units run by nonprofits with controlled rents. Educational resources about renting responsibly are also suggested as well as contact information for housing nonprofits and other community-based organizations.

Homebuyer Tools

Suggested tools for homebuyers included lists of numerous local and national resources for down payment assistance and home purchase loans. Like with renters above, tools also included educational resources for prospective home buyers.

Employer Tools

Tools listed for employers include both employer-assisted housing (in which an employer provides subsidies, loans, or education to employees) and employer-developed housing (in which the employer develops employee housing). Additionally, employers are provided with information with which to advocate for an improved housing policy.

Developer Tools

These tools are focused on the types of housing that developers would most likely consider including attached or multifamily housing types. The findings also identified technical and financial assistance resources for developers.

Local Government Tools

Local government tools include potential changes to development code to allow construction of more affordable housing types. Financial tools are also discussed in the context of lowering development costs including SDC waivers for affordable housing, the use of urban renewal funds, and allowance of property tax abatement for multifamily development.

Community Tools

Community tools include education and advocacy tools and formation of non-profit organizations and volunteer opportunities for community members.

At Home in Lincoln County 2.0

At Home in Lincoln County 2.0 is a revision to the 2007 original with an increased focus on addressing homelessness. Key aspects are described below.

Goals for 2017

- Provide improved emergency response and prevention of homelessness
 - Increased provision of overnight shelters
 - Intervention for unaccompanied minors and foster children aging out of the system
- Provide coordinated outreach

- Coordination with hospitals, first responders, and court systems to cover gaps in housing coverage
- Development of new channels of communication between governments to address local housing issues
- Develop Housing Opportunities
 - Identify housing for people who have special needs
 - Investigate the feasibility of non-traditional housing models such as single room occupancy (SROs) and co-housing

Prior 2007 Goals

- 18 units of permanent supportive housing
- 6 new emergency and transitional shelter facilities
- Policy toolkits
- 4 local government Workforce Housing Funds
- 5 more policy goals are in progress

Lincoln County Housing Strategy Plan

In 2019, Lincoln County completed a countywide Housing Strategy Plan. The findings of this study are not specific to Lincoln City; however, highlights from the study are listed below:

- Lincoln County population levels are expected to increase by about 15,000 over the next 50 years with virtually all growth to be concentrated in the urban areas, especially Newport and Lincoln City.
- 50% of Lincoln City renters are experiencing rental cost burden (30% or more of household income being spent on housing). For reference, 46% of Newport renters experience cost burden.
- Stakeholders highlighted challenges with developing housing in the County including a lack of available land, low rents leading to a low rate of return on multifamily development, and relatively higher labor and materials costs in Lincoln County.
- Vacation rentals contribute to a lack of housing inventory in the County, especially for communities along the US 101 corridor.
- Several strategies were recommended for Lincoln County including development code amendments, implementation of a construction excise tax (CET), a regional buildable land inventory (BLI), and system development charge (SDC) updates and deferrals.

HOUSING NEEDS ANALYSIS UPDATE

At the request of Lincoln City staff, FCS GROUP has prepared an update to the housing needs projection and related residential land needs. This current 2022 housing needs forecast is consistent with the latest Portland State University (PSU) population growth forecast for the Lincoln City Urban Growth Boundary (UGB).

Population

Lincoln City recorded a record-high population of 8,865 in 2020, up from 7,307 in 2000. In that timeframe, the population growth rate in the City outpaced Lincoln County as a whole. As shown in **Exhibit 1**, Lincoln City's population expanded an average annual growth rate (AGR) of 0.97% between 2000 and 2020. In comparison, Lincoln County's overall growth rate was 0.63%.

Exhibit 1: Population Trends (2000-2021)

	2000	2010	2020	2000-2020 AGR
Lincoln County	44,479	46,135	50,387	0.63%
Lincoln City	7,307	7,935	8,865	0.97%

Sources: Population Research Center, Portland State University July 1 estimates for cities and counties.

Population Growth Forecast

Long-range population forecasts prepared by PSU predict a much slower rate of growth in population for Lincoln County and Lincoln City than what has occurred over the past decade. As indicated in **Exhibit 2**, the forecasted AGR for population growth over the next 20 years is 0.51% for Lincoln County and 0.55% for the Lincoln City UGB. This amount of growth would result in 1,124 year-round permanent residents being added to the Lincoln City Urban Growth Boundary (UGB) over the next 20 years. Based on these forecasts, the Lincoln City UGB would "capture" approximately 22% of the overall increase in Lincoln County population growth over the next 20 years.

Exhibit 2: Population Projections (2022-2042): Lincoln County and Lincoln City UGB

Population Forecasts, Lincoln County and Lincoln City, 2020-2042					
	2020	2022	2042	2022-2042 change	2022-2042 AGR
Lincoln County	48,304	48,793	53,969	5,176	0.51%
Lincoln City UGB	9,671	9,777	10,900	1,124	0.55%
UGB Capture Rate	20%	20%	20%	22%	

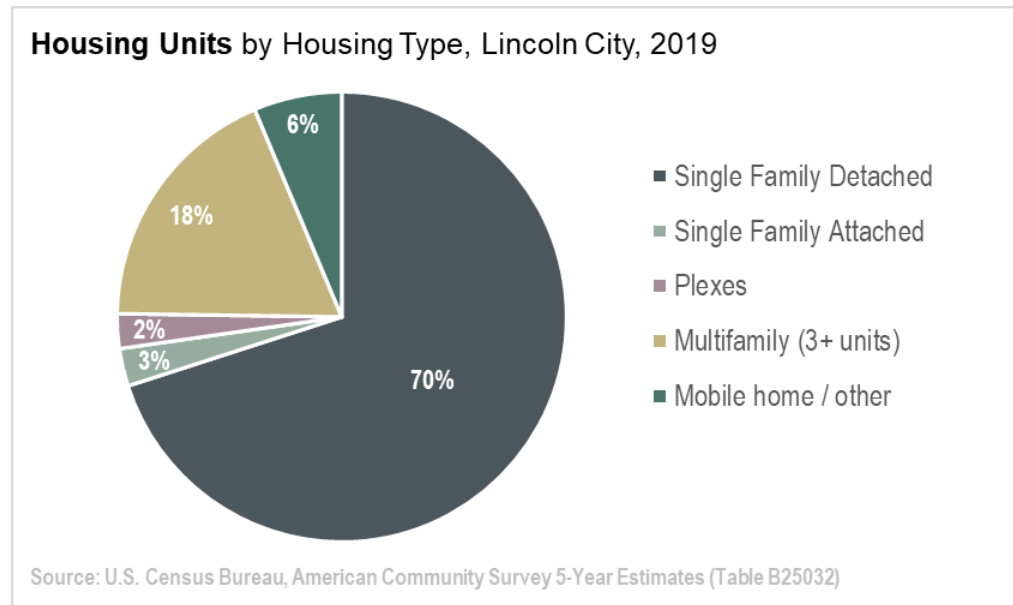
Sources: Population Research Center, Portland State University, June 2021.

Housing Inventory and Tenancy

Current housing inventory and tenancy characteristics shed light on housing demand preferences. In 2019, there were 6,735 housing units in Lincoln City of which 3,975 units were classified as occupied and 2,756 units were classified as for seasonal or occasional use.

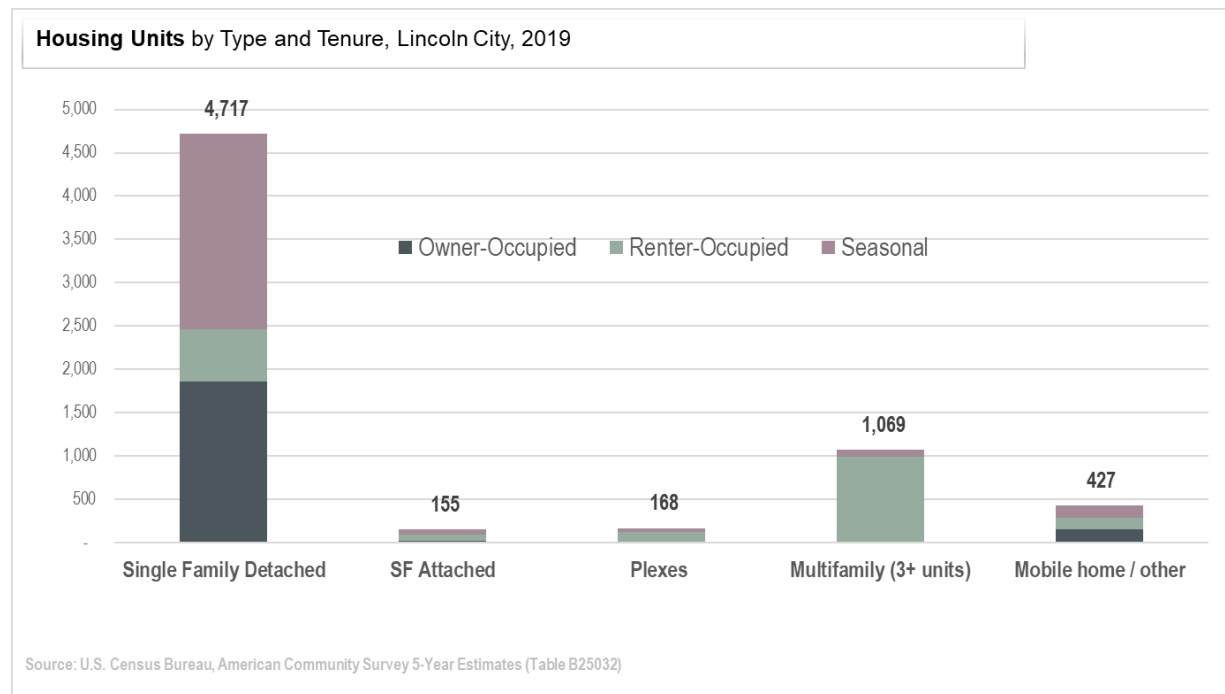
Like most Oregon cities, single-family detached housing is the most prevalent housing type representing 70% of total housing stock in the City. The remaining housing inventory includes multifamily (16%), townhomes and duplexes (8%), and mobile home/other (6%), as shown in **Exhibit 3**.

Exhibit 3: Existing Housing Mix and Tenancy



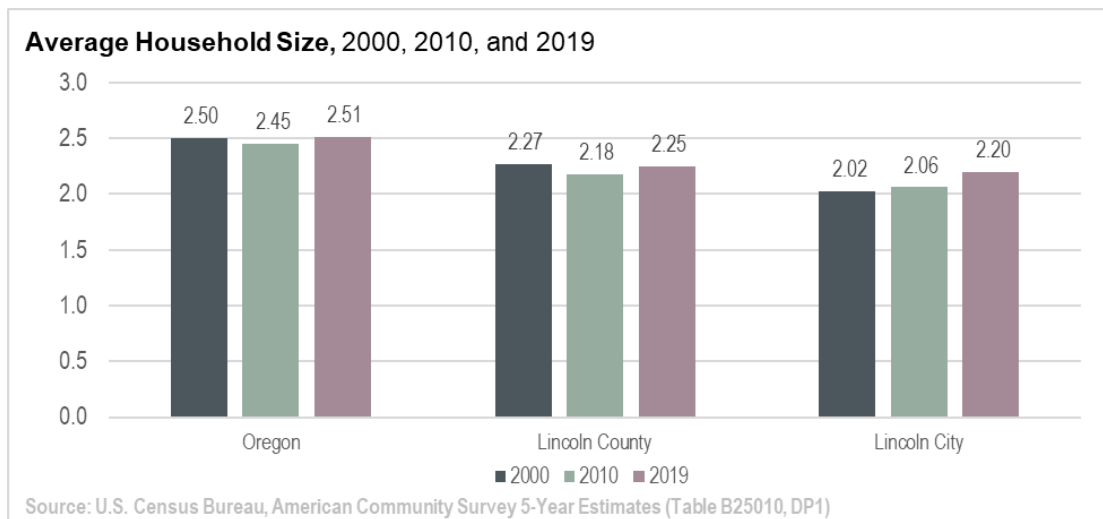
Owner-occupied housing units represent 52% of the occupied housing inventory while renter-occupied units account for the other 48% of the occupied inventory (**Exhibit 4**).

Exhibit 4: Existing Housing Mix: City of Lincoln City



Average household size in Lincoln City is well below County and Oregon state averages, but has increased from 2.02 people per HH in 2000 to 2.2 in 2019 (**Exhibit 5**).

Exhibit 5: Average Household Size: Oregon, Lincoln County, City of Lincoln City, 2000-2019



Housing construction activity has been relatively steady over the past five year in Lincoln City with a total of 452 new housing units permitted between 2016 and 2021. This growth in construction equates to an average of 83.8 dwellings added over the past five years (**Exhibit 6**). The largest demand segment has been single family detached housing followed by multi-family construction. The city is experiencing moderate construction activity for manufactured housing as well as duplexes.

Exhibit 6: New Housing Units Permitted, City of Lincoln City, 2016-2021

Housing Type	2016	2017	2018	2019	2020	2021	Total	Avg. Annual
Single Family Detached	42	49	53	49	43	46	282	56.4
Townhouse	0	0	0	0	0	2	2	0.4
Accessory Dwelling	0	3	1	0	1	0	5	1
Duplex	4	8	4	0	1	2	19	3.8
Multi-Family (3+)	29	0	30	0	42	10	111	22.2
Manufactured Home	5	6	3	6	7	6	33	6.6
Total	80	66	91	55	94	66	452	83.8

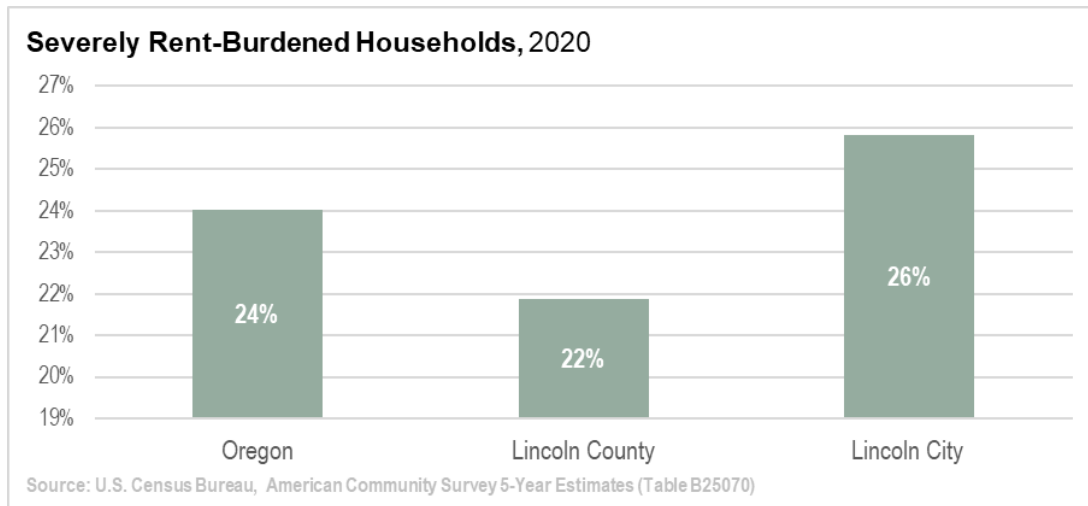
Source: City of Lincoln City.

Housing Cost Burdens

According to the U.S. Housing and Urban Development (HUD), households are considered “cost burdened” if they pay over 30% of their gross income on housing and utilities. Households are “severely cost burdened” if they pay over 50% of their gross income on housing and utilities.

As of 2020, over 1 in 4 renters (26%) in Lincoln City were severely cost burdened by housing expenses alone (**Exhibit 7**). If housing costs continue to rise faster than income levels, the share of severely cost burdened households will continue to increase.

Exhibit 7: Severe Rent Burdened Households, 2020



Houselessness

The level of houselessness has been increasing for several years nationally and is a perplexing issue facing Lincoln County and Lincoln City. A recent study by Corvallis First and SHELTERWARE (June 2020) estimated that there were between 750 and 1,100 individuals confronting houselessness in Lincoln County. Approximately 68% of these individuals have lived in the County for over one year, and only 73 individuals were “sheltered.” These estimates appear to be at least three times higher than they were back in 2017. No accurate counts are available for the City of Lincoln City.

Housing Needs Forecast

The Lincoln City housing needs forecast is based on the most recent PSU population projections described earlier. The forecast assumes that the current household size (2.2 people per dwelling) and group quarters allocation (0.6%) remains constant. Group quarters includes residents that live in non-traditional housing situations such as students in dorms or individuals living in congregate care facilities or emergency/transitional shelters. The forecast assumes that the current ratio of seasonal-to-permanent housing also remains constant.

The resulting projected baseline housing need in Lincoln City over the next 20 years equates to approximately 821 housing units. In addition, it is assumed that there will be an additional 11 people living in group quarters by 2042 (see **Exhibit 8**).

Exhibit 8: Lincoln City UGB Housing Needs Forecast: Baseline Scenario A

	2022	2042	Change
Lincoln City UGB Population	9,777	10,900	1,124
Less Group Quarters (0.6%)	95	106	11
Pop in Households	9,681	10,794	1,113
Avg. Household Size	2.20	2.20	2.20
Households (year round)	4,401	4,906	506
Seasonal Housing Assumption	38%	38%	315
Growth-related Housing Demand (dwelling units)	7,140	7,961	821

Source: Previous Tables

Housing Demand by Dwelling Type and Tenancy

Like the previous HNA for Lincoln City, this update includes two housing growth scenarios.

Scenario A: Baseline Growth Forecast

This baseline housing need forecast is generally consistent with the observed mix of housing types in Lincoln City. The baseline housing forecast predicts a range in the demand for housing types to address market preferences. The baseline forecast includes approximately: 548 single-family detached homes; 26 single-family attached townhomes; 24 duplexes; 151 multifamily units (apartments); and 72 manufactured housing units (**Exhibit 9**). In addition, it is anticipated that there will also be the need to accommodate at least 11 people in some form of group quarters housing (such as single room occupancy units, congregate care, in-patient care, etc.).

Exhibit 9: Projected 20-year Housing Need, Lincoln City UGB: Baseline Scenario A

Housing Type	Owner-Occupied Dwelling Units	Renter-Occupied Dwelling Units	Seasonal Units	Total Dwelling Units
Single Family Detached	226	38	283	548
Single Family Attached	6	12	7	26
Plexes	5	13	6	24
Multi family (3+ units)	2	139	9	151
Mfg. homes	11	52	9	72
Total Dwellings	251	254	315	821
Group quarters (beds)				11 +

U.S. Census, American Community Survey 5-Year Estimates (Tables B25032 and CP04) & previous tables.

Please note that this updated housing need forecast is based on the most current PSU population forecast, which assumes a lower growth rate than was assumed by the previous 2017 HNA.¹

In contrast to the PSU forecast described above, the 2017 HNA population and housing growth forecast was considered “bottom up” forecast based on post-Great Recession trends in housing starts, population growth, seasonal housing demand and other factors unique to the Lincoln City UGA. The 2017 HNA growth forecast was independently prepared by the City’s planning consultants. In 2018, the State of Oregon required all cities in Oregon to utilize PSU population forecasts for updating HNAs.

¹ A more detailed description of the current PSU population forecast methodology is reported in *Coordinated Population Forecast: 2021 through 2071, Lincoln County*, PSU Population Research Center. [Weblink](#).

Scenario B: Baseline + Workforce Housing Forecast

The Scenario B forecast includes the baseline forecast plus a reasonable capture of the “middle housing” demand based on the current lack of attainable housing inside the City for people working in Lincoln City but now having to commute long distances (50 miles or more per day) to their homes. Using the prior adopted 2017 HNA methodology, Scenario B assumes an additional amount of housing demand for 635 dwellings to account for a share of the existing unmet housing needs. When combined with the baseline housing forecast, the total housing demand with Scenario B equates to 1,458 dwelling units (**Exhibit 10**).

Exhibit 10: Projected 20-year Housing Need, Lincoln City UGB: Scenario B

	2016	Estimate 2022	Forecast 2042	Proj. Change 2022-42
Existing Workforce In-commuters	1,753	5,611		
Avg. Household Size	2.20	2.20		
Housing Unit Demand	797	2,550		
City Capture Rate Policy Goal*		----->	25%	
Existing Unmet Workforce Housing Demand		----->	638	638
Baseline Scenario: Resident Housing Units	3,853	4,401	4,906	506
Baseline Scenario: Seasonal & Short-term Units	2,177	2,739	3,054	315
Total Housing Units	6,030	7,140	7,961	1,458

* Represents city policy aimed at capturing share of workforce in-commuters that currently travel over 25 miles (each way) into Lincoln City.

Source: U.S. Census, On The Map. FCS GROUP.

Exhibit 11 reflects the 20-year housing growth forecast under Scenario B.

Exhibit 11: Projected 20-year Housing Need, Lincoln City UGB: Scenario B

	Owner- Occupied Dwelling Units	Renter- Occupied Dwelling Units	Seasonal Units	Total Dwelling Units
Scenario B				
Housing Tenure Distribution:	447	696	315	1,458
	30.6%	47.8%	21.6%	100.0%
Housing Type Distribution				
Single Family Detached	402	104	283	790
Single Family Attached	11	33	7	51
Plexes	9	36	6	51
Multi family (3+ units)	4	381	9	395
Mfg. homes	20	141	9	171
Total Housing Units	447	696	315	1,458
Group quarters (beds)				11 +

* Represents city policy aimed at capturing share of workforce in-commuters that currently travel over 25

Source: prior tables and stated assumptions.

Reconciliation of Housing Supply and Demand

The projected buildable land area that is needed to accommodate housing growth in the Lincoln City UGB is shown in **Exhibit 12**. This analysis indicates that 112.4 acres (net buildable land area) are needed under Scenario A and 181.4 acres are needed under Scenario B. The acreage and density assumptions represent net land requirements and do not reflect additional land associated with potentially environmentally constrained unbuildable portions of development sites (such as wetlands or floodways).

It is also recommended that the City assume some additional land area that would be needed for roads and other public facilities. This would typically increase the net acre requirements by 15% to 18%.

The Buildable Land Inventory for the Lincoln City (2022 update by City planning staff) has concluded that there is an adequate supply of vacant buildable land area within the current UGB to fully address the most robust housing scenario (Scenario B). However, during the policy review process it is recommended that the City evaluate optimal locations for addressing both housing and employment land needs within the UGB. This could include an evaluation of potential rezoning of areas to ensure that the most cost effective sites are provided for housing and employment growth.

Exhibit 12: Projected 20-year Housing Land Need, Lincoln City UGB (buildable acres)

	Scenario A: Housing Forecast (units)	Scenario B: Housing Forecast (units)	Avg. Density (units per acre)	Scenario A: Land Need (acres)	Scenario B: Land Need (acres)
Housing Type					
Single Family Detached	548	790	6	91.3	131.7
Single Family Attached	26	51	8	3.2	6.4
Plexes	24	51	14	1.7	3.6
Multi family (3+ units)	151	395	18	8.4	21.9
Mfg. homes	72	171	10	7.2	17.1
Subtotal	821	1,458		111.8	180.8
Group quarters Demand	11 +	11 +	18	0.6	0.6
Total	832	1,469		112.4	181.4

Source: prior tables and stated assumptions.

HOUSING TOOLS AND STRATEGIES

As a part of the HIP planning process, the City will evaluate a range of potential housing policies and actions. A preliminary list of “best practice” strategies that have been utilized throughout Oregon are provided in **Appendix A**. This draft list of strategies shall be reviewed and refined as part of this HNA update.

As the city reviews its past accomplishments and actions with regard to housing strategies, it is recommended that a set of objective criteria be used to evaluate and compare each policy. An example of housing policy evaluation criteria is provided in **Appendix B**.

NEXT STEPS

Input provided during the planning process shall be utilized to evaluate these and other potential housing action plan policies.

Appendix A: Potential Housing Policy Options

Policy Option	Description
1. Land Use Policies and Regulations, Examination of Current Development Code Options.	Future Comprehensive Plan revisions to Housing and Land Use element policies and implementation directives that reflect the updated Housing Needs Assessment and community input.
2. Minimum density requirement	Minimum density standard in any residential zone.
3. Inclusionary zoning	Deed restrictions on bonus units for a specified amount of time to assure affordability.
4. Housing types	Limitation of single-family homes in the medium density residential district to a certain percentage of the total land area specified for medium family residential use.
5. Lot size reduction	Lot size reduction for new lots in residential areas.
6. Reduced setbacks	Revisit the lot line setbacks for residentially zoned property to refine as needed.
7. Parking requirements	Modification of parking requirements for certain housing types.
8. Middle income zoning	Middle Housing (triplexes and quadplexes) in single-family low-density residential zoning districts with design standards for compatibility with single family homes.
9. Current non-conforming Housing Limitations	Examine zoning limitations on existing non-conforming housing uses.
10. Non-Profit/ For Profit partnerships with the City	Working with non-profit or for-profit developers to identify and develop housing opportunities in partnerships with the City. A successful example is the City's policy to collaborate with the development community to make City land available for housing. Another alternative could be making City property available on a long-term ground lease to enable development of manufactured home housing with ground ownerships by the City.
11. Exploration of Establishment of Vacant Property Program registration	Explore establishment of a City vacant property registration program to engage a community partner such as a non-profit housing corporation to follow up with property owners for housing rehabilitation or purchase.
12. Naturally occurring affordable housing opportunity program analysis	A program in partnership with a housing nonprofit to acquire naturally-occurring affordable housing such as foreclosures.
13. Limited Tax Abatement	Exploration of the opportunities offered in statute including tax exemption for low income housing developments and single unit housing in distressed areas as well as property tax freezes.
14. Up zoning	Identify appropriate locations for "up-zoning" to create a high-density residential area to meet multifamily land needs. Use areas that were previously zoned for high density residential but are now medium density.

Policy Option	Description
15. Displacement minimization	Preventing displacement and preserving "naturally occurring" affordable housing through acquisition, low-interest loans/revolving loan fund for preservation, and/or code enforcement.
16. Increased Housing Funding	Create affordable housing fund with construction excise tax and/or partial dedication of city transient room tax Consider other options to increase owner-occupied affordable housing such as general obligation bonds for affordable housing, a construction excise tax, and inclusionary housing requirements as specified in ORS 197.309.

Appendix B: Criteria for Evaluating Policy Strategies

An important part of setting policy direction includes criteria for evaluating the effectiveness of a given policy. Below are potential evaluation criteria that community members can consider to further refine which local policies are most appropriate. Each potential policy or incentive (action) should be evaluated for potential to produce targeted affordable and middle housing using a scoring system ranging from 0 (no impact), 1 (little impact), 2 (medium impact) and 3 (high impact). Potential evaluation criteria include:

Evaluation Criteria	Score
Political feasibility: Odds of support from City Council.	1 to 3
Public Opportunity Cost: Assessing measurement of policy costs such as foregone property tax income or staff time requirements, against estimated additional low or middle-income housing units added.	1 to 3
Compatibility with the targeted housing numbers and types: Options for new and / or revised policies and regulations and whether each can be used to quantify low/middle income housing development opportunities.	1 to 3
Compatibility with other City Policies: Assessing if/how policy is compatible with other existing city policies to avoid conflict with other city objectives.	1 to 3
Development Feasibility: The ability for a policy or development incentive to enhance overall project feasibility improves the chance that a developer will be willing to risk private equity and leverage debt required to construct and sustain new investment.	1 to 3

Council Communication

Comprehensive Plan Update - - May 2022 questionnaire results

Meeting Date:	August 22, 2022	Primary Staff Contact:	AnneMarie Skinner
Department:	City Council	E-Mail:	ASkinner@lincolncity.org
Secondary Dept:		Secondary Contacts:	
Approval:	Daphnee Legarza	Estimated Time:	

Attached are the results from the questionnaire/survey that was put forward to the community in April and May 2022. The results have been presented to the Planning Commission.

Additional steps to obtain community input on the 2043 Lincoln City Comprehensive Plan are as follows:

- **Questionnaire has been put forward again and is on the website. Spanish version available.**
- **Table at National Night Out to inform citizens of the update, seek feedback, and provide link to the revised questionnaire**
- **Met with Public Arts Committee in August 2022 to obtain feedback on goals and objectives for applicable portions of the plan**
- **Met with Parks Board in August 2022 to obtain feedback on goals and objectives for applicable portions of the plan**
- **Direct mailing to tenants of apartments to request completion of the revised questionnaire**
- **Specific link on the website to the comprehensive plan update and ongoing acceptance of emails and comments to askinner@lincolncity.org**
 - **The results of the May 2022 questionnaire are posted on the comprehensive plan update page.**
- **Will be scheduling a series of public workshops with the Planning Commission to review individual modules of the comprehensive plan and the draft goals and objectives prepared by staff**

Attachments:

May 2022 Community Questionnaire Responses (PDF)

City of Lincoln City

COMPREHENSIVE PLAN UPDATE 2022

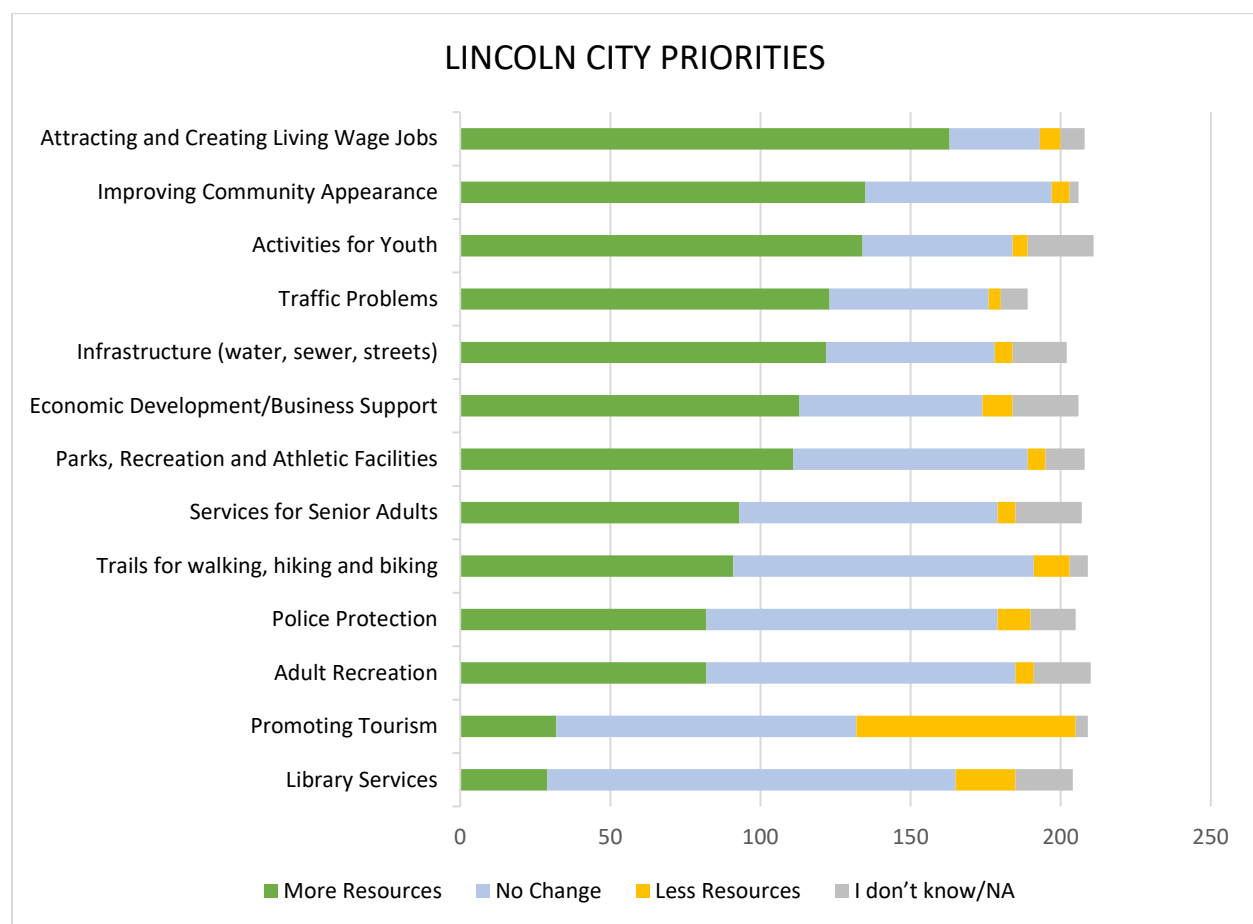
Community Questionnaire Responses

INTRODUCTION

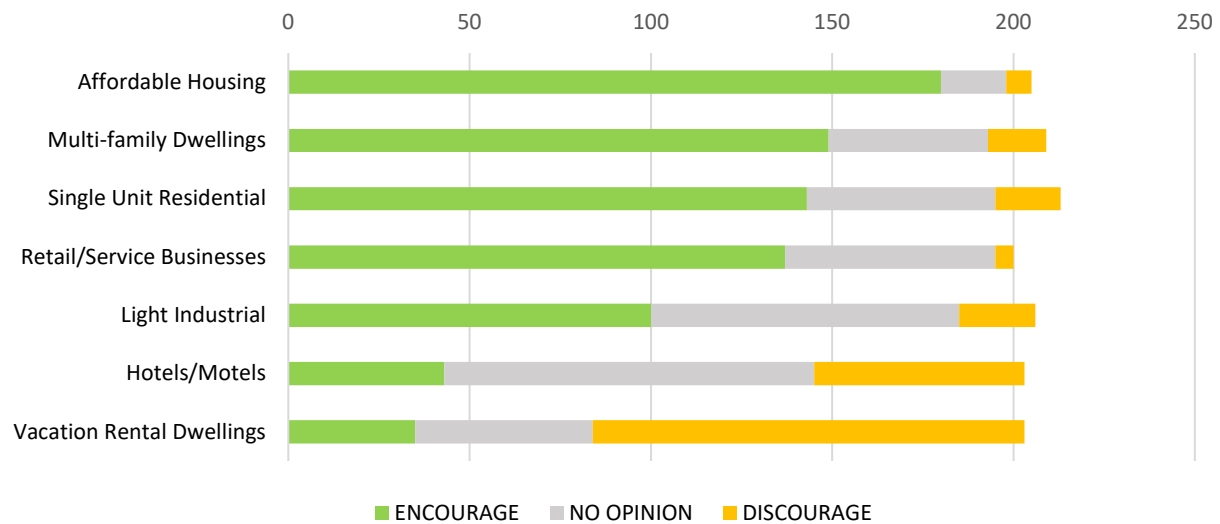
The Lincoln City Planning and Community Development Department conducted community outreach for the Comprehensive Plan Update throughout the month of May 2022. In addition to hosting a number of public input sessions, a questionnaire was developed to elicit feedback relating to community priorities, future growth, housing, transportation, parks and open space, and natural resource protection. More than 220 people completed the questionnaire, either using the online survey tool or by submitting written versions.

The following report provides a tabulation of the questionnaire responses in the tables that follow. Full documentation of the written comments are also included starting on page 9 of this report. While this does not represent a statistically valid survey, the combined qualitative and quantitative data will be a valuable tool for staff as we move forward with recommendations for the Comprehensive Plan.

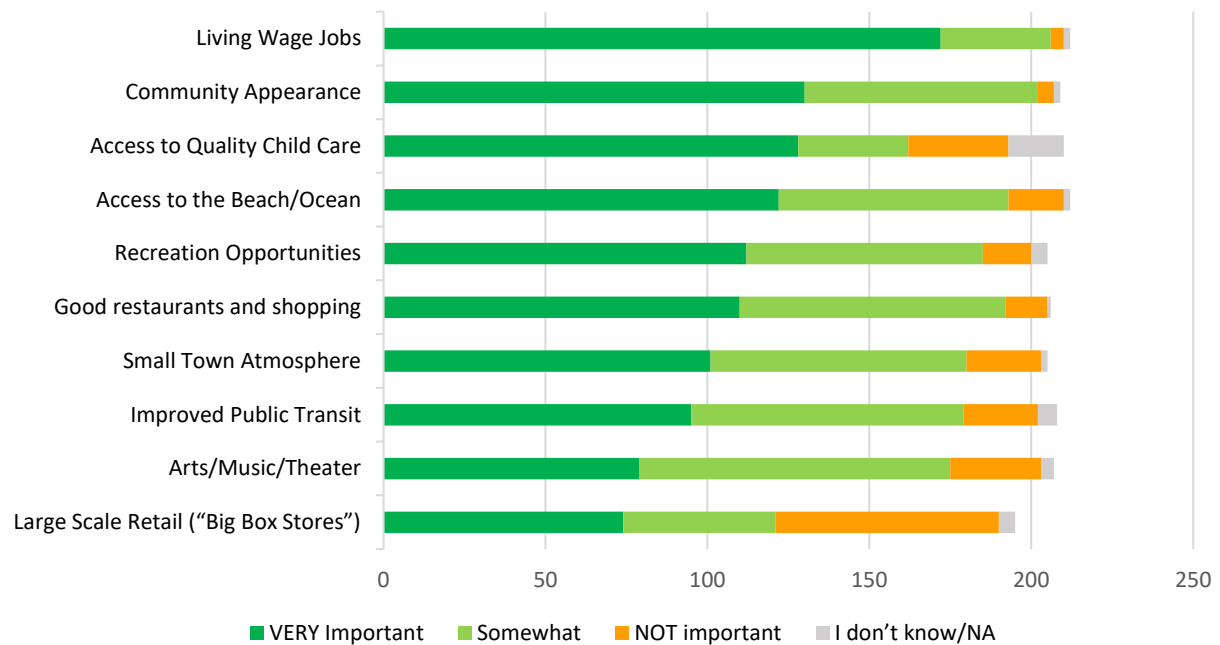
TABLES



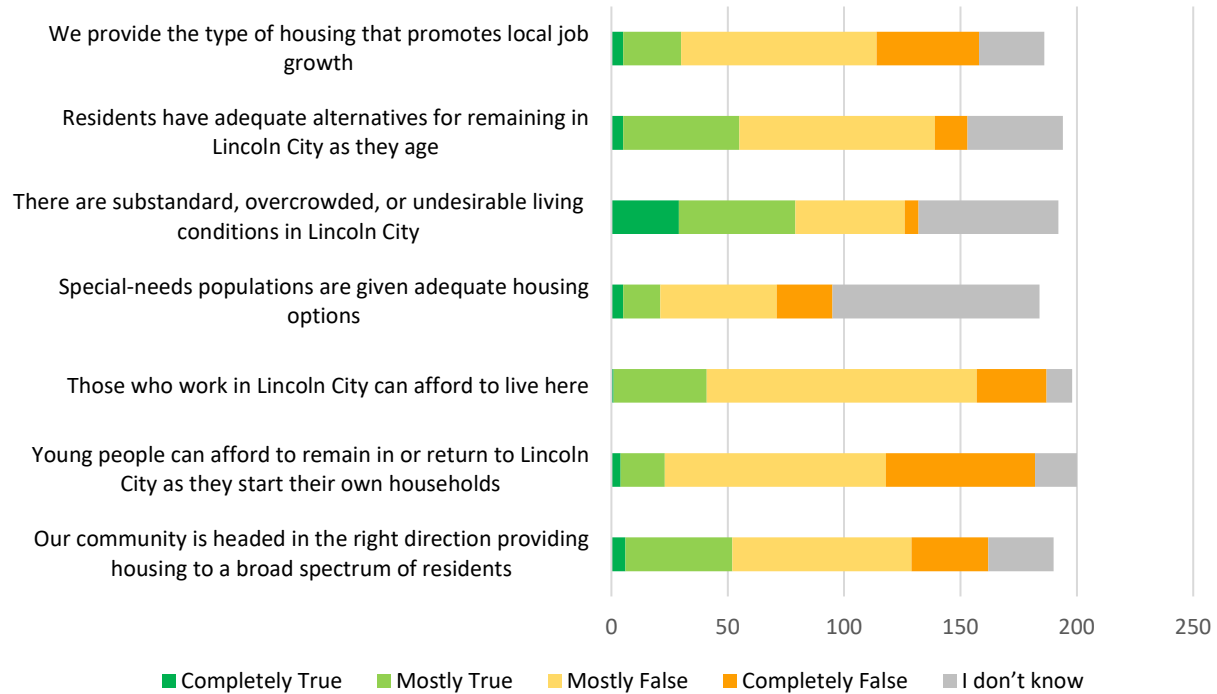
FUTURE GROWTH: Housing/Commercial/Industrial



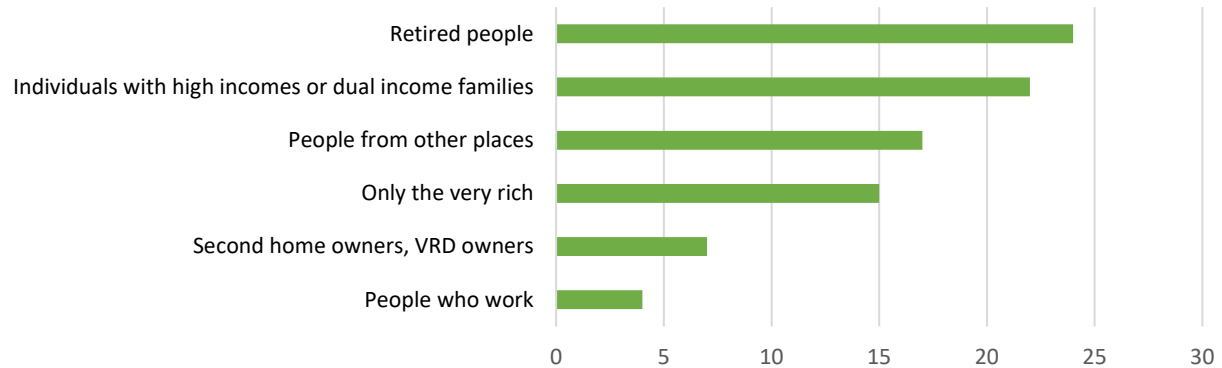
COMMUNITY CHARACTERISTICS



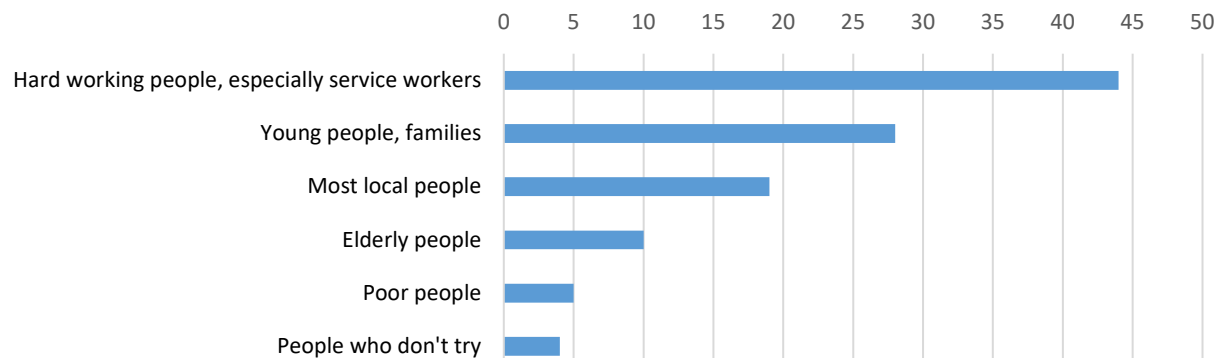
HOUSING



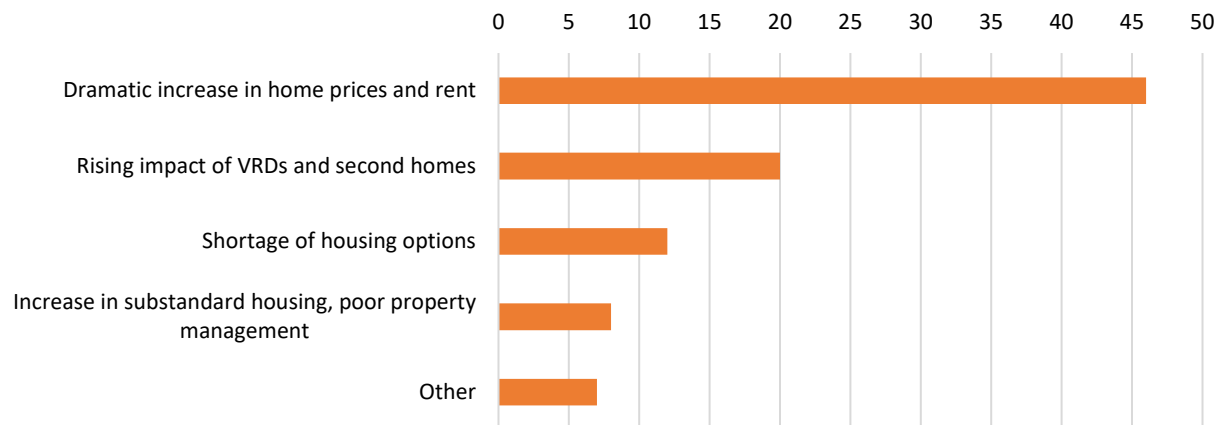
WHO CAN AFFORD TO LIVE HERE?



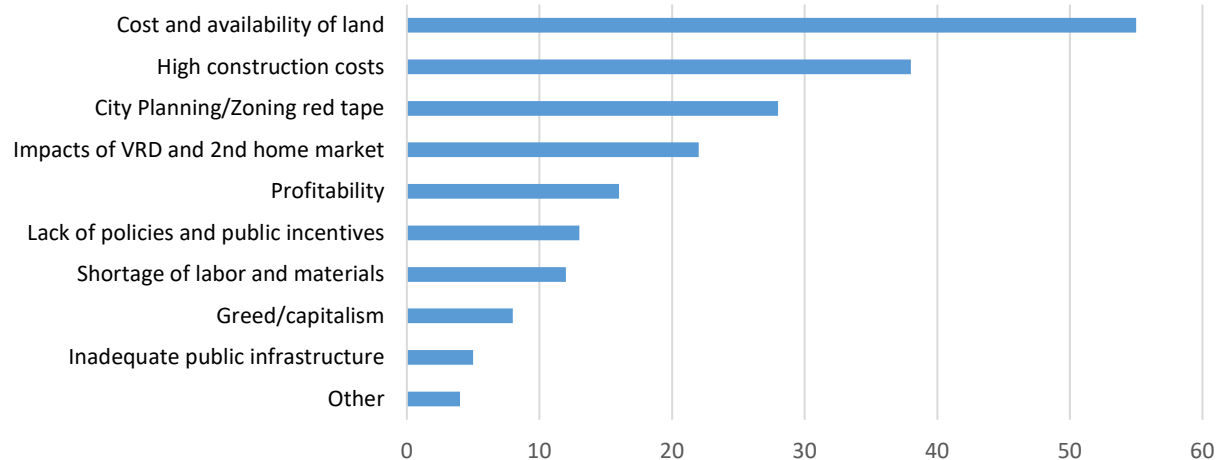
WHO CANNOT AFFORD TO LIVE IN LINCOLN CITY?



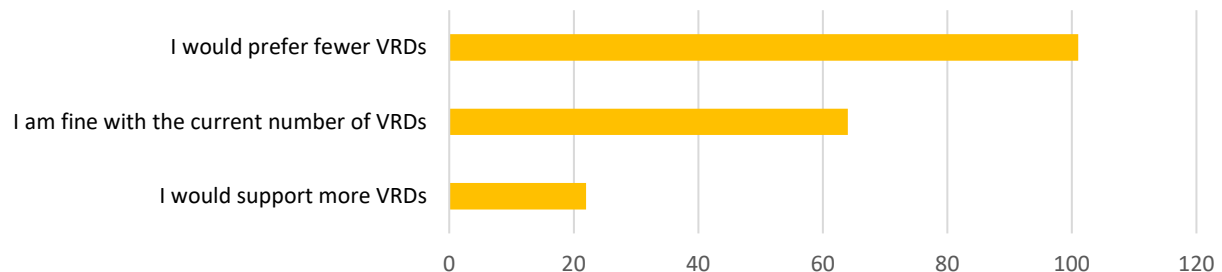
HOUSING: CURRENT TRENDS



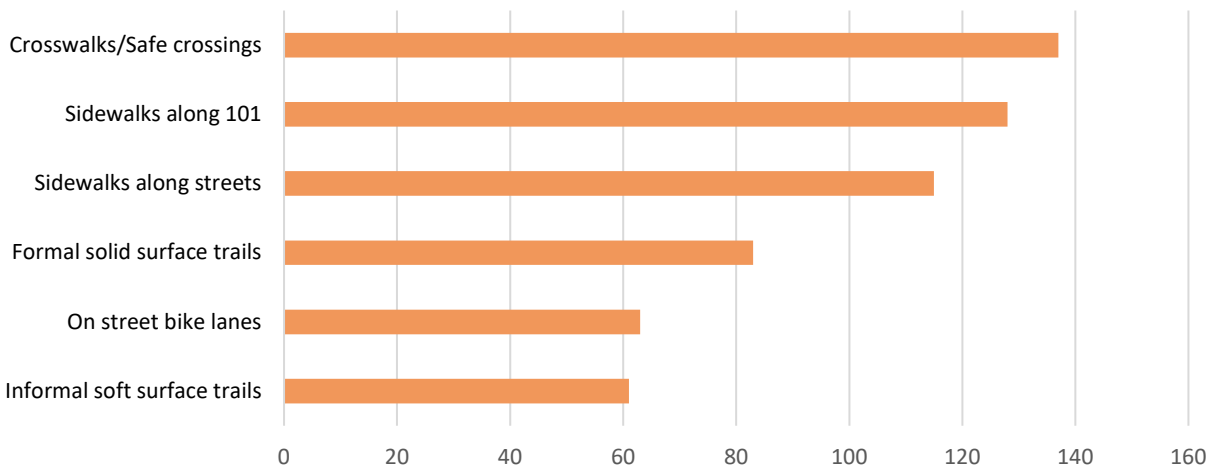
IMPEDIMENTS TO AFFORDABLE HOUSING



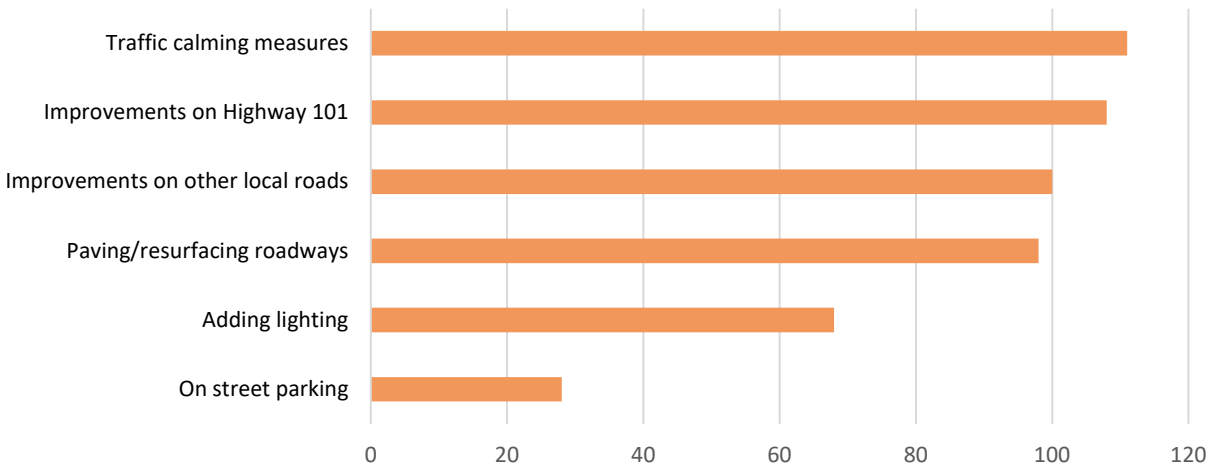
SUPPORT FOR VRDS



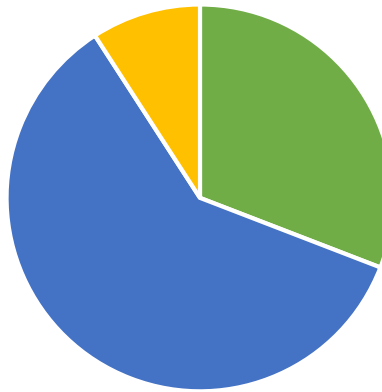
PEDESTRIAN/BICYCLE FACILITIES



STREET IMPROVEMENTS

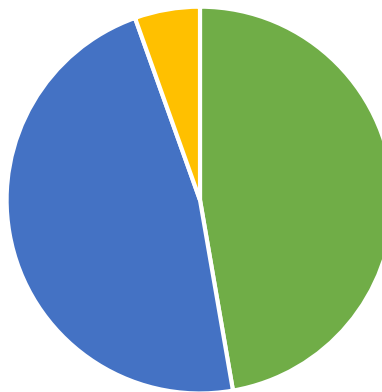


NATURAL OPEN SPACE



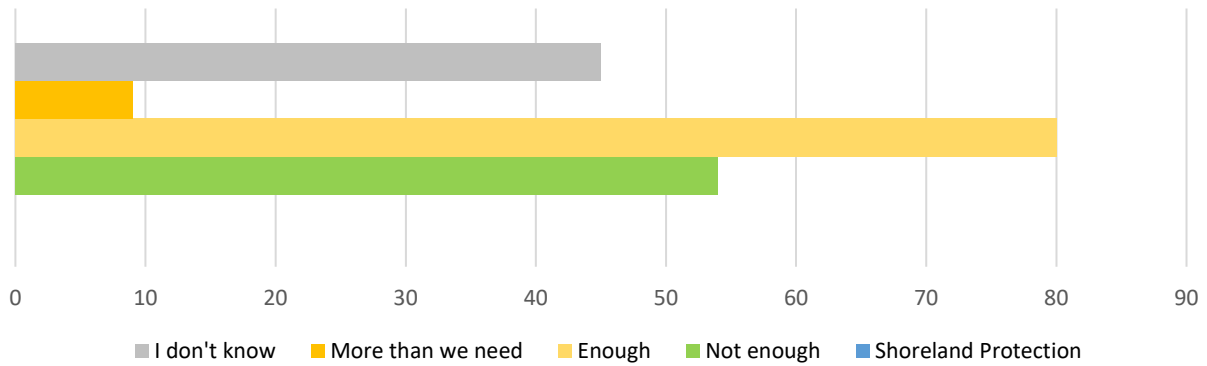
■ No, we don't have enough ■ We have the right amount for years to come ■ Yes, we have more than we need

DEVELOPED PARKS

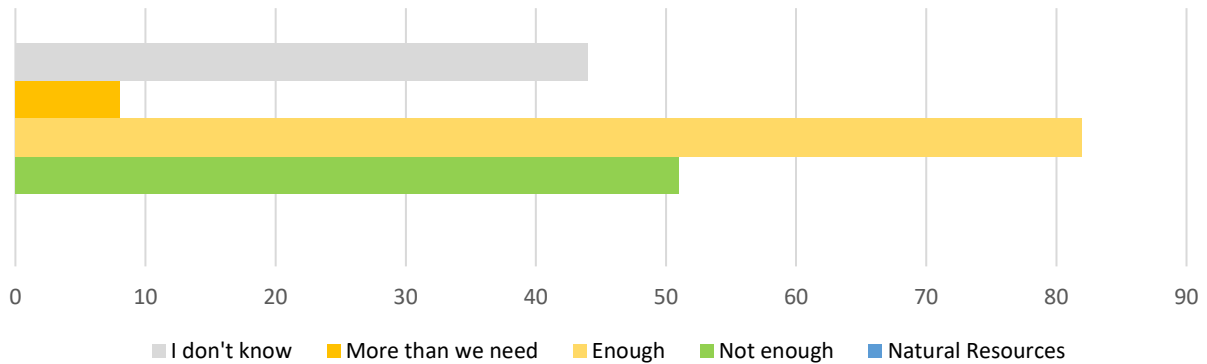


■ No, we don't have enough ■ We have the right amount for years to come ■ Yes, we have more than we need

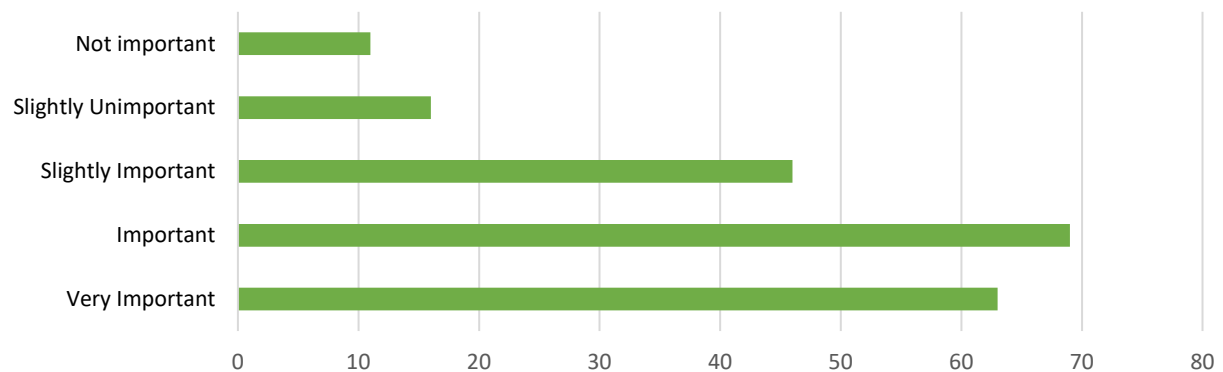
SHORELAND PROTECTION

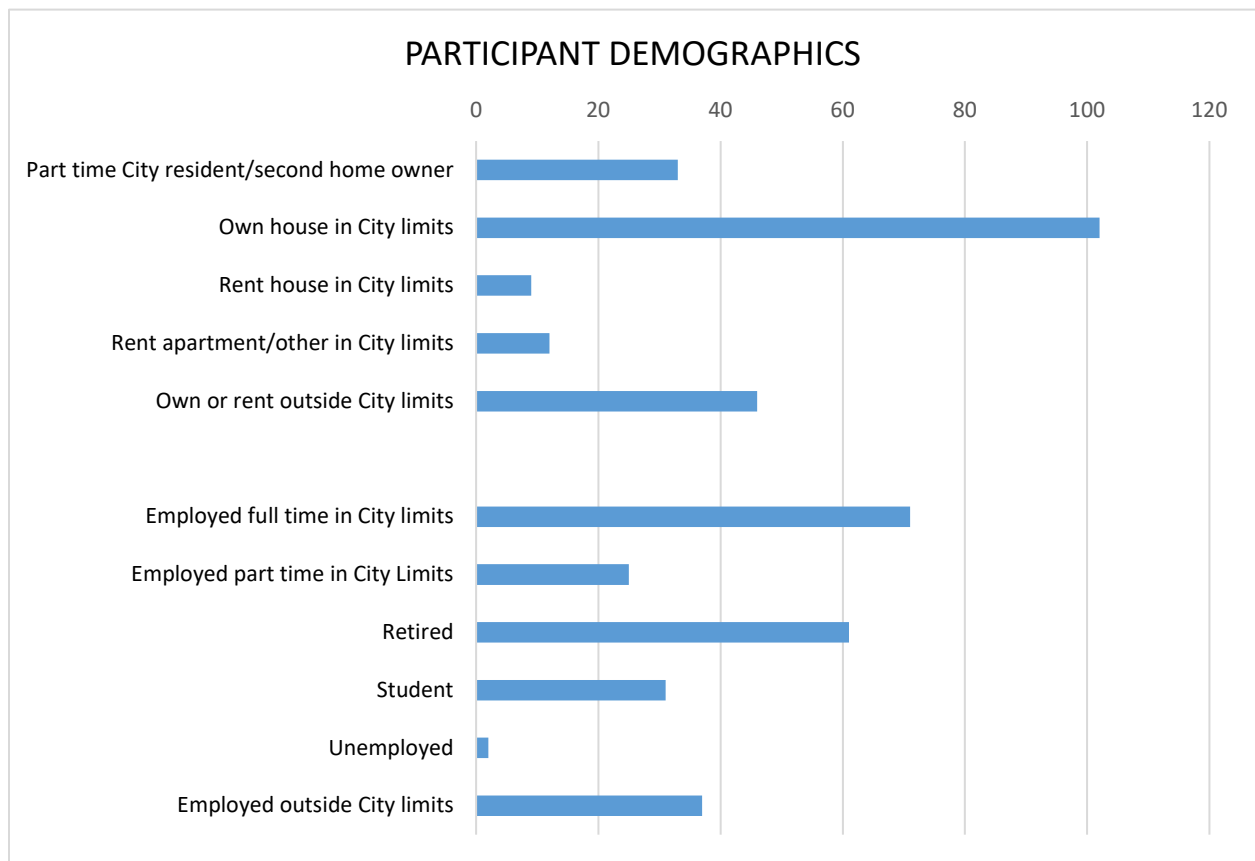


NATURAL RESOURCE PROTECTION



WETLANDS





WRITTEN COMMENTS

COMMUNITY PRIORITIES

HOUSING

- Create affordable housing
- Don't create more jobs without fixing housing-current businesses are already struggling to hire
- Enforce VRD rules, investigate illegal VRDs
- I think the top priority in this community should be housing and ensuring that locals are able to afford a place to live and other essentials. Creating more affordable housing and protecting renters should be high on the priority list
- Increase buildable land to lower housing costs
- Reduce VRD's

PUBLIC FACILITIES

- Add indoor sport court
- Add more public restrooms
- Add park in Lincoln Palisades (play structure, basketball, swings)
- Add playgrounds
- As senior citizen and year round resident with disabilities little attempt is made to preserve the quality of life; senior resources such as senior center, access to parks and recreational facilities for this demographic. We provide financial support year round but feel disregarded and disenfranchised. Look at universal accessibility when planning updates and new facilities...if you plan this way the expense is much less.
- Beach access maintenance—stairs specifically
- Bury more power lines, especially SW Anchor Ave
- Expand Community Swim hours
- Keep drive-on beach access
- Love, love, love the Cultural Center, Community Center, and Library—phenomenal spots and people
- More mental health services
- More teen recreation
- Need real park in Central Lincoln City or Taft
- Oceanlake area is dying and being passed by for Taft's new updates
- Open Culinary Center
- Separate the Senior Center from the Community Center. Give the youth a center of their own
- Support the Senior Center; it's a shame LC only values younger population

TRANSPORTATION

- Add bike infrastructure to reduce dependence on Hwy 101 (i.e., E-bikes)
- Add bike lanes
- Check ADA compliance for new sidewalks
- Consider a shuttle from parking areas on edges of town

- Improve drainage, stop water pooling on roads
- Improve pedestrian/bike safety
- Improve traffic flow particularly in summer. More and better parking and beach access
- Improve traffic safety
- Improve transit
- Lincoln County needs a Bypass. Huge mistake to allow center lanes to be curbed, filled with rocks, etc. with no place for emergency vehicles to get through and no place for vehicles to make way for them. It's life threatening. The city also needs a roadways clean up (garbage, transient camping). LC needs a game plan before this spirals out of control.
- Lower the speed limit through town
- Make Lincoln City more walkable and bikeable to reduce auto traffic
- More parking for downtown tourist parking as in a two story parking garage
- More sidewalks along busier streets
- Need southbound sidewalk from Nelscott to Taft and crosswalk at SE 19th and Hwy 101
- Place high priority on look/feel of 101, it's our front door; consider undergrounding utilities on 101
- Provide covered bus stops-don't make seniors stand out in the rain
- Provide more pedestrian infrastructure
- Sidewalks, bypass
- Summer traffic congestion is out of control
- Widen bridge in Taft for emergency traffic situations; north end past DMV sidewalk at least one side of highway

MISCELLANEOUS

- Allow septic instead of sewer pumps
- Before closing beaches for cars because some cannot adhere to rules it makes sense to enforce rules. Ordinary fines for driving on beach bring money into city coffers; hardly anyone will pay twice but will adhere to the rules. That makes it fair to those who enjoy it very much, especially older people with disabilities.
- Economic development and business support should be equitable and sustainable
- Fewer fast food establishments
- Focus on full time residents
- Hire a Public Information officer
- Hire emergency preparedness coordinator
- Less drug addicts on the streets; more resources to remove squatters
- More needs to go into emergency preparedness
- More restaurant and food options
- Provide mental health services
- Provide resources for homeless before our neighborhoods are destroyed
- Provide some County services in Lincoln City (satellite offices)
- Reexamine Explore Lincoln City budget; \$2.9 million for ad campaign is a waste of resources
- Repair existing infrastructure

FUTURE GROWTH: HOUSING, COMMERCIAL, INDUSTRIAL

SINGLE UNIT RESIDENTIAL

Comments related to **workforce housing/jobs** and single unit residential:

- Employees in this city can't afford to live here, they all live in Otis. There needs to be more income-based housing for us. Not everyone has two houses, rental property and a business.
- Housing must change and living wages paid or no one will serve the tourists
- Jobs not filled because there's no affordable housing
- More jobs won't matter if there's no housing
- Need to be affordable for those making minimum wage
- One of the major issues for this area is the lack of a labor force. Single unit, high value residential simply doesn't address the housing affordability issue.
- People with money spend disposable income on 2nd homes here and price out the working class
- Provide workforce housing
- Support single unit residential, especially infill development

Comments supporting more **diverse housing options** than standard single unit residential:

- Affordable housing including tiny houses. More diversity on size.
- Increase options that include home ownership vs. renting
- Need low cost options for first time homebuyers, such as tiny homes and ways to transition from homelessness to work
- Need options, alter zoning to allow housing be built in more places
- Prefer higher density options
- Single unit residential is not an affordable option for most; Do multifamily development instead

Miscellaneous comments relating to single unit residential development:

- Affordable housing for a family other than apartments. Keep STRs out of residential zones
- Consider single young people starting careers
- Current amount of single family is adequate
- Develop land that has already been permitted for development before approving new locations
- Encourage owner-occupied single family
- Get on with the Villages
- I believe people would be more comfortable in their own home. Living in a large apartment complex with pets or children can be too confining and not enough room to run and enjoy your own space.
- Lack of equitable housing for full time residents
- More residents in houses will make better neighborhoods, better communities
- Please don't make it a zoning requirement that you have to make it a multi-unit property when a single family residence will work
- Provide more entry level homes such as condos or townhomes built specifically for first time home buyers
- Reduce crowding of residential development
- With all of the tourists that we have, encouraging more people to live here will totally overwhelm our city

VACATION RENTAL DWELLINGS (VRDS)

Comments in support of **current VRD policies**:

- Current VRD rules are fine, caps are working
- Current zoning is good compromise
- Encourage in commercial areas, discourage in residential zones
- Encourage, but also enforce the law regarding noise, etc.
- I understand some want to discourage but this is a large part of our eco system here in LC for those that want something other than a hotel experience; plus they can be mix use by owners
- Keep the current percentage for VRDs the way they are but don't discourage VRDs
- The City addressed this adequately a few years ago and the number of VRDs in residential zones, particularly Roads End is dropping. The debate should be over and we should move on
- This is a tourist town for heaven's sake. What is wrong with people? It's not VRDs that make housing affordable or not—ask a realtor
- These drive the economy but must not increase congestion
- We need the tourist dollars
- While I'm not opposed we need to build up our base of permanent residents.

Comments supporting VRD policies with **additional restrictions and enforcement**:

- I think we should preserve communities where people live for residents; I'd like to see our community become less dependent on tourism
- Keep vacation rentals out of residential neighborhoods
- Limit in each residential area
- Lived next to illegal VRD, noisy people were coming and going at all hours
- Measure 211 passed but for the wrong reasons. Citizens wanted change and reduced VRDs but they need to be limited inside City limits too
- Need to manage VRDs better and make management companies comply with and support city initiatives
- Offer a tax break for those non-occupied dwellings if they offer long term rental
- Reduce the cap and allow only one generation to retain a permit
- Restrict to RC zones
- These ought to be better regulated to maintain healthy neighborhoods
- Too many already, people that live here should be able to rent here.
- VRDs are okay in the right places
- VRDs don't belong in low density residential areas
- VRDs should pay into service to enforce rules; higher punishment for community abuse and not following rules
- We have sufficient vacation rentals. Attention should be given to improving the quality of life for residents who live here and support the economy year round.

Comments expressing **significant concern with current policies** regarding VRDs:

- Eliminate VRDs
- Focus on housing for residents
- Lincoln City has most VRDs of any town on the coast

- More neighbors, fewer random strangers
- Our neighborhoods have been ruined by allowing large corporations and non-residents to buy up properties for this purpose
- Out of control. Saturation of VRDs in County have contributed to livability issues in our City. Safety trash and noise
- Reduces housing stock and funnels money elsewhere
- The vast majority of residents want VRDs out of neighborhoods, especially the ones permitted to rent 365/year
- Too many; sad to see all of the affordable homes bought up by Meredith or Vacasa
- Tourism is killing Lincoln City, look at Hood River as example
- VRDs dominate the housing market, city seems unconcerned with difficulties of working people
- We have enough
- We have little or no control over how temporary visitors act while here

MULTI-FAMILY DWELLINGS

- Affordable and well maintained only
- Affordable units. Low income citizens may only receive \$1,000 or less per month in income yet low income housing starts at \$900 - \$1500 per month
- Apartments house temporary residents; rent increases cause instability
- Combine with affordable ownership options
- Complexes are at capacity as soon as they are completed. Demand would likely be there for 500+ units at living wage rents
- I would encourage this provided they house more low income people who can't afford homes
- I'd like to see small beautifully designed multifamily dwellings with community resources like playgrounds, BBQ pits, wood workshops, game rooms, dance halls
- Locate on Hwy 101; expand zoning where multi-family is allowed
- Love the idea, but don't make it mandatory
- More multifamily development is needed, consider relaxing zoning laws
- Multifamily dwellings are more likely to be able to support lower income or people in the process of saving up for single family home; it's a process of life
- Need condos for first time buyers and workforce housing, seniors. Need way more apartments
- Not to be allowed to be used as VRDs down the road
- Often tend to be poorly built and crowded leading to slum-like atmosphere
- Only if they provide affordable housing for the labor force
- People should be able to rent out something attached to their home more long term
- We can always build up-land in this area is scarce
- We need long term rentals for workers
- We need more apartments
- We need places for people to live and work

AFFORDABLE HOUSING

- Add where appropriate—the costs to live here are what they are
- City has a huge problem here and needs to invest heavily in providing more affordable housing options for workers

- Define affordable
- Develop areas that have already been approved for development. Developers need to be forced to proceed by posting performance bonds to complete their projects
- Develop the 11 acres north of the Holiday Inn Express
- Don't support—we need to attract more young wealthy families
- Housing is not affordable
- Increase options for all housing types
- Let's get workforce housing so our businesses can be well staffed
- Lincoln City has this ongoing problem because of the saturation of Vacation rentals
- Look at condemning or reviewing living units that are currently substandard, but keep being rented. Make landlord be responsible before issuing a permit to rent.
- More apartments or duplexes
- Need a definition of affordable housing—often used as a rationale for more development
- New zoning requirements for tiny/small home neighborhoods, could be in USDA zones. All people want dignity of owning housing. It builds community pride which in itself makes the town better.
- People who want to work here can't afford to live here; it makes it hard for businesses to find help
- Please!!
- Sounds great on paper, but in reality it is not possible unless there are incentives for builders. So would the City reduce SDCs on contiguous lots in order to make it more affordable to develop?
- Start programs that prevent purchase and flipping to keep the affordable housing idea alive
- The City had done a great deal in this regard. I don't know how much more we can do short of building it ourselves
- This is a major problem. When talking with hospital employees, hospitality workers and others, their major issue is finding a place to live that is within their means
- This is a national issue, not just a Lincoln City one
- This is a subjective subject
- We also need to limit how much landlords can charge; building more apartment complexes doesn't solve the overall issue
- We are lucky to have a decent inventory of affordable housing, more than other coastal communities
- We need adequate resources to manage VRDs before we add more
- We need workforce housing so that people who work here have a place to live
- Yes we live on the coast and tourism is a staple. But families live here. We must develop a plan for long term sustainability.

HOTELS/MOTELS

- A few of these could be used for homelessness crisis. Resources for these people to help them get back on their feet
- Already plenty of hotels everywhere need more options and variety for families like vacation homes that can be rented
- Build better motels/hotels, not more.
- Build more motels/hotels and fewer VRDs
- Charge tax to pay for fire and police; tired of my property taxes paying for out-of-towners care

- Enforce noise laws, etc
- Enough, there are plenty
- Focus on year-round housing
- How many do we need?
- Improvements are needed for existing hotels/motels to increase TRT revenues
- It would be nice if there was some effort to improve the appearance of these properties
- Large hotels take away from the quaint remoteness feel of the Oregon coast; I don't think we need to pack them in any more than what we have
- Larger hotels are able to pay better wages and offer better benefits
- More please--some motels can be converted to small housing units if need be
- No need for more cheap motels, add more upscale options
- No problem with them in commercial zones
- Seems like we have enough, especially if we can broaden our economic base so we are less reliant on tourism; it would be nice if they improved the appearance of them
- Traffic from these are a concern
- We already have too many tourists in town
- We are a tourist town and have always been one. Why change? Can't move the ocean, lake or mountains—embrace it
- We have enough; let's concentrate on affordable housing, not more tourism without the infrastructure to support it

RETAIL SERVICE BUSINESSES

- Additional revenue
- Allow large companies to build here, such as Walmart or Target
- Another hardware store besides Ace, Home Depot or Lowe's. More grocery stores like Fred Meyer as an alternative to Safeway which would benefit from some competition
- Encourage a variety of sectors-we rely too heavily on tourism
- Encourage in commercial zones
- Focus on local, unique businesses rather than chains
- Need more jobs beyond tourism
- Need to be tourist friendly to attract the people that spend money in shops and restaurants
- Only if there is attention paid to affordable housing and location for the businesses.
- Protect/encourage small local businesses that make our town feel welcoming and special
- Small business is always good for the community
- Sustainable businesses with environmentally sound practices
- These are businesses that depend on low wage employees who can't afford to live here
- We live in a beautiful place, but as you drive through town one is struck by peeling paint, a lack of any architectural theme. The place looks worn out and tired
- We need living wage jobs here, I doubt these would give us that
- We need more higher paying jobs than minimum wage
- We need to put retail away from 101 and consolidate it to make it a destination location

Light Industrial

- Doesn't matter if there's no housing
- Generally pays better than retail
- It would be good to diversify our local economy
- Lack of access makes light industry doubtful
- Light industrial is okay in the right places
- Light industrial would bring more permanent year-round jobs
- Living wages also come from light industrial. Say, find some good use for SE 23rd St or the like
- More light industrial is supported but not in inappropriate areas where they would impact neighborhoods
- More light industrial would help tax base
- Too much land is already zoned for industry
- We are desperate for more light industry so we can have jobs for our kids
- We don't need manufacturing. That will increase demand that we can't meet

COMMUNITY CHARACTERISTICS

Comments relating to access to **quality child care**:

- Continue to promote and facilitate family daycare
- Lincoln City lacks things for families with children to do. Both visitors and residents have a hard time enjoying Lincoln City during inclement weather. Encouraging kid-friendly attractions should be a priority. I run a child care program that my future children cannot attend as long as I am in charge of it. There's a lack of quality childcare in this community.

Comments relating to **beach/ocean access**:

- Access to the beach with vehicles is very important to me.
- Continue to provide handicapped access at 51st Taft beach access.
- Keep peoples vehicles off the beaches in all areas but NW 15th St. Only emergency vehicles should be permitted.
- Provide boardwalks and ramps for wheelchair users but no parking on beach

Comments relating to **living wage jobs**:

- Living wage careers are important, however, working as a McDonalds fry cook is supposed to be a stepping stone to tie you over until you get a career with a living wage
- We need jobs, yes, but not a bunch of 30-hour part time employment; causes families to work 60 hours plus to achieve living wage

Comments relating to improved **public transit and transportation**:

- Having more walkable neighborhoods is important to me
- Highway 101 is a cluster in summer--it creates a travel hazard. I also noticed lines need to be repainted everywhere, especially turning onto Logan Road. Its guesswork it's so bad
- Improve downtown for safe pedestrian crossings
- Please improve options for cycling
- Protective seating at bus stops--not all bus riders trash bus seating stops

- We need better public transit and better bicycle infrastructure; we need to encourage people to get out of their cars. We don't have the space to continue to accommodate increases in private auto traffic. Space is limited and what space we have should be available to affordable housing and not more cars.

Comments relating to **large scale retail**:

- Big box stores have changed some over time, but with the traffic situation on 101 we could not handle one. Parking is an issue where there are businesses which makes it hard to drop in and go.
- I love Trillium but it is so tiny. I feel the town could rally benefit from another larger natural food store and could possibly do that without hurting Trilliums business. Especially the south end of town. Between South LC and Depoe Bay and beyond there are not a lot of good produce and healthy food options, feels almost like a food desert, especially in winter. It does help to have the farmers market at Salishan now, but that is still seasonal.
- I think we need several more grocery stores. Safeway gets bought out, McKays is so-so and IGA is extremely overpriced. I hear people would love a Trader Joe's or a Market of Choice. We desperately need more affordable options
- Not sure what the plan was when you consider how far the business corridor is from coastal motels
- Please no big box stores and fewer national chains. They are visually ugly and take up so much space that could be put to better use. More mixed use areas please.
- Please no big box stores. I like our small town vibe and we live here because of that vibe, sense of community.
- We need box stores because there's a lack of affordable family shopping: clothing, school supplies, home maintenance, local stores do not carry the inventory and also price gouge. We must go out of town for basic needs, affordable groceries

Comments relating to **small town atmosphere**:

- Hard to have a small town atmosphere or a sense of community with so many VRDs breaking up the neighborhoods and continuity of citizen relationships.
- If someone thinks this is still a small town you are kidding yourself
- Lincoln City needs to become a town along with being a resort destination. We need to offer all kinds of activities for permanent residents, things that could be enjoyed just as much by tourists. I think we can successfully combine more of a town feel and encompass tourists too
- Our small town is gone forever already
- Small town atmosphere needs to be defined. If it means a lack of things that a young Portlander would enjoy that would be detrimental to getting young, dynamic entrepreneurs to locate here

Other comments regarding **community characteristics**:

- Access to a place for seniors to gather that City supports and doesn't just want to rid itself of
- LC looks and feels tired. A series of rundown hotels block ocean views and public access to the beach. Traffic particularly in summer is awful. Improve aesthetics and mobility and zones where affordable housing can be built
- Let's concentrate on what supports year-round residents as opposed to attracting more tourism without taking care of the labor force needed to sustain what we have
- Lincoln City just needs to be a safe place to live

- Lincoln City needs a core downtown area; currently it's just a long, ugly strip. Priority should be given for when there is an opportunity for new buildings or remodels in business areas to group them together. The new visitor center location isn't going to create this; it should have been put in an area that people can walk to other businesses and public areas such as nature and history kiosks
- Protect the watershed
- Provide affordable healthcare
- Provide services for people with mental disabilities
- Rainy season entertainment options where kids and adults can unwind and get some energy out
- Remove old buildings and replace with new
- Sense of community and safety is important
- Stable housing will bring stable people

HOUSING

WHO CAN AFFORD TO LIVE HERE?

People from California ● Professionals, dual income couples ● People from out of town/state invest in either vacation rentals or look to settle down here for retirement leaving little for affordable housing for locals. Even with the exception of multifamily and apartments rent and cost of living forces locals to live in the outskirts. ● People with cash, or are fortunate enough to sell a home out of state and can buy a house here ● People who work ● Those who are willing and able to look for it ● People that move here from other areas of USA, mainly California; **retirees** that lived somewhere they could sell a single house and come here and purchase two ● Multiple income families ● *Not many, retired* people? ● *Not very many people*; at this point even newly hired city employees can't afford to purchase a house and can barely afford rent. If employees can't afford to live here they will leave. Retention of good employees should be a main goal for the city and employers so city remains viable ● People who make above the national average income ● People with above minimum wage jobs ● *A small percent*, mainly those closer to retirement and those from out of state ● No one ● **Retirees** from other places. Business owners. Some City employees. People who work for Lincoln County or ODFW in Newport. Work from home employees for companies based elsewhere ● People with higher than median income, professionals, dual income households, **retirees** with adequate savings and retirement income ● RICH people ● RICH people ● *Truthfully very few*. I recently bought a house in Otis because the cost of living and housing market is expensive and difficult to enter into. Every stick-built house was in need of too much work for reasonable price range of \$435 K and even manufactured homes and condos would either not take our FHA loan or needed too much work ● RICH people, people who pool resources and incomes to afford housing ● Only those from out of town ● RICH people ● *Hardly anyone*. Few pay a living wage based on rent prices here ● Dual income professionals, people who are willing to live with others ● Visitors and folks employed by City or hospital ● Upper middle class and WEALTHY people ● People with high paying skilled labor jobs or WEALTHY out of area people who can afford second homes ● Those who purchased a home prior to 5 years ago ● People with full time salaried jobs, families with multiple wage earners, white upper-middle-class **retirees** ● Those who have living-wage jobs, **retired** people who have good pensions ● People who have roommates, people who bought a long time ago, **retirees** ● Upper middle class, people who can afford 2nd homes ● People with incomes over \$45k ● **Retirees** with money, middle class, double income households ● Professionals and **retirees** ● Previous homeowners who can use their past equity to invest, the WEALTHY, and the homeless ● RICH people and **retirees** who made their money elsewhere ● People from California, people that already own and are financially ready to trade up ● **Retirees**, business owners, investors of STRs ● **Retirees**, business owners ● Some **retirees**, the top 5% of wage earners in the City/County, people who run investment firms, realtors ● *Not many* on living wage jobs ● High wage earners ● Out of towners ● Probably the ones who are making money off of VRDs or who have second homes here, even those on fixed incomes are concerned whether they will be able to stay ● The very WEALTHY **Retired** people who have money ● People with moderate income or more ● Middle class ● Wide spectrum at the current time ● *Not very many people* ● Fewer people all the time ● People earning \$80-90K yearly ● RICH Californians ● WEALTHY **retirees**; established professionals ● People who have a way to make a living remotely; professionals; those who sell in a higher real estate market; fortunate entrepreneurs ● Those who got in early or those willing to have less quality or smaller place than what they need ● People with incomes outside of city ● **Retired**, 2 income households ● **Retired** folks seem to be major homeowners ● Households with multiple incomes or people who move here with money ● Those with multiple roommates or married couples with 2 good paying jobs ● Most people I have met recently who have moved here in the past couple of years work in an industry that allow them to work remotely ● Upper and middle income folks ● The community is built for wealthy vacationers who buy summer homes here and **retirees**. Live is a strong word considering so much of the housing is purchased by vacation rental companies, which means nobody can actually live in them ● Persons with previous established financial security ● Professionals, **retirees**, remote workers ● **Retired** people, business owners, retail managers, healthcare workers ● **Retirees**, 2nd home buyers, established families with generational homes ● People that contribute to our community by working and shopping ● Independently WEALTHY and well-paid folks who can work at home ● *Not many people* ● People with an adequate income to pay for housing, car and medical expenses and daily living necessities ● RICH, middle income ● Upper & middle class ● People with a decent wage ● People who have money, mostly **retired** or successful ● People who live out of town ● People whose family have lived here all their lives, people with two jobs ● Anyone ● People who make well over minimum wage ● **Retired** people, WEALTHY people ● It seems that the older people of LC are able to afford it, or families with a good paying job ● Those who get paid more than minimum wage ● People who have large incomes ● Those whose work caters to tourism tend to thrive ● Relatively well-off high middle class to high class residents can afford to live in Lincoln City without worrying too much how they're going to pay for rent or housing ● Upper middle class and high class ● Older people, RICH people rent for 1 bed, 1 bath \$1100 a month ● People who have a long family history that have ties with business and the wealthy ● People with more than one house ● I think most people are able to live here ● People who have retired and have an income or savings ● Lincoln City is expensive. It's mainly for tourist and the people that have good jobs ● Rich ● People that are middle or upper class can live pretty much anywhere ● People renting temporarily ● WEALTHY ● Someone with a decent wage ● People with high incomes ● Only people who made lots of money or were able to put lots away for **retirement** or inherit ● People that bought homes ten years ago, professionals, business owners, upper level managers and dual income families

WHO CANNOT AFFORD TO LIVE HERE?

Hard **working** people ● **Employees** (i.e., Safeway and Casino staff) ● *Mostly everyone* with the exception of out of state people selling their homes to buy in LC. LC people cannot afford to even buy at the price as it stands right now ● Anyone that is single or makes less than \$40k per year per household ● People who **work** here ● Those that don't work ● The people that run the city—dishwashers, motel cleaners, City **workers**. LC is now experiencing what David Hawker referred to as the Aspen Syndrome ● We can't afford to support those who are unable to work ● Single income families ● Low wage earners, singles with or without kids ● Young single motivated beach loving adults ● People outside of the area ● People who make less than or equal to the average income of this country ● People with minimum wage jobs ● **Working** class people ● People who **work** here ● *A large percent of our community*, younger adults, families ● People we need to **work** in our hotels, restaurants and shops ● *Very few people* can afford living here with the current wages and high cost of housing ● *The rest of us* (who aren't rich) ● *Mostly everyone who lives here* ● Single people, families who hold minimum wage jobs ● Anyone who **works** in Lincoln City ● Service **workers**, young people. Some people could afford to live here if there was enough housing ● Many of the **workers** our small businesses need ● Single income **service employees** ● *Anyone else* (besides visitors and folks employed by the City or hospital) ● Poor to middle class families. Food and housing costs have made it challenging to raise children here ● Anyone who doesn't have a high paying skilled labor jobs or isn't wealthy out of area people ● Anyone **working** here ● People **working** in the service industry ● The **working** class ● Anyone making under \$75k/year ● Single, young, minimum wage or low wage job ● People with incomes below \$45k/year ● Singles, single parents, single incomes, retail **workers**, restaurant staff, lodging staff ● Most **service job employees** older teens wanting to move here to work or move out of parents home ● Young professionals, first time homebuyers, young families, retirees on fixed incomes and the homeless ● **Working** people, the majority of the population (it's a joke) ● People who **work** in the service industry ● Families, especially those with younger children in need of childcare while parents **work** ● Many service level **workers** ● Everyday people who grew up here and hold minimum wage jobs because that's what's available ● People who **work** here, those on fixed incomes, those with a family base here who do not own property already ● Low income **workers** who are a vital part of our workforce. More housing availability outside city limits would help this demographic ● *Most normal people* ● People without an income to provide for housing, food and basics ● Many of the people we need to provide **services** and support for the community ● Service **workers** ● It is becoming harder for middle to low income families ● People who **work** in town at lower paying jobs ● *Most people* ● *Everyone else* ● *Everyone else* ● **Workers** essential to supporting tourism ● Service **workers**; young professionals just starting out ● Minimum wage service **workers**; college students; people just starting out ● Those early in career, high school grads or service **workers** that have larger families or desire to live alone ● Anyone income less than \$45K per year ● Kids just starting out, 18-35 year olds, people who didn't plan well for retirement ● The average family, traveling nurses and other professionals ● People under 30 ● Single parents living on their own, young adults, or those **working** in entry level minimum wage jobs ● Most people **working** in the service or tourism industry cannot afford to live in LC ● Lower income folks ● All the people **working** the jobs? The people cleaning the hotels and vacation rentals, **working** at the shops and restaurants. ● Families and community members can't afford to live here. It is nearly impossible to find affordable housing anywhere ● Families with children; parents to have to **work** longer hours and children suffer. Parents struggle to be involved with children activities because they have to **work** 60 hours just to make ends meet ● Families, blue collar **workers**, low income individuals ● Low wage employees ● Any **working** class person ● People that think they deserve to live here without contributing ● It's very difficult for elderly people and young people out of high school to continue to live in LC. Federal, state and local property taxes keep rising but Social Security doesn't ● Most people that **work** here, which is a problem when trying to find labor for all the open jobs ● Those who don't make enough money to pay high rent, medical insurance, car payment and necessities of daily living ● Poor, homeless ● Lower class ● Homeless people ● Minimum wage **workers** or not hard workers ● People who **work** in LC ● Regular residents besides tourists ● *No one* ● Many **working** families ● Almost everyone who **works** a minimum wage job or even higher ● Average/low income people ● Lots of families live in apartments because it is too expensive to rent or buy a house. Apartments are usually full with not much wiggle room ● Those who are being paid a minimum wage ● People who don't have a stable job ● Large families, young adults ● A lot of people struggle to make payments ● If your **work** isn't tourism or recreation it may be difficult to afford housing ● Lower middle class to almost in the poverty line families can't afford to live in Lincoln City or have a hard time making ends meet every month ● Low and middle class ● Natives, people born here and raised, young people ● People who are just starting, the less fortunate ● People who grew up here ● Lower class residents ● People who do not work in Lincoln City or are planning to live here ● Lower class and some middle class, renting and owning a house is expensive and during tourist season all prices go up ● Less rich ● People who don't work ● *Not many people* ● Lower income ● I have no idea ● People with low income ● Anyone **working** in fast food or families ● Single wage earners **working** in entry level jobs such as the mall, retail and cooks ● Working families, single parents, minimum wage workers ● Families ● Service workers, retired and young, many people ● Single parent families, service industry employees

HOUSING TRENDS

Can you identify any **housing trends** in our community?

Respondents cited the dramatic ***increase in home prices and rent*** as the primary trend in Lincoln City:

- Costs going up, lots of nicer homes being built
- Every unit seems to be as large as allowed and no incentive to build smaller units that may be more affordable
- Expensive homes being built
- Grossly inflated housing prices
- High price of rentals
- Homeless camps, vacation house increases, increasing housing prices
- Houses are increasing in price
- Housing and rental prices going up
- I am a senior woman. Seven of my senior friends, longtime residents, have had to leave because rents have doubled in the last five years and two of my widowed friends on fixed incomes are about to become homeless
- I see housing prices increasing at an alarming rate
- Increase in rental costs and home prices
- Increased cost of housing
- Increased housing costs vs. income levels
- Increased prices, continued development of large VRD homes
- Increasing home prices and increase in absentee landlords
- Increasing home prices, getting more and more expensive even to rent
- Increasing home prices, increasing rents
- Increasing home values
- Increasing house prices and lack of affordable housing
- Increasing house prices and VRD absentee owners
- Increasing house prices, less homes, and more population
- Increasing housing prices
- Increasing housing prices
- Increasing housing prices
- Increasing housing prices
- Increasing housing prices and increasing cost of materials
- Housing prices are astonishing. Poor roads and transit make development of housing difficult
- Increasing housing prices being driven up by an increase in absentee homeowners
- Increasing housing prices everywhere
- Increasing housing prices, a lot of vacation rentals
- Increasing housing prices, absentee landlords, empty vacation homes
- Increasing housing prices, subsidized housing is well kept but have long waitlist
- Increasing prices and refusal to rent to young people
- More apartments, but still too expensive for most
- Most people can't afford to live here without having roommates
- Outrageous home prices, absentee owners/management companies
- People buying up houses to rent for excessive prices

- Price gouging in apartment complexes
- Prices for housing have been going up lately
- Rapidly increasing home prices
- Rent increases
- Rental prices are absurd and they keep rising; most landlords understand that their tenants don't have options so they increase the rent believing that their tenants will not be able to find a better option. The housing market is also rising constantly so much that buying a house seems impossible
- Since Covid I think there has been an increase on housing prices and rent
- There's an astonishing increase in home values
- Wages not keeping up with cost of housing

Many respondents cited the rising impact of **VRDs and second homes** on the local housing market:

- 2nd homes, not to knock them, but sit empty as people who work here can't find housing
- Empty houses
- Houses are rentals or vacation homes that take up most of the market and are in high end of prices
- Housing is cheap enough for rich tourists to buy and make their "beach house" but too expensive for the average working class local
- Huge increases in VRDs which lends itself to poorly taken care of homes unless part of an HOA
- Increasing home prices and more VRDs
- Lack of enough landlords who don't look to VRDs, landlords who don't update their houses resulting in substandard housing, increasing housing prices especially anything close to the ocean or lake, increasing VRDs taking housing out of the market for residents
- More rental houses are built that we can't really use
- More VRDs and illegal VRDs
- Rental homes and apartments
- Rental properties dominate the community; need more affordable housing for blue collar workers
- Still too many VRDs
- The vacation rental increase of buying has made property values skyrocket in the past few years
- Too many STRs
- Too many VRDs
- Tourists are taking up houses people here need
- VRDs as business investment for out-of-town buyers
- VRDs competing with Long Term Rental supply
- We are seeing our neighborhood turn more to absentee owners and vacation rentals thus losing the sense of community and pride of ownership/residency in the area
- We're seeing an increase in VRD activity, and pressure from builders to alter local zoning laws so they can squeeze more VRD homes into smaller areas

Respondents also identified the **shortage of housing options** as a significant housing trend:

- Almost all residential construction is single unit housing, the most expensive kind. Some multi-unit housing is going in but it seems to fall far short of what is needed.
- Inadequate workforce housing
- Lack of available houses for sale, coworkers who work in Lincoln City have to live in Salem and commute. We bought a lot and built a house because we didn't like the limited selection

- Lack of rentable houses—many apartments going up but not everyone likes this kind of living
- Lack of rental homes
- Lack of safe/equitable housing
- Limited supply of housing
- More out of town buyers who do not intend to live here; buying a home is out of reach for most locals if they don't already own one
- So many houses sitting vacant except during vacation season; or a lot of second homes; a lot of high end apartments being built that don't help with affordable housing
- There are not enough affordable options for the normal worker
- Waiting lists for subsidized housing 3 years long

Several respondents cited an increase in **substandard housing**, primarily in the rental market:

- Absentee landlords, slumlords
- Crappy apartments
- Decreased upkeep on rentals
- Increase in people now living here that bought their home decades ago, rents have doubled in 5-7 years, and most people I know that rent are tenants of one or two slumlords in town and tolerate substandard living conditions in exchange for barely affordable rent. Conversely, our house has doubled in value over the last 5 years
- Lack of equity, expensive empty 2nd homes, renters crowding into small substandard places
- Poor quality housing
- Substandard homes being sold between individuals without bank involvement. Asbestos siding, no sewer hookup, outdated septic, then being inhabited by multiple people with no intent for upgrades
- Substandard housing

Respondents identified a number of **other housing trends**:

- As of today, prices are thankfully coming down and that is due to the Fed and interest rates—it has nothing to do with VRDs
- People expecting cheaper housing without building a career
- Displacement due to wildfire, increase in housing prices
- Due to the pandemic everything has shifted—income, adequate and available housing, and adequate paying jobs make answering these questions difficult.
- In the past ten years I have witnessed more permanent residents moving into our neighborhood and fewer rentals or vacant homes for sale.
- Increased new apartments being constructed
- National housing market issues, impacts from outside Lincoln County
- Conversion of motels
- City leadership bending to wants of developers, not making developers pay for City improvements
- Stabilization of vacation rentals due to revised policies
- The City and County have a reputation regarding the slow speed of how permitting and planning approvals are delayed. Things move extremely slow when trying to build a structure and start a new project. Would appreciate more active communication and modernization of the building process to be more supportive for those wanting to develop. It seems like the city is resistant to this overall which doesn't make sense. More housing or retail results in more taxes for City income

IMPEDIMENTS TO AFFORDABLE HOUSING

In your opinion, what are the top 3 items that are preventing builders from constructing **affordable housing** in Lincoln City?

- Lack of places to actually build
- Cost of land, cost of materials, shortage of skilled labor
- Building housing is expensive. Land, SDCs, building materials, lack of consistent labor, waiting time to get windows, etc. there are no monetary incentives to build affordable housing. Building houses is a profession where builders, like anyone, want to make the most money. Do you want a builder to scrimp in order to keep the margin fair and build a sub-par home that will need repairs way before a better built home?
- Land and location
- Working with the City, unattainable building standards, lack of undeveloped land
- They don't make as much money on them as on luxury homes, cost of materials and land, shortage of skilled workers
- They make more money on expensive housing, there's no place for construction workers from out of town to live, there's no benefit for contractors to build affordable housing
- Cost of materials, property prices, they payroll
- Single family zoning, lack of upzoning options for increased density
- No financial incentives, no cheap land, no tax breaks
- I believe the number one problem is the City of Lincoln City being extremely difficult to work with. Every contractor who has built anything inside city limits in the last 10 to 20 years will attest that the City makes the process way harder and more expensive than it has to be
- No subsidies from the government, non-profits
- Rising material costs, overall lack of funding, and there is more financial reward in building vacation rentals or luxury homes
- Cost of sewer development with little or no help from the City, system development fees are high for what you get, sewer tie being in the street and not at property corner, offering to build at a reasonable price for a family only to be offered immediate profit by a cash payment, immediate flip, cost driven up, no longer affordable
- Lack of incentives from the City
- High SDCs on small units; steep expensive terrain to build on; limited utility service in multi-family zones
- Return on investment; over regulation; economy
- Approval of plans and wait times for builders; land prices skyrocketing and building material prices have gone up. How do you build something new and charge less for it? Doesn't sound profitable. Never mind the 30% price increase on the coast
- No desire, no awareness of issues, no contractors or workers available
- Lincoln City itself (fees), type of houses expected, and no profit in it
- Labor, cost, logistics
- SDC fees, construction costs (supply and labor shortages), flat land for easy cheaper development
- Builders want to make more money by constructing large luxury homes, not enough incentives from the City, zoning issues
- Vacation rentals putting pressure on luxury builds, builders don't build for affordability but for maximum profit
- City/County regulations, costs to build, capacity to build
- Lack of land, zoning, profitability

- Greed, city officials that have rental properties or businesses
- Lack of good building sites, no financial incentive, lack of City/County support
- Poor communication between planning department, contractors, owners and service providers
- Return on investment, building costs, fees—consider using a phase-in payment method
- Cost of materials, labor, lack of willingness to act
- Cost of construction and availability of affordable improved lots
- Real estate availability, debt to income ratios to rent vs. pay
- All the fees the City charges
- Greed, capitalism, selfishness
- Cost of everything going up
- Money, affordable land, dealing with enough parking space
- Cost/availability of materials, labor costs, cost of SDCs
- Greed, greed, and greed
- Availability of land, building permits are too restrictive, price of land
- City Planning/Zoning, bureaucratic red tape
- Lack of City policies, incentives, and no State mandate or incentives
- VRDs as a business, not a residential use
- Lack of workers, VRDs more profitable, lack of infrastructure
- Being a beach/vacation community
- ROI is lower, incompetent planning department, increased costs due to coastal environment
- Greed, material costs, SDC costs
- Taxes, homeless issues, builders who have no interest in the area—not long term community members
- Lack of creative thinking, using modular/tiny homes, shipping containers, using land trusts
- Land price, zoning/competing with vacation rentals, no incentives to build housing that will make builders less money
- Process, land, costs
- Profitability, NIMBYism
- Weather, material shortages
- More return on market housing, incentives, infrastructure/streets
- There needs to be policy change to incentivize affordable housing. The need is there, the city's lack of initiative to make it worthwhile to builders, availability of land
- High cost of materials, lack of qualified contractors and labor
- Cost of land, builders would rather build more lucrative houses for profit, the demand is for homes that can be VRDs
- Builders build housing that people are willing to pay for, so if there is a market for more expensive housing that's what they'll build
- Access to land and materials, cost of materials
- Space to build on, time constraints, the money to fund the construction
- Rental properties, greed, appealing to tourists
- Hotels and motels
- Lack of space, lack of resources, decreasing demand
- Funding, weather, area
- Area/land, cost of material, tourists and more vacation rentals than homes
- Money, inflation, capital
- Cost of building materials

- People want rentals, people want summer homes, people want to be next to the beach so they can keep prices high
- All of the beach house rentals taking up space and homes sit empty, lack of funding, prices of materials and no land to build on
- Vacation rentals, low income, scarcity of high paying jobs
- VRDs are making it very hard for builders to find areas to build, City worker laziness,
- Price of lumber, space, permits
- VRD's and other tourist-related building
- Lack of wood, no properties, high prices
- Vacation rentals, property availability, cost of everything
- Not enough places to build in LC, material is expensive
- Conserving our trees, small place/area to build more buildings, lots of buildings exist but are too expensive to live in
- Price of lumber, labor costs, the fact that we are a tourist town
- Space, money, resources
- Cost of materials, property and labor
- Weather, money, motivation
- Materials, lots are expensive, hard to find people to do the labor
- Wait times for materials, cost increase in materials, no experienced workers available
- Preserving nature, most is near the beach which increases the cost
- More money can be made by constructing luxury housing to rent out
- Politics, workers, space
- No room, lack of interest
- Space and good suitable land, whatever land is available is turned into expensive homes, not enough contractors for low cost housing

COMMENTS REGARDING VRDs

How do you feel about VRD's in Lincoln City?

General VRD Comments

- This is tourism income; they need more rules as many owners are not discretionary as to their renters, thus causing issues with residential neighborhoods
- Meredith and Vacasa have exploited our coastline. They bought up all of those houses for cheap. Yes they were smart. I feel like they ruined Lincoln City
- They should not be located in residential neighborhoods
- Tourism is a huge growth employer while other industries are reducing
- Raise TRT tax percentage
- Use hotels/motels in commercial areas
- Consider more B&B type options
- VRDs should be balanced with other options
- We already discussed this in 2011-2014 and there's nothing more that needs to be done
- I feel with the shortage of housing we need to be careful

- It's a love/hate thing. Love the business it brings, and everyone loves to stay in them. But no one wants them in our neighborhood. I'd say that building VRD only communities would be a good idea if we didn't need more housing and had land to do that
- I have some near me and have never had a problem, however we need to not be reliant on VRDs and build our base of permanent residential housing. There needs to be a balance between out of town investors via VRDs and permanent housing. With judicious planning I believe we can achieve that balance.
- We need to rezone to allow for transient populations (VRDs, hotels) to fuel our tourism industry, but we also need to protect neighborhoods for locals to promote owner-occupied housing for a better balanced economic landscape
- Phasing out and/or banning VRDs would be a huge mistake which Lincoln City may not recover from. That said, sensible regulation and oversight is needed to ensure livability in the community. Tourism is the lifeblood of the town and managing Lincoln City's reputation with visitors while making it a good place to live for residents is vital
- We need to be able to house our residents year round before we house more tourists 3 months out of the year

Negative VRD Comments

- VRD's are 24.7 ever changing businesses that do not follow residential neighborhood rules and there is no enforcement. Important residents are moving away. The out of area investors only care about the money they make and don't know their neighbor's concerns. Right now there is no such thing as a residential neighborhood on the west side of 101. Even with the cap they still proliferate. Zoning needs to be followed. The voters who live here have spoken.
- Too many VRD's don't make a neighborhood; a neighborhood is about knowing your neighbors and supporting them
- They take away from long-term rental stock
- Irritating to see people homeless and struggling alongside empty second homes
- The more VRDs the less units available for Long Term Rentals; Too little housing for those who work here
- VRDs are the reason the housing supply in Lincoln City is so low
- VRD revenues are not kept local and do not benefit very many people (people don't go to local restaurants)
- VRDs are driving up housing costs and are targeted primarily to high end customers
- Depends on the area—Roads End has too many
- There are enough VRDs already
- Some new construction is going straight to use as VRD
- VRDs creating ghost towns/neighborhoods in the off season
- There are enough VRDs already
- VRDs are a business, should not be in residential areas
- This is totally out of hand in LC. Local politicians appear to prefer tourists to locals and put their own VRD ownership above consideration for others. This creates an unnecessary divide between locals and tourists we depend on.
- Too many in residential areas. Not enough home owners who support our city.

- They require too much pavement and hard infrastructure for cars; too noisy; take away from long term rental possibilities
- I would do away with VRDs and make them long term rentals. I think the City sold their soul to the VRD industry.
- More oversight on the companies that manage VRDs, including trash and where they store it before disposal, how many houses they manage and how fast they are allowed to take on new homes
- On weekends and holidays the traffic is very restrictive and there are not enough crosswalks
- They should not be allowed in residential neighborhoods, put them in their own specific areas. They should be adequately policed. More of the TRT needs to go back into the City not recruiting more tourism
- Phase them out. Newport only has approximately 148, compared with our 550
- I am shocked that there is not a choice for no more VRD's
- As we know, with non-owner occupied housing commerce does not stay in our community. It goes back to where the owner lives. The town where they spend their money. All the while locals working at banks, hospitals, service industry live in hotels because they have no place else
- VRDs are a very undesirable environment for neighborhoods, usually unfriendly as do not know these people, they do not live in the neighborhood and seem to care less about them even if they are well-meaning. Either loud and messy tenants or a lot of empty houses, when so many need housing this is a crime rally. Plus not safe, perfect target for criminals, especially in areas like Roads End where there are no street lights and a parking lot that is not closed off at night.
- If we want Lincoln City to survive and prosper there will need to be a mix of tourism and branching out to support other types of employment. Let's not keep on going as we are and see a ghost town during the winter and an over-used, over-crowded rest of the year.
- We love the business renters bring, but we hate their often poor behavior. VRD owners don't seem to care about the quality of life here.
- If the goal is having more families living inside the city cut the number of VRDs

Positive VRD Comments

- We have one and would like to add another but overall we are OK with this. Those that oppose need to consider the other option is more hotels, which I would not want to see. Tourists are not going to stop coming which is a good thing—something some residents do not understand. The ocean isn't going anywhere soon, people are going to visit and we should welcome them with the VRD option
- The problem was solved years ago—Move On
- I'm a fan of logical areas being permitted outright and sprinkle in VRDs in shoulder neighborhoods. I like the management regulations with its checks and balances. But stop limiting property rights
- VRDs are necessary and too many jobs rely on them. However, families owning multiple homes and never living in them takes away from the whole idea. Again pay into separate enforcement and stiffer punishment for breaking them
- VRDs are fine if taxed appropriately
- Nothing wrong with VRDs
- More could possibly be allowed with limits and enforcement of livability rules, such as noise, etc
- VRDs are fine if correctly zoned

- VRDs are a great option for overnight accommodations. They need to be in the right parts of town and well managed and enforced.
- We need tourist dollars in this town and not everyone wants to stay in a motel. Seems to be appropriate regulations in place already. VRDs have nothing to do with the lack of affordable housing but is commonly used as an excuse. City needs to put money into building affordable apartment buildings. Most vacation rentals sell for prices that are way above what the average person would afford.
- Most VRD properties bring more money to community than long term rentals. Tourists are on vacation. They eat out, shop, get gas, grocery shop, etc.
- Okay with VRDs, they are needed for revenue and tourists, but need restrictions
- VRDs are only 10% of all units and the impact on availability of housing is overstated
- VRDs generate revenue that is important to the community
- A small increase in numbers or areas would be fine
- VRDs play a critical role in driving tourism into the area. We don't necessarily need more but we shouldn't make it any harder or more expensive to have one
- The schedule for reducing VRDs in Road's End is not fast enough. Need VRD owners and management companies to support City initiatives
- VRDs help drive the economy. Without them there would be many fewer jobs. People aren't going to come to visit just for hotel accommodations. VRDs should not crowd out beach access however
- I think it is very important that people can freely dispose of their property. It is a fundamental right and no one should restrict it. I can rent out my property as a vacation home, or leave it empty, or live in it myself, or combine everything because it is my property, just as it is my responsibility. No other restrictions, limitations, etc. if housing is needed the city must find solutions for it which can't be accompanied by the curtailment of the use of property by individuals.

TRANSPORTATION

No comments.

PUBLIC PARKS AND OPEN SPACE

UNDEVELOPED NATURAL OPEN SPACE

What specific **areas of town** do you think need more open space?

- Anywhere possible
- Places that have mature trees that can be preserved and protected
- I'd like to see no more building on the ocean side of the road so people can see the natural beauty of the ocean
- Need more connecting to open areas east of the City
- North Lincoln City
- Around and along wetlands and waterways. Along ridges and hilltops so people can enjoy more ocean views
- All areas, anywhere there is land available, South Lincoln City, Taft, and Oceanlake

- We have adequate open space. We just need to improve/develop what we have and promote it better. Some of the open space is hard to find. Some of them do not have sufficient parking.
- Anywhere
- Add security measures such as emergency phones and appropriate lighting.
- None of the open space should be developed. It is essential for the community and tourism.
- The issue in our household is accessibility to open space. Because we have mobility issues we can't use it.
- Bike trails! I don't know where, but if there were two trails close to parking that connected via a safe route that would be amazing
- South end of town—Taft and Cutler City
- Walking path around Chinook Winds Golf Course
- Protect Canyon Drive area

What specific open space areas should be **developed for other uses**?

- All the land the city owns and has not used or been open to development
- Very small percentage of population actually use it
- Existing open space are small parcels—can they be added to and connected?
- Areas just to the east of 101 for affordable housing
- Looking forward to the Knoll being developed. Need more neighborhood and pocket parks
- Large open spaces could have more apartments built on outer edges of open space if buildable and ecologically sound
- Add picnic tables at trailheads in larger open space areas.
- Specific open space areas that should be developed for other uses: Spyglass, Agnes Creek, Knoll, Villages; add mountain bike trails above The Villages

What do you think the City can do to **encourage protection and enhancement** of open space?

- Act on violations if they occur
- Add fencing and use educational efforts to reduce off trail use
- Add more public restrooms, trash cans, lighted parking
- Add security cameras
- Add signs with rules for users, add more trash cans
- Add trails, interpretive signage
- Annex appropriate open spaces
- Better signage, add refuse containers at trailheads
- Cameras to fine litterbugs and harsher punishments
- Checking that people aren't sleeping there overnight. There has been a couple incidents where there have been people sleeping in the open space by the Ridge. It's not safe for others
- Cleaning crews on open spaces
- Develop existing open space areas with trails
- Develop more room for parking and less advertising to bring more people from out of town
- Don't allow vehicles on the beaches, protect wetlands
- Educate the public where open space is and suggest recreation activities and access for this area.
- Enforce existing codes

- Engage the community in these spaces and involve them in the protection and maintenance. Work to make them a real part of the City's identity. In busy lives it is easy to forget the off the beaten path trails exist. Find innovators in other parts of the state/country for consultation.
- Ensure adequate funding availability to maintain current and future inventory. Strategically plan for future growth or developments. Avoid reactive approach to planning. Educate public about respectful use and stewardship.
- Have more signs, fine people for breaking rules
- Have patrol to take homeless out/drugs
- Hire more people to maintain trails and natural areas
- Hold volunteer events
- Improve trail systems in existing open spaces
- In the summer when tourist season is heavy Parks could issue passes and time/dates for hikes to northern area (Villages) where parking is a premium
- Include funding for open space in City budget
- Increase education and outreach about the value of open space protection
- Increase funding for maintenance and improvements of existing open space
- Increase police enforcement to reduce use by transients, litter, illegal parking;
- Install more waste disposal (trash, dog waste, dog stations)
- Interpretation and education; get students involved; better signage for trail users; engender civic pride in LC's open space
- Interpretive signs and clear marking of open space and trails
- Just keep preserving locations
- Just keep them clean and desirable to visit for both tourists and locals
- Keep open spaces patrolled by volunteers. When open space is more important than housing for workforce, use of open space needs to be assessed. I live next to a huge open space. I view it as a corridor for wildland fire to destroy my home. To me we need to have wildlife corridors and spaces for people to live.
- Keep our beautiful habitats away from developments
- Keep our open spaces clean
- Let large family buy large land to protect it from others
- Limit development within and adjacent to natural areas
- Make sure City cannot sell open space areas for development
- Maybe more trash cans if there's litter
- Maybe support an open space volunteer club, involve high school students all the way through our retirees that can do projects like career tech did at Agnes Creek and make recommendations.
- More public trash cans, nature clean-up events
- Nature center. More heritage tree markers. Protecting our water source against pollution and habitat loss.
- Place limits on greenfield development; encourage upzoning of existing development
- Prohibit development when justified
- Prohibit driving on beaches
- Provide adequate money for trail maintenance and trash and homeless camp removal
- Provide more space for outdoor activities in conjunction with natural areas

- Purchase wetlands and undeveloped lands as available
- Put more money into more landscaping
- Remove invasive species
- Restrict building in especially beautiful areas. Here's the thing—if a place is beautiful it should be preserved and be seen from buildings built in less beautiful areas
- Signage and enforced laws for littering and abuse of landscapes
- Spyglass ridge can be vastly improved as a park and made to look less like land abandoned by loggers
- Stop people from camping there, education and marketing about these areas to show value of spaces and build respect and understanding
- Trail maintenance needs to be improved, but thanks much for what is being done now
- Volunteer clean-up, keep up the good works
- We see a lot of homeless people residing in open spaces making them unsafe and unattractive for local residents and visitors alike. There is need to address finding housing for the homeless population outside of recreation facilities.

ACTIVE PUBLIC PARKS AND RECREATION FACILITIES

What **specific areas** of town need public parks:

- Add playgrounds in Taft and at Nesika
- All areas
- All areas need public parks
- Areas as identified in the Parks Master Plan
- Downtown and near Safeway and casino
- Further south and central part of town, spreading out access around town
- Most of them
- Near schools and multifamily housing
- Near Taft and Safeway
- Nelscott neighborhood
- North and south ends of town
- North part of town,
- Oceanlake and places with viewpoints
- Palisades or Villages
- Roads End neighborhood;
- South Lincoln City
- South Lincoln City
- Taft area needs park
- Taft neighborhood
- Taft neighborhood
- Taft and thankfully that is in the works. Voyage Ave area, Eagle Point could use a playground
- Taft Park will help but shortage of ball fields and soccer fields
- Wecoma neighborhood
- Wecoma neighborhood

Comments in support of additional **funding and resources** for parks and recreation:

- Better funding
- Evaluate evolving needs of the community. Seek community input. Identify sustainable funding sources.
- Find new ways of funding parks and recreation
- Float a bond issue to pay for them, like we did with open space
- Free up contingency money within the budget to accomplish the development and revitalization of parks in LC
- Funding is key. With developed parks there is the opportunity of bringing in events and supporting our tourism industry. This also makes the area more desirable to live in and brings in jobs
- Funding parks
- Grants, sponsorships, fundraising
- Increase parks capital funding
- Parks bond
- Pass a bond measure
- Set money and land aside now
- Spend more money on workers that don't go super slow
- Sustainable funding
- Take some funds from the Visitor & Convention fund towards Park and Rec
- Taft Park needs funding, we need more small neighborhood parks that can be walked to by locals.

Comments regarding **planning and community engagement** for parks and recreation:

- Annex appropriate park areas
- Any new development should include land set aside for open space and parks
- Listen to park users.
- Public education on importance of parks
- As the community grows over the next 20 years the city needs to grow recreation sites to meet population needs.
- Ask citizens to form a Friends of LC Public Parks. As more families can afford to live in LC, more children will want to use our parks. The Regatta Park is excellent and should be repeated elsewhere.
- Community engagement
- Follow through with the Parks Master Plan
- Form a team of young folks to see what they need to keep them in the community
- Link with bicycle and pedestrian routes
- Neighborhood parks in each area
- Purchase land for parks

General comments about active public parks and recreation facilities:

- Add more activities
- As long as they are kept nice and clean people will continue to go there
- Create more parking
- Develop Taft Park as a tournament, multi-use event site
- Dog parks and playgrounds
- Events in parks, music, movies, art, food

- Finish development of park adjacent to police station
- Fix existing parks before adding any new; improve D Street Wayside; allow food trucks
- I always believe more is better
- Build parks with trails
- Improve pedestrian access to beach access points,
- Include adequate parking
- Indoor sports arena, possibly at old BiMart site
- Keep up with repairs. Buy playground equipment better suited for coastal weather.
- Love murals and public art
- Maintain clean and healthy parks
- Maintain what we have so there are functional bathrooms and unbroken play equipment.
- More dog park areas needed
- More pickle ball courts, walking paths
- More public restrooms
- Not enough areas for families. Regatta playground is dangerous and falling apart. Fleet St park is rusted with sharp pieces and fencing that is falling down.
- Old Taft High location on SE 51st St for a multi-use park/sports field, a simple park not a multi-million dollar sports complex.
- Our City is fine. It does not need more parks. Work on the ones we have, with upkeep and safety measures.
- Parks and Rec does an amazing job!
- Plant fruit trees and berry bushes to encourage the community
- Playgrounds for young children,
- Promote youth sports and get grants to support
- Provide spaces for youth to congregate safely like the skatepark (it's wonderful!)
- Provide covered spaces as well
- There could be a requirement to set aside space for parks when new housing is built
- We are so fortunate to have 7 miles of beach
- We have more than we need for a 10,000 person population
- Purchase property that makes sense to use as parks
- We just need the parks to be safer and actually think of the needs of the people living here instead of the tourists
- We need disc golf
- With more facilities and services it takes more city employees to maintain and run all the programs. More staff and a more competitive wage could help with turnover and being short-staffed
- You are doing great—love the upcoming dog park.

NATURAL RESOURCE PROTECTION

What are your thoughts on how to increase protection of our **shorelands, beaches, dunes & estuaries**?

- Add garbage cans, Improve parking
- Areas along the coast should allow riprap to prevent erosion as long as it does not interfere with ocean current
- Beach access points have become treacherous; ongoing maintenance is needed.
- Cars need to be prohibited from beaches
- Citations for people climbing banks causing erosion
- Climate change resiliency planning in low elevation areas
- Commit any resources toward it—currently there is nothing committed to these resources
- Don't allow for placement of floats in nature areas, you know people will wander all over the place
- Don't hide glass floats in grasses at bluff edge
- Educate people about erosion and have park rangers to educate and ticket people being destructive
- Education, Signage
- Eliminate fireworks
- Enforce rules: leash laws, litter, transients
- Every beach access with parking should have large trash bags and gloves available with a sign encouraging folks to do their part. Tourists forget trash bags.
- Funding is key, the desire is there.
- Home the homeless
- I don't have a good answer—tourists tend to get defensive when approached. Maybe improve Eliminate mother vehicle use on beaches, signage, provide litter bags, increase volunteer beach clean-up presence
- Keep cars off beach
- More signage to respect bluffs and beaches, larger signs to not enter areas along bluffs and areas not designated for motor vehicles
- More interpretive signage and education for visitors and residents; stop allowing parking on the beach
- Pack it in—pack it out signs with pictures of sand toys
- Prohibit any vehicles at any time except for emergencies or to clean up. This is also a safety issue.
- Protect them from over-tourism, especially beaches, tide pools and cliffs
- Public awareness of rules associated with marine reserve. Education about the reserve. Ban fireworks. Increase enforcement or laws protecting wildlife
- Pursue state/federal funding, conduct fundraising
- Restrict vehicles from beach—offer other access methods for disabled
- Stop vehicles on the beach
- The canal areas are undefined, as are areas along the rivers and creeks. More protection signs along the creeks, Baldy, Nelscott creeks, north end, and Cutler City area
- Vehicles do not belong on beaches; drones flying over natural habitat is also a concern. Fireworks on our beaches has spiraled out of control and horrible for all of our beaches
- We must constantly reassess impacts to protect the shore, beach and estuaries.

What are your thoughts on what to do to increase protection of **natural resources**, such as wildlife habitat and riparian areas within our City limits?

- Add more cleaning/restoration crews
- Community engagement and events. We need to want to protect these things ourselves and feel we have some power to do that
- Don't sell off properties
- Educate visitors about the fragility of wildlife and riparian areas.
- Enforce leash laws
- Fewer people on septic
- Fine people for leaving trash on the beach, host beach cleanup events
- Help Devils Lake
- Improve water quality from rivers and streams
- Improve water quality in Devils Lake and D River
- Increase cooperation with OSP wildlife troopers. Mitigate pollution associated with Hwy 101 traffic
- Increase setbacks from them
- Inspect restaurants near creeks/riparian areas to see if they are dumping grease and wastewater
- It is important to me that these habitats are protected—I am a birder and volunteer with COASST and Audubon
- Keep trails out of these areas. Signage that it is a protected area, no allowance of public use
- Patrols for transient camps and litter
- People are destroying woods to build more buildings
- Place cameras to catch littering
- Provide wildlife crossings; there are many deer that cross heavily used roadways
- Purchase wetland ds in Urban Growth Boundary, easements with County, do more than DSL requires
- Remove invasive species
- Require adequate setbacks around those areas
- Seek additional resources
- Significant wetlands should be protected
- Stop development and protect habitat
- Stop development and protect habitat
- The skate park, parks like Regatta as well as children's parks scattered around need way much more protection
- There are large amounts of debris and litter everywhere; it may be a good ideas to have more beach clean-ups
- There is always room to improve in this area
- We are supposed to be in a nature preserve here in Roads End and too many vacationers are allowed in, disturbing the wildlife
- We need more protection during and after tourist season because nature areas get trashed with so many people using them
- Wetland protection is very important because Lincoln City is known for this
- With more population we have to be more vigilant
- Work with local agencies particularly regarding the lake

GENERAL COMMENTS

COMMENTS ON THE POSITIVE SIDE

- I love Lincoln City. She is comfy and has amazing access to the outdoors. I'd love to see walkability increased with sidewalks, more playgrounds, better lighting for pedestrian safety at night, and more signaled crosswalks. Our community really needs more resources for preschoolers and toddlers, especially more reliable childcare.
- I love living in Lincoln City. It's a small, very friendly community. The perfect place to retire. I am a very happy resident that is extremely glad she chose Lincoln City to be her retirement home.
- Thank you for allowing us to participate. Lincoln City has been our go-to place since childhood. Now we are recent full time residents. Our desire is to take part where we can in order to keep this fine coastal town growing as a community and as a place to welcome future generations
- Thank you for offering this questionnaire. I really hope the community's voice will be heard. I was born and raised in Lincoln City. Raised a family here, volunteered for the City. I love this town and would love to see more energy put towards young people
- Thank you for the opportunity to answer these questions. We have a very good city council who care about their constituents and a new city manager, plus we finally have a city planner we trust. We have high hopes they will listen to those who live here.
- Thank you for this survey—we haven't been here long enough to be familiar with some aspects but look forward to learning more
- This is a good city and thank you for looking to the future.
- We just moved here because of the feel and vibe of the city. It feels it cares about its future and promoting growth. That should be maintained and its vibrancy encouraged. The expansion of housing options could be key to maintaining this trajectory of growth and should be of high priority along with the current priorities. Expanding the city's ability to handle high traffic also seems like a good idea. Otherwise keep up the work that is already being done.

COMMENTS REGARDING TOURISM/RESIDENT BALANCE

- I love the hashtag "7 miles of smiles". That needs to be on the entrance signs to LC. It gives a feeling of joy and friendliness. Signs that say drug free are getting old. Everyone touts that yet drugs remain. Newport has small signs that hang down on their entrance sign that says "State Champion 2021..." We should have small signs that say "Tree City USA", "Nature Trails" Audubon Tours, etc. Let people know we are a vibrant community that's about more than just tourism. Trim the bushes in front of the signs so all is visible.
- I would like to see the City help champion tourism and how it can make Lincoln City a great place to live and work along with being a great visitor destination. I feel like tourism is often vilified among local sentiment, blamed as the root cause of many problems when it is the lifeblood of our town. Balance is important.
- Lincoln City is on the verge of becoming a great beach town. It needs a bit of a facelift, especially along Highway 101. It needs more young entrepreneurs to create unique fun experiences for visitors and residents alike. The danger is in restricting tourism, impeding revenue from tourism-related taxes and going backward. Empty storefronts, fewer restaurants, not enough money for Parks would be the result of fewer tourists. Having a great town goes hand-in-hand with a healthy tourism economy. Plus, the better the town gets the more upscale and family-oriented our visitors will be. I

live in the midst of vacation rentals and they have been almost exclusively families here to have fun. Their laughter is a pleasant background for us as the only full time residents on a street of VRDs.

- Not that great of a place to live. People from here don't want change and appear to be content with the poor condition of the buildings and the poor condition of their lives. Then the retired people are completely entitled-a lot from California. The shops here don't have anything worth purchasing. No Fred Meyer, no Target. No cute boutiques or gift shops. Very sad. We eat a lot at Depoe Bay, Newport and Side Door Café. It's just a small town with a small-town attitude and some really narrow minded people. No one is friendly except the tourists and the people from here seem to hate the tourists. Sad since the tourists pay for quite a few of the jobs here.
- Our community needs to serve year-rounder's as well as tourists; both can be served by enhancing walkability, promoting business, and taking pride in our community appearance.
- Thank you for considering the people that work here. We need to gear everything toward them, tourists/retirees should come second or young working adults and young families will choose to move away.

ADDITIONAL HOUSING COMMENTS

- Affordable housing and other support for those of lesser means needs to be the short-term priority of city.
- Get affordable housing built and work towards cultivating a community that isn't so car reliant.
- I am retired and rent, but am concerned about soon being priced out of LC. The company that owns my home is in another state.
- I'm worried about all the homeless. Many residents have stereotyped them as people not willing to work, as drug addicts and alcoholics.
- It amazes me how one person's business can have such a detrimental effect on an entire community's housing situation. I know too many people who have been kicked out of a long term housing situation, live under unacceptable conditions, or are unable to even communicate with their landlord. Unacceptable long-term housing is tolerated at this point because people are happy to not sleep in their cars.
- My wife and I have been frustrated. We are not sure how long we will be allowed to rent where we are and unable to find a reasonably priced piece of property than can be built on for a reasonable cost. We have an excellent credit rating, make about \$60 k per year and still can't afford what's available.
- Promote duplexes, auxiliary units on existing properties. Encourage downtown redevelopment. Old dilapidated buildings could be torn down and replaced by commercial business on first floor, apartments on second and third floor. Make the main part of town look more spiffy. Implement uniform design standards.

COMMENTS REGARDING PUBLIC FACILITIES

- Consider building two story parking structure in downtown area to alleviate parking problems. More parking is needed and slower speed limits throughout the City. Reduce number of crosswalks. Have them only at formal intersections with crossing signs.
- Development of pickle ball courts would be most appreciated.
- Expand sewer service

- Highway 101 is a major obstacle to development of proper active uses in Lincoln City. We are missing many good business growth opportunities because of this
- Please enforce the leash laws on the beach. Mainly the work on areas like 15th and Roads End. It's not okay for dogs to be off leash in areas other than the dog park
- The City needs more public restrooms. Even if they are only portable restrooms through local contract
- This city does nothing to support a senior center and seniors as a whole. We put a lot of resources into activities for youth and younger adults yet the city wants to rid itself of the senior center. It is wrong and disappointing. Newport values its seniors
- We must expand community access to the swimming pool for families and children or build another one. We must not overlook promoting wading areas in D River. God knows you spend enough money monitoring water quality. I wish Hostetler Park could be utilized and beautified and wish someone would tackle all the different agencies claiming jurisdiction.
- We need more action given to making the city and its amenities (including outdoor venues) accessible through adequate disabled parking spots, paved/safe trails, easy access to parks and public spaces/buildings

GENERAL COMMENTS/VARIOUS

- Aesthetics drives people to visit and stay. Cannon Beach and Gearhart are fundamentally no prettier than Lincoln City but their aesthetics draw people. It could be said that they are overdeveloped and lacking in retail and grocery shopping etc and that is one reason we bought in Lincoln City But Lincoln City has become more and more dreary and run down. Beach access is poor. Boating access is nonexistent.
- As a parent, the homeless population near some of the parks makes me uncomfortable letting my kids go there.
- Better evacuation system. Work with State to improve more than 1 lane path out of our town
- Coast Ave needs speed bumps; cars treat it like a race track.
- I believe our historic neighborhood should be preserved (Nelscott).
- In a perfect world Lincoln City would wrap around the lake and we would have neighborhoods and industry on the back side of the lake.
- It seems incomplete and doesn't cover important things like emergency preparedness and community health. Adequate number of physicians. Adequate number of and distribution of pharmacies
- Making all fireworks illegal is a step in the right direction
- Many questions on this survey seem leading.
- More crosswalks. We have 2 in Taft to cross 101. We need protective seating to catch the bus. Seating on a generator and standing in the rain for seniors is not a welcoming sight on Highway 101
- Please consider applying equity, diversity and inclusion into the Comprehensive Plan
- So why are our taxes so high?
- Thank you for doing this. Please keep the planning effort, progress, and decisions as transparent as possible. I'm not sure what the City code calls for but I think we could do a lot more to promote responsible use of the marine and beach areas; highlight how to avoid damaging, endangering animals anti-littering facilities and signage, etc. Also I think bus service could be expanded/improved to give visitors and working people more ways to get around without driving up and down 101. Why

not pilot a trolley or other vehicle to move people through town? Also we need to ask downtown businesses to improve their look. I like what is going on in Taft. It's the only business area that looks halfway decent. Why not require new businesses to add green space on HWY 101. Florence looks much better than Lincoln City and I think it is because businesses have trees and shrubs in planted areas in front on HWY 101.

- We have been residents for 40 years, raised our family here. We are very concerned with Highway 101 traffic, doing away with the Center lanes was a horrible Idea. Feeling safe in our community has gone way down. Police presence, etc., and community with the public. Vacation Rentals have had a huge impact on livability in our City. That part has been especially maddening. The allowance of these businesses in neighborhoods, all over. They strip the city's resources of water, power, roadways, police, hospitals, they need to contribute monetarily for the impact they have already made on our City and County. I do not believe our City can handle any more of these mini hotel businesses.
- We need to support employment growth opportunities; productivity advances and regulations have reduced fishing and logging employment numbers. It should be employment, not just revenue for City/County

Council Communication

Cascade Head City Council Presentation

Meeting Date:	August 22, 2022	Primary Staff Contact:	Daphnee Legarza
Department:	Administration	E-Mail:	DLegarza@lincolncity.org
Secondary Dept:		Secondary Contacts:	
Approval:	Daphnee Legarza	Estimated Time:	15 minutes

Duncan Berry, Volunteer Co-Director and Dan Twitchell with the Cascade Head Biosphere Collaborative (CHBC) will present some general information about the organization and highlight their upcoming 5-year plan.

Council Communication

Lincoln City Senior Center Presentation

Meeting Date:	August 22, 2022	Primary Staff Contact:	Daphnee Legarza
Department:	City Council	E-Mail:	DLegarza@lincolncity.org
Secondary Dept:	City Attorney	Secondary Contacts:	
Approval:	Daphnee Legarza	Estimated Time:	15 min

Question:

Should the City Council approve the waiver of the fees for the Senior Center for the hours of 4PM - 9PM during FY2022-2023.

Staff Recommendation:

Staff recommends the Council listen to presentation and makes a decision about waiving fees for the hours of 4PM - 9PM for the City space utilized by the Senior Center

Authority:

Article XI, Section 9 of the Oregon Constitution prohibits a county or city from raising money for or loaning its credit to or in aid of any company, corporation or association. Local governments are generally permitted to make a donation to a not-for-profit entity - 501(c)(3) organization - this is generally occurs as part of the local budget process.

Background:

City facilities are first reserved for City run programs. However, when city facilities are not being used they can be rented. In 2014, the City updated City Parks and Recreation regulations. The regulations allow for exclusive use permits for rental of city facilities. The permit process is nondiscriminatory and available to for-profit and not-for-profit groups for a fee.

The City administers the permit process for rental of indoor and outdoor public spaces on a non-discriminatory basis, that is, we do not discriminate in permitting decisions based upon characteristics like race, sex, national origin, age, gender identity, or physical disability.

Since the regulations were established in 2014, the Parks and Recreation Department

has worked to bring groups into compliance, so that now, any entities wanting exclusive use of a public facility must obtain exclusive use permits, with requisite permit protections, indemnities, insurances and payment of fees and charges (as established by Council resolution).

It is contrary to the Oregon Constitution for government to simply give city funds or resources to individuals or corporations. There are certain exceptions, one of which is the donation of public funds or resources to other governmental entities or to not-for-profit entities. Except for disposition of public property following findings and processes identified in state law (e.g. Helping Hands conveyance), donations of public funds or resources to a not-for-profit entity is generally discussed and budgeted during the annual local budget process.

As of July 12, 2021, the LC City Council desires to annually discuss, budget for, and possibly donate the cost of the City room facilities at the Community Center utilized by the not-for-profit "Lincoln City Senior Center Incorporated." This tie to the budget process generally guarantees that a not-for-profit such as the Senior Center is maintaining its non-profit status, operating in the public interest, and is providing actual services to the community (that is, it is not simply functioning as a private club).

On July 12, 2021, the City Council voted to waive fees for the Senior Center 501(c)(3) use of City facility for fiscal year 21-22. Any decision for future fiscal years will be based upon a presentation by the Senior Center 501(c)(3) to City Council, to inform Council of their programs and offerings.

In July 2021, the LC Parks and Recreation Dept. agreed to the Senior Center request to issue a 5 year permit from July 1, 2021 to June 30, 2026, with the following express conditions:

- Subject to payment or waiver of fees by City Council on an annual basis,
- Subject to annual agreement to exclusive hours of use,
- Yearly insurance must also be provided.

On May 9, 2022, the Lincoln City Senior Center President and Secretary presented to City Council. The presentation did not specifically address programs and activities

provided by the not-for-profit in relation to the hours requested to be reserved. The City Council asked the Senior Center to return at another Council meeting, to present more information, including their programs and community offerings. Staff met with the Senior Center President and Secretary to express the need to address programming for the space and times requested. The annual report filed with the State of Oregon for the 501(c)(3) organizations states that the organization provides "a community focal point where seniors may gather for recreation, services, learning and activities."

On June 13, 2022, the Lincoln City Senior Center President presented to City Council and received a waiver of fees for FY 2022-23 Lincoln City Senior Center from 7AM-4PM only and requested a follow-up presentation regarding programming for the evening hours.

Council Options:

- Approve the Waiver of the Fees for the Senior Center During FY2022-2023 for the hours of 4PM- 9PM.
- Do Not Approve the Waiver of the Fees for the Senior Center During FY2022-2023 for the hours of 4PM - 9PM.
- Continue the matter and request more information.

Financial Impact

LC Parks and Recreation has Council-approved rentals fees for Parks and Recreation facilities, including the Community Center.

Potential Motions:

- Motion to Approve the Waiver of the Fees for the Senior Center during FY 2022-2023 for the hours of 4PM - 9PM, or
- Motion to Not Approve the Waiver of the Fees for the Senior Center during FY 2022-2023 for the hours of 4PM - 9PM
- Motion to continue to _____ and request additional information on the following:_____.

Council Communication

CPA ZC 2022-07 Spyglass Ridge (cont. to Oct. 24, 2022)

Meeting Date:	August 22, 2022	Primary Staff Contact:	AnneMarie Skinner
Department:	City Council	E-Mail:	ASkinner@lincolncity.org
Secondary Dept:		Secondary Contacts:	
Approval:	Daphnee Legarza	Estimated Time:	

The public hearing has been continued to October 24, 2022, at the request of the applicant.

Council Communication

Alternative Contracting Method for Pool Re-Grouting Project

Meeting Date:	August 22, 2022	Primary Staff Contact:	Stephanie Reid
Department:	Public Works	E-Mail:	SReid@lincolncity.org
Secondary Dept:	Parks and Recreation	Secondary Contacts:	
Approval:	Daphnee Legarza	Estimated Time:	10 minutes

Question:

Following the public hearing, should the City Council authorize an exemption (by Resolution later on this Agenda) to the competitive bidding process for the Pool Re-Grouting Project?

Staff Recommendation:

Staff recommends that the City Council conduct the public hearing and approve Resolution 2022-35 (later on the Agenda) authorizing an exemption to the competitive bidding process for Pool Re-Grouting Project.

Authority:

Exemptions are allowed under ORS 279C.335 (2) providing the agency seeking an exemption follow the required procedures including preparing findings for the exemption. See statutory text on Resolution staff report.

Background:

See supporting Materials (including findings) under Resolution 2022-35 later on this Agenda.

The Community Center Pool needs to be re-grouted, the existing grout is dissolving. We believe the existing grout was used when the original pool tile (which was $\frac{3}{4}$ inches thick) was overlaid with a 2-inch thick tile and re-grouted. This was done probably 20 years ago, but there aren't any good records to confirm.

Council Options:

After the August 22, 2022 public hearing take action on Resolution later on this Agenda:

- Council may approve Resolution 2022-35 and authorize an exemption to the competitive bidding process for the Pool Re-Grouting Project based on the draft findings.
- Council may approve Resolution 2022-35 and authorize an exemption to the competitive bidding process for the Pool Re-Grouting Project and modify the draft findings.
- Council may disagree with the findings and direct staff to procure the contract under the competitive bidding process.

Potential Motions:

See Resolution 2022-35.

Attachments:

Exemption Public Notice

Attachments:

Exemption Public Notice (PDF)

**NOTICE OF PUBLIC HEARING
CITY OF LINCOLN CITY BEST VALUE CONTRACTING
COMPETITIVE BIDDING EXEMPTION**

Notice is hereby given that the City Council of Lincoln City will hold a public hearing to take oral and written comments on the City's draft findings in support of an exemption from competitive bidding under ORS 279C.335 for the Pool Re-grouting Project.

The City is requesting the exemption from competitive bidding to allow the use of a procurement method that presents an alternative to the traditional low-bid method of contracting. The method known as Best Value or Source Selection awards projects to the contractor offering the best combination of price, technical qualifications, technical approach. The City's evaluation and scoring of competing contractor's technical qualifications and technical approach components, combined with comparison of the contractor's price component will be the basis of award.

The project is located the Community Center, 2150 NE Oar Place, Lincoln City, Oregon.

The draft findings may be viewed on Lincoln City's website at www.lincolncity.org. Copies of draft findings may be obtained at a cost of 30 cents per page.

Public Hearing Information

Date: August 22, 2022

Time: City Council Meeting, 6:00 PM*

Place: City Council Chambers, 801 SW Highway 101, 3rd Floor
Lincoln City, Oregon

**(This is a regularly scheduled City Council meeting, and the public hearing will not be the first item on the agenda.)* Comments must be submitted in writing by noon on August 17, 2022 to be included in the City Council packet. Written comments received after noon August 17, 2022 will be provided to City Council at the hearing. Any person may provide oral or written comments to the City Council at the August 22, 2022 hearing. Written comments should be addressed to:

Comments on the Draft Findings should be addressed to:

Stephanie Reid, Public Works Director/City Engineer
Public Works Department
P.O. Box 50
Lincoln City OR, 97367

Date of Publication: August 8, 2022	Daily Journal of Commerce
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Council Communication

Resolution 2022-31 - SDC Deferral 4647 and 4669 NE Union Loop

Meeting Date:	August 22, 2022	Primary Staff Contact:	AnneMarie Skinner
Department:	City Council	E-Mail:	ASkinner@lincolncity.org
Secondary Dept:		Secondary Contacts:	
Approval:	Daphnee Legarza	Estimated Time:	

Question:

Should the City Council approve Resolution 2022-31 entitled:

RESOLUTION NO. 2022-31

A RESOLUTION OF THE CITY OF LINCOLN CITY IMPLEMENTING LCMC 13.08.095 REGARDING DEFERRAL OF SYSTEM DEVELOPMENT CHARGES; APPROVING AN APPLICATION BY HABITAT FOR HUMANITY OF LINCOLN COUNTY FOR THE DEFERRAL OF PAYMENT OF SYSTEM DEVELOPMENT CHARGES FOR DEVELOPMENT OF TWO SINGLE UNIT DWELLINGS APPROVED UNDER PERMIT NUMBERS 521-21-000687-STR AND 521-21-000688-STR ON REAL PROPERTY ADDRESSED AS 4647 NE UNION LOOP AND 4668 NE UNION LOOP, LINCOLN CITY, OREGON, RESPECTIVELY.

Staff Recommendation:

Staff recommends approval of Resolution 2022-31.

Authority:

13.08.095 Deferrals.

A. The city council may approve an application for deferral of the requirement to pay systems development charges, or for continuation of an approved deferral, for a qualified entity that meets all the following criteria:

- 1. The use proposed by the applicant fits within a type of use identified by the city council by resolution as lacking in the city and urgently needed, such as child care;*
- 2. The use serves a widespread community need, as identified by the applicant;*

3. *The deferral applicant is a nonprofit corporation, or any agency or subdivision of the federal, state or local government, or a private entity that has committed to the proposed use in a binding executed agreement with the city (e.g., a 30-year affordability covenant for workforce housing);*

4. *The applicant demonstrates the need for financial support to develop the use;*

5. *The applicant demonstrates local support for the use, such as through fundraising for the use;*

6. *The development will occur on property located within the city limits;*

7. *The applicant agrees to enter into an agreement to pay systems development charges if the city approves the application.*

B. An application for deferral of payment of systems development charges or a continuation of a deferral shall be submitted to the city manager for review. The city manager shall review the application and make a recommendation to the city council, which in its discretion may approve or deny the application, decline to take action, or take other action such as requesting additional information.

C. Any approval of an application for deferral or continuation of a deferral under this section shall be contingent on the city and the applicant entering into an agreement in which the applicant acknowledges the terms of the deferral and agrees to pay systems development charges in the amount calculated at the time the use no longer qualifies for deferral, as specified in subsection (D) of this section. If the applicant is not the property owner, the property owner will be required to consent to the deferral application and sign the agreement. The agreement shall be recorded and shall run with the land.

D. The deferral will apply until such time as a new use occupies the building that was constructed in conjunction with an approved deferral. If the new use would not meet the application criteria to qualify for continuation of the deferral of system development charges, prior to use or occupancy of the facility by a new use all applicable system development charges shall be paid. The system development charges owed will be based on the approved schedule and methodology of system development charges in effect for the new use at the time of occupancy.

E. The city council may approve a deferral of payment of systems development charges under this section for up to 10 years, with possible extensions of time as approved by the city council, provided the use continues to qualify for deferral. (Ord. 2016-01 § 2; Ord. 2011-05 § 1)

Background:

Habitat for Humanity of Lincoln County submitted an application to the Lincoln City City Council for deferral of system development charges pursuant to LCMC 13.08.095. Per LCMC 13.08.095.B., the application materials have been forwarded to the City Manager for review and recommendation.

Analysis

The city council may approve an application for deferral of the requirement to pay systems development charges, or for continuation of an approved deferral, for a qualified entity that meets all the following criteria:

- 1. The use proposed by the applicant fits within a type of use identified by the city council by resolution as lacking in the city and urgently needed, such as child care;**

The proposed use is affordable housing. The Council has previously acknowledged the urgent need for affordable housing.

- 2. The use serves a widespread community need, as identified by the applicant;**

The widespread community need that these projects is fulfilling is providing an avenue for affordable housing for two low-income families.

- 3. The deferral applicant is a nonprofit corporation, or any agency or subdivision of the federal, state or local government, or a private entity that has committed to the proposed use in a binding executed agreement with the city (e.g., a 30-year affordability covenant for workforce housing);**

Habitat for Humanity of Lincoln County is a nonprofit corporation, EIN 93-1172258.

- 4. The applicant demonstrates the need for financial support to develop the use;**

Being a nonprofit, Habitat for Humanity relies on grants, donations, discounts, and volunteer work to sustain the work being done.

- 5. The applicant demonstrates local support for the use, such as through fundraising for the use;**

The local community has demonstrated support for both of these houses through financial contributions.

- 6. The development will occur on property located within the city limits;**

The two new detached dwellings are located within the City Limits of the City of Lincoln City. The criterion is met.

7. The applicant agrees to enter into an agreement to pay systems development charges if the city approves the application.

The applicant has indicated they are willing to enter into an agreement with the city in accordance with the terms of the Ordinance (i.e. by the acknowledging the terms of the deferral ordinance and resolution, and the applicant agrees to pay SDC charges should the terms of the deferral ordinance and the Resolution be violated or the deferral expires). The Resolution will be recorded in the City's Electronic Lien Record. The criterion is met.

B. An application for deferral of payment of systems development charges or a continuation of a deferral shall be submitted to the city manager for review. The city manager shall review the application and make a recommendation to the city council, which in its discretion may approve or deny the application, decline to take action, or take other action such as requesting additional information.

The City Manager recommends approval of the Deferral Resolution.

C. Any approval of an application for deferral or continuation of a deferral under this section shall be contingent on the city and the applicant entering into an agreement in which the applicant acknowledges the terms of the deferral and agrees to pay systems development charges in the amount calculated at the time the use no longer qualifies for deferral, as specified in subsection (D) of this section. If the applicant is not the property owner, the property owner will be required to consent to the deferral application and sign the agreement. The agreement shall be recorded and shall run with the land.

The SDC deferral resolution includes the agreement and will be recorded in the electronic lien record and run with the land.

D. The deferral will apply until such time as a new use occupies the building that was constructed in conjunction with an approved deferral. If the new use would not meet the application criteria to qualify for continuation of the deferral of system development charges, prior to use or occupancy of the

facility by a new use all applicable system development charges shall be paid. The system development charges owed will be based on the approved schedule and methodology of system development charges in effect for the new use at the time of occupancy.

The SDC deferral resolution includes reference to this Code provision on change of use.

E. The city council may approve a deferral of payment of systems development charges under this section for up to 10 years, with possible extensions of time as approved by the city council, provided the use continues to qualify for deferral. (Ord. 2016-01 § 2; Ord. 2011-05 § 1)

The SDC deferral resolution will be recorded and effective for ten (10) years and may only be extended by Resolution (also recorded) of the Council should the use continue to qualify.

Financial Impact:

The below table outlines the budget line items impacted and total amounts:

Line Item	Account #	Financial Impact
Water Reimbursement	233-000-4404101	\$3,278.00
Water Improvement	234-000-4404111	\$1,250.00
Sewer Reimbursement	253-000-4404201	\$5,488.00
Sewer Improvement	254-000-4404211	\$2,876.00
Parks System Charge	271-000-4404111	\$4,572.00
Transportation Fee	212-000-4404001	\$1,588.00
Water Meter Cost	221-000-4405030	\$300.00
Total		\$19,352.00

Council Options:

Approve the Resolution.

Do not approve the Resolution.

Continue the matter and request additional information.

Financial Impact

Deferral of SDC amounts stated herein.

Potential Motions:

Move to approve Resolution 2022-31.

Move to reject the proposed Resolution.

Attachments:

Resolution 2022-31 Habitat (DOC)

SDC Deferral Request - HFHLC Garden Estates Project 7.15.22(PDF)

Garden Estates Exhibit A (PDF)

Garden Estates Exhibit B (PDF)

RESOLUTION NO. 2022-31

A RESOLUTION OF THE CITY OF LINCOLN CITY IMPLEMENTING LCMC 13.08.095 REGARDING DEFERRAL OF SYSTEM DEVELOPMENT CHARGES; APPROVING AN APPLICATION BY HABITAT FOR HUMANITY OF LINCOLN COUNTY FOR THE DEFERRAL OF PAYMENT OF SYSTEM DEVELOPMENT CHARGES FOR DEVELOPMENT OF TWO SINGLE UNIT DWELLINGS APPROVED UNDER PERMIT NUMBERS 521-21-000687-STR AND 521-21-000688-STR ON REAL PROPERTY ADDRESSED AS 4647 NE UNION LOOP AND 4668 NE UNION LOOP, LINCOLN CITY, OREGON, RESPECTIVELY

RECITALS

The City Council adopted Ordinance 2011-05 on March 14, 2011, establishing criteria for qualified uses subject to deferral of payment of system development charges.

Ordinance 2011-05, codified at LCMC 13.08.095, amended Chapter 13.08 to allow for deferral of system development charges for certain uses that meet adopted criteria, including but not limited to a use "identified by the city council by Resolution as lacking in the city and urgently needed."

Affordable housing is desperately needed in the City of Lincoln City.

The homes will be built in partnership with two low-income families currently living in Lincoln County using resources from the state and our local community, including LIFT funding from the State of Oregon. Once completed, the families will purchase the homes through an affordable mortgage and Habitat for Humanity of Lincoln County (HFHLC) will maintain ownership of the land, leasing it to the homeowners on a long-term basis. Deeds will include a restriction that limits sale of the homes to low-income households at 80% AMI or less. The sales agreement will include a shared equity formula that dictates the sales price for each home, ensuring the homes remain in the affordable housing inventory in perpetuity.;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LINCOLN CITY, AS FOLLOWS:

SECTION 1. RECITALS.

The above recitals and the recitals set forth in the August 22, 2022 staff report, are true and correct and are incorporated herein by this reference.

SECTION 2. AFFORDABLE HOUSING IDENTIFIED AS URGENT NEED.

Based on the Findings set forth in the whole record and referenced in Section 1 above, the City Council finds and determines that the proposed affordable housing use, is lacking and urgently needed in the City of Lincoln City.

SECTION 3. APPLICATION FOR DEFERRAL OF PAYMENT OF SYSTEM DEVELOPMENT CHARGES.

The City Council makes the following findings of compliance concerning the application submitted by deferral applicant Habitat for Humanity:

Analysis

The city council may approve an application for deferral of the requirement to pay systems development charges, or for continuation of an approved deferral, for a qualified entity that meets all the following criteria:

1. The use proposed by the applicant fits within a type of use identified by the city council by resolution as lacking in the city and urgently needed, such as child care;

These projects, providing for affordable housing for low-income families are urgently needed in the City. The criterion is met.

2. The use serves a widespread community need, as identified by the applicant;

The most significant issue facing the City of Lincoln City is housing. This affordable housing use will serve a widespread community need for affordable housing and workforce housing. Lincoln City is also addressing workforce housing through this project because the tourism-based economy tends to have part-time and minimum-wage jobs that results in greater need for affordable housing for the local workforce at all income levels. This housing project will serve people at 80% of area median income. Associated deed, covenants, notes, and/or security instruments will require the use to be restricted to affordable housing. The criterion is met.

3. The deferral applicant is a nonprofit corporation, or any agency or subdivision of the federal, state or local government, or a private entity that has committed to the proposed use in a binding executed agreement with the city (e.g., a 30-year affordability covenant for workforce housing);

The deferral applicant Habitat for Humanity, a 501(c)(3) Oregon Non-Profit. The entity receiving the deferral is committed via (covenants required by funding) to provide the needed affordable housing. See Oregon Secretary of State Corporations Division Registration No. 202579-11. HFHLC is a nonprofit corporation, EIN 93-1172258. The criterion is met.

4. The applicant demonstrates the need for financial support to develop the use;

The 501(c)(3) organization has a demonstrated need for the deferral. Financial need is apparent. The criterion is met.

5. The applicant demonstrates local support for the use, such as through fundraising for the use;

Being a nonprofit, Habitat for Humanity relies on grants, donations, discounts, and volunteer work to sustain the work being done. The local community has demonstrated support for this project through financial contributions. The criterion is met.

6. The development will occur on property located within the city limits;

The project is located within the City Limits of the City of Lincoln City. The criterion is met.

7. The applicant agrees to enter into an agreement to pay systems development charges if the city approves the application.

The applicant has indicated they are willing to enter into an agreement with the city in accordance with the terms of the Ordinance (i.e. by the acknowledging the terms of the deferral ordinance and resolution, and the applicant agrees to pay SDC charges should the terms of the deferral ordinance and the Resolution be violated or the deferral expires). The deferral is recorded in the city Electronic Lien Record. The criterion is met.

B. An application for deferral of payment of systems development charges or a continuation of a deferral shall be submitted to the city manager for review. The city manager shall review the application and make a recommendation to the city council, which in its discretion may approve or deny the application, decline to take action, or take other action such as requesting additional information.

The City Manager recommends approval of the Deferral Resolution.

C. Any approval of an application for deferral or continuation of a deferral under this section shall be contingent on the city and the applicant entering into an agreement in which the applicant acknowledges the terms of the deferral and agrees to pay systems development charges in the amount calculated at the time the use no longer qualifies for deferral, as specified in subsection (D) of this section. If the applicant is not the property owner, the property owner will be

1 **required to consent to the deferral application and sign the agreement. The**
 2 **agreement shall be recorded and shall run with the land.**

3
 4 The SDC deferral resolution includes the agreement and will be recorded and run with
 5 the land.

6
 7 **D. The deferral will apply until such time as a new use occupies the building that**
 8 **was constructed in conjunction with an approved deferral. If the new use would**
 9 **not meet the application criteria to qualify for continuation of the deferral of**
 10 **system development charges, prior to use or occupancy of the facility by a new**
 11 **use all applicable system development charges shall be paid. The system**
 12 **development charges owed will be based on the approved schedule and**
 13 **methodology of system development charges in effect for the new use at the time**
 14 **of occupancy.**

15
 16 The SDC deferral resolution includes reference to this Code provision on change of use.

17
 18 **E. The city council may approve a deferral of payment of systems development**
 19 **charges under this section for up to 10 years, with possible extensions of time as**
 20 **approved by the city council, provided the use continues to qualify for deferral.**

21
 22 The SDC deferral resolution will be recorded and effective for ten (10) years and may
 23 only be extended by Resolution (also recorded) of the Council should the use continue
 24 to qualify.

25
 26 **SECTION 4. APPROVAL OF APPLICATION FOR DEFERRAL OF PAYMENT OF SYSTEM**
 27 **DEVELOPMENT CHARGES.**

28
 29 Based on the findings set forth in Section 3 above, the City Council finds and determines that
 30 the application meets the criteria for approval in LCMC 13.08.095 and approves the request
 31 by Habitat for Humanity, to defer payment of system development charges in the amount of
 32 \$19,352.00 (as more fully set forth in **Exhibit B** attached hereto and made a part hereof by
 33 this reference), subject to the applicant's execution of the concurrence with this Resolution, as
 34 its Agreement to the terms and conditions of the LCMC 13.08.095 and this Resolution,
 35 including specifically the terms set forth in paragraphs C and D in Section 3 above.

36
 37 **SECTION 5. AGREEMENT AND DEVELOPMENT.** Execution of the Concurrence below
 38 by the undersigned applicant constitutes agreement to the terms and conditions of the
 39 ordinance [LCMC 13.08.095] and this Resolution, including specifically the Agreement of the
 40 Applicant to pay the \$19,352 System Development Charge in the event the property no
 41 longer qualifies for deferral whether by expiration of the deferral or breach of the agreement
 42 by change of use. The real property subject to the deferral of payment of system
 43 development charges as approved by this Resolution is legally described in **Exhibit A**
 44 attached hereto and made a part hereof by this reference. The Applicant acknowledges that

1 this Resolution terms and conditions shall be recorded to evidence this Agreement and the
2 Agreement shall run with the land.

3
4 **SECTION 6. EFFECTIVE DATE.** This Resolution is effective as of the date of its adoption
5 and execution by the Applicant of the Concurrence below.

6
7 **PASSED AND APPROVED** by the City Council of the City of Lincoln City, Oregon, this 22nd
8 day of August, 2022.

9
10
11 _____
12 SUSAN WAHLKE, MAYOR

13
14 ATTEST:

15
16
17 _____
18 JAMIE YOUNG, CITY RECORDER

19
20 APPROVED AS TO FORM:

21
22
23 _____
24 RICHARD APPICELLO, CITY ATTORNEY

25
26
27 CONCURRENCE / AGREEMENT TO TERMS

28
29
30 _____
31 HABITAT FOR HUMANITY

32

Exhibit A

The homes will be built on Garden Estates PUD Lot 42 and Garden Estates PUD Lot 43.

See Attached Exhibit A Legal Description.

July 15, 2022

Anne Marie Skinner
Director, Planning & Community Development
City of Lincoln City
801 SW Highway 101
Lincoln City, OR 97367

Dear City of Lincoln City Planning Department,

We are requesting an SDC deferral for our permanently affordable housing project in the Garden Estates subdivision of Lincoln City. We are developing two single family residential buildings on lots 42 and 43. Building plans and permit applications for each unit have been submitted and have been approved for lot 42, with approval for lot 43 anticipated soon.

The homes will be built in partnership with two low-income families currently living in Lincoln County using resources from the state and our local community, including LIFT funding from the State of Oregon. Once completed, the families will purchase the homes through an affordable mortgage and Habitat for Humanity of Lincoln County (HFHLC) will maintain ownership of the land, leasing it to the homeowners on a long-term basis. Deeds will include a restriction that limits sale of the homes to low-income households at 80% AMI or less. The sales agreement will include a shared equity formula that dictates the sales price for each home, ensuring the homes remain in the affordable housing inventory in perpetuity.

The following outlines how HFHLC meets the criteria for an SDC deferral:

1. The use proposed for both projects is affordable housing.
2. The widespread community need that these projects are fulfilling is providing an avenue for affordable housing for low-income families.
3. HFHLC is a nonprofit corporation, EIN 93-1172258.
4. Being a nonprofit, Habitat for Humanity relies on grants, donations, discounts, and volunteer work to sustain the work being done.
5. The local community has demonstrated support for this project through financial contributions.
6. The homes will be built on Garden Estates PUD Lot 42 and Garden Estates PUD Lot 43.

Please do not hesitate to reach out with questions or if I can be of assistance in any way. I can be reached at director@habitatlincoln.org or 541.351.8078.

In partnership,

Lucinda Taylor
Executive Director

Address: 4669 NE Union Loop		5/8" Water Meter (typ.)	
Assumed 1, 5/8" water meter for single family residence			
Type of System Development Fee (SDC)	SFR cost		Total Cost
2021 SDC	1.00		1.00
Water Reimbursement	\$1,639.00	\$1,639.00	\$1,639.00
Water Improvement	\$625.00	\$625.00	\$625.00
Sewer Reimbursement	\$2,744.00	\$2,744.00	\$2,744.00
Sewer Improvement	\$1,438.00	\$1,438.00	\$1,438.00
Parks System Charge	\$2,286.00	\$2,286.00	\$2,286.00
Transportation System Charge	\$794.00	\$794.00	\$794.00
Stormwater	\$0.03	per sf impervious	
Water Meter Intall	\$150.00		\$150.00
TOTAL SDC			\$9,676.00

Address: 4647 NE Union Loop		5/8" Water Meter (typ.)	
Assumed 1, 5/8" water meter for single family residence			
Type of System Development Fee (SDC)	SFR cost		Total Cost
2021 SDC	1.00		1.00
Water Reimbursement	\$1,639.00	\$1,639.00	\$1,639.00
Water Improvement	\$625.00	\$625.00	\$625.00
Sewer Reimbursement	\$2,744.00	\$2,744.00	\$2,744.00
Sewer Improvement	\$1,438.00	\$1,438.00	\$1,438.00
Parks System Charge	\$2,286.00	\$2,286.00	\$2,286.00
Transportation System Charge	\$794.00	\$794.00	\$794.00
Stormwater	\$0.03	per sf impervious	
Water Meter Intall	\$150.00		\$150.00

AFTER RECORDING RETURN TO GRANTOR:
 Board of Commissioners
 225 W. Olive Street, Room 110
 Newport, Oregon 97365

GRANTEE:
 Habitat for Humanity Lincoln County
 PO Box 1311
 227 NE 12th Street
 Newport, Oregon 97365

Lincoln County, Oregon
 09/12/2019 01:23:46 PM
 DOC-QCD
 - Total = \$0.00

2019-08803
 Cnt=1 Pgs=13 Stn=20



00171514201900088030130137

I, Dana W. Jenkins, County Clerk, do hereby certify
 that the within instrument was recorded in the Lincoln
 County Book of Records on the above date and time.
 WITNESS my hand and seal of said office affixed.

Dana W. Jenkins, Lincoln County Clerk



QUITCLAIM DEED

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17 CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

LINCOLN COUNTY, a political subdivision of the State of Oregon, Grantor, releases and quitclaims to **HABITAT FOR HUMANITY OF LINCOLN COUNTY, Inc., an Oregon Nonprofit Corporation**, Grantee, pursuant to ORS 271.330(2) all of its right, title and interest, including mineral rights, if any, in that parcel of real property situated in Lincoln County State of Oregon, described as follows:

LEGAL: Lot 42, Garden Estates, in the City of Lincoln City, County of Lincoln, State of Oregon

ASSESSOR'S MAP ID. 07-11-02-BA-12900

This deed is given pursuant to ORS 271.330(2)(a) and subject to the Agreement attached as Exhibit A.

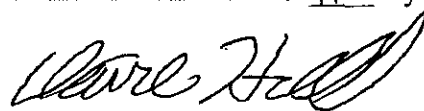
THIS PROPERTY IS SOLD "AS IS." LINCOLN COUNTY DOES NOT WARRANT TITLE TO BE FREE OF DEFECTS OR ENCUMBRANCES OR THAT FORECLOSURE PROCEEDINGS OR ANY OTHER

PROCEEDING AUTHORIZING THE ACQUISITION, SALE OR TRANSFER OF THIS PROPERTY TO BE FREE OF DEFECTS. LINCOLN COUNTY ONLY SELLS AND CONVEYS SUCH TITLE, IF ANY, AS IT HAS ACQUIRED.

The true and actual consideration paid for this transfer stated in terms of dollars is ZERO (\$0) DOLLARS.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporation and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 11th day of September 2019.


 Claire Hall, Chair

STATE OF OREGON)
) ss.
 County of Lincoln)

This Quitclaim Deed was acknowledged before me on this 11th day of September, 2019 by, Claire Hall as Chairperson of the Board of Commissioners for Lincoln County, a political subdivision of the State of Oregon.

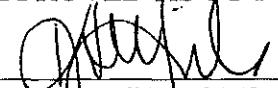

 NOTARY PUBLIC FOR OREGON
 My Commission Expires: 9 | 28 | 21

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Habitat for Humanity of Lincoln County
 PO Box 1311
 227 NE 12th Street
 Newport, Oregon 97365



APPROVED AS TO FORM:


 COUNTY COUNSEL

profits use the donated property for low income housing. For purposes of this Agreement, "Low Income Housing" or "LIH" means either using the real property for the purpose of providing low income rental unit(s) to persons or families with incomes adjusted for family size at or below 60% of the median income ("Eligible Individuals"); or using the real property for providing home ownership opportunities to eligible persons or families with incomes adjusted for family size at or below 80% of the median income in Lincoln County, Oregon ("Eligible Buyers").

C. HHLC is an Oregon nonprofit corporation and is qualified under ORS 271.330(2) to receive the donation of tax foreclosed property by the County for use as low income housing.

D. The County has agreed to donate to HHLC certain real property "AS IS, WHERE IS", that is located at:

07-11-02-BA-12900

Garden Estates-PUD, Lot 42, DOC201110269

Lot 42, Garden Estates Subdivision, in the City of Lincoln City, County of Lincoln, State of Oregon

07-11-02-BA-13000

Garden Estates-PUD, Lot 43, DOC 200914011

Lot 43, Garden Estates Subdivision, in the City of Lincoln City, County of Lincoln, State of Oregon

hereinafter referred to as "the Property."

E. The consideration for the donation of the Property is HHLC's stipulation and commitment as evidenced by its duly authorized representative's signature below, to use the Property solely for low income housing purposes for a period of not less than thirty (30) years from the date of transfer.

F. The restrictions contained herein are intended to provide for the use of the Property as the primary residence of Eligible Individual(s) or Eligible Buyer(s) for a period of 30 years from the recording date of this instrument, as further provided herein. It is the policy of the County to ensure that safe, decent and affordable housing is made available to qualifying individuals at affordable prices throughout the entire term of this Agreement in order to ensure the long-term availability of affordable housing in Lincoln County, Oregon.

G. Further, the Parties stipulate that the Property has not been the subject of any examinations or inspections at the time of this transfer and their existing condition are unknown, and that the transfer of the Property is "AS IS, WHERE IS".

H. HHLC agrees to develop and complete construction within 5 years from the date of this Agreement. Substantial construction means construction of a single-family dwelling on the Property, and issuance of an Occupancy Permit. If HHLC is unable to meet this term then the Parties may mutually agree to alternate terms in writing. If the Parties are unable to agree to an extension of the 5 years, the Property shall revert back to the County.

EXHIBIT A

Please place recording sticker here.

Until a change is requested, all tax statements shall be sent to the following address:

(Grantees)

HABITAT OF HUMANITY OF
LINCOLN COUNTY

PO BOX 1311
227 NE 12th STREET
NEWPORT, OREGON 97365

After recording return to:

(Granter)

BOARD OF COMMISSIONERS
225 W. OLIVE STREET, ROOM 110
NEWPORT, OREGON 97365

COVENANTS/RESTRICTIONS**LOW INCOME HOUSING AGREEMENT**

Dated: September 11, 2019

The Parties:

HABITAT FOR HUMANITY OF LINCOLN COUNTY., an Oregon nonprofit corporation, headquartered at 227 NE 12TH Street, Newport, Oregon 97365 ("HHLC") and **LINCOLN COUNTY**, a Political Subdivision of the State of Oregon, ("County"), collectively referred to herein as the "Parties," agree to all terms and conditions contained in this agreement ("Agreement").

Recitals:

A. The County, as required under state law, obtains title to real property that is foreclosed for failure to pay lawfully imposed taxes and assessments.

B. As authorized under ORS 271.330(2), the County may elect to donate property

AGREEMENT:

Therefore, in consideration of the promises and covenants set forth herein and of other valuable consideration, the receipt and sufficiency of which is acknowledged, HHLC and the County agree as follows:

Section 1: Incorporation of Recitals.

The foregoing recitals are incorporated into this Agreement by this reference.

Section 2: Representations and Warranties of HHLC.

HHLC represents and warrants as follows:

2.1 Nonprofit. HHLC is (i) a duly organized nonprofit corporation under the laws of the state of Oregon, (ii) qualified to transact business in the state of Oregon, (iii) has the power and authority to own its properties and assets and to carry on its business as now being conducted, and (iv) has the full legal right, power, and authority to execute and deliver this Declaration.

2.2 No Violation of Law or Contract. The execution and performance of this Agreement by HHLC (i) will not violate or, as applicable, has not violated any provision of law, rule or regulation, or any order of any court or other agency or governmental body, (ii) will not violate or, as applicable, has not violated any provision of any indenture, agreement, mortgage, mortgage note, or other instrument to which HHLC is a party or by which it or the Project is bound, and (iii) will not result in the creation or imposition of any prohibited encumbrance of any nature.

2.3 Financial Status. There is no action, suit, or proceeding at law or in equity, or by or before any governmental instrumentality or other agency now pending, or to the knowledge of HHLC, threatened against or affecting it, or any of its properties or rights, which, if adversely determined, would materially impair its right to carry on business substantially as now conducted and as now contemplated by this Agreement or would materially adversely affect its financial condition.

2.4 Property. HHLC covenants that it will forever defend rights hereunder and the priority of this Agreement against the adverse claims and demands of all persons.

2.5 Impositions. HHLC will pay when due all taxes, assessments, fees, and other governmental and nongovernmental charges of every nature now or hereafter assessed against any part of the Property (the "Impositions"); however, if by law any such Imposition may be paid in installments, HHLC may pay the same in installments, together with accrued interest on the unpaid balance thereof, as they become due. HHLC will furnish to County promptly on request satisfactory evidence of the payment of all Impositions. County is hereby authorized to request and receive from the responsible governmental and nongovernmental personnel written statements with respect to the accrual and payment of all Impositions. As of the date of transfer there are no ad valorem real property tax liens against the Property.

2.6 Liens. HHLC will pay when due all claims for labor and materials that, if unpaid, might become a lien on the Property.

Section 3: Property Development and Use.

3.1 Low Income Housing. The Property shall be used for Low Income Housing in accordance with this Agreement.

3.2 AS IS WHERE IS. HHLC is acquiring the Property in "AS-IS, WHERE IS" condition, subject to the following:

3.2.1 The County disclaims the making of any representations or warranties, express or implied, regarding the Property or matters affecting the Property, including without limitation, the physical condition of the Property, title to or boundaries of the Property, pest control matters, soil condition, hazardous waste, toxic substances or other environmental matters, compliance with building, health, safety, land use and zoning laws, regulations and orders, structural and other engineering characteristics, traffic patterns, and all other information pertaining to the Property.

3.2.2 HHLC acknowledges that (i) the County did not develop the Property; (ii) HHLC is a sophisticated investor, knowledgeable and experienced in the financial and business risks attendant to an investment in real property and capable of evaluating the merits and risks of entering into this Agreement and accepting title to the Property; (iii) HHLC has entered into this Agreement with the intention of making and relying upon its own (or its experts') investigation of the physical, environmental, economic and legal condition of the Property, including, without limitation, the compliance of the Property with laws and governmental regulations; and (iv) HHLC is not relying upon any representations and warranties made by the County or anyone acting or claiming to act on the County's behalf concerning the Property.

3.2.3 HHLC further acknowledges that it has not received from the County any accounting, tax, legal, architectural, engineering, property management or other advice with respect to this transaction and is relying upon the advice of its own accounting, tax, legal, architectural, engineering, property management and other advisors.

3.2.4 HHLC accepts the Property in its "AS IS, WHERE IS" condition and assumes the risk that adverse physical, environmental, economic, or other legal conditions may not have been revealed by its investigations. It is the express intent of the parties to transfer to HHLC, as between the County and HHLC, any liability that may now or in the future exist under the Comprehensive Environmental Response, Compensation and Liability Act of 1980 ("CERCLA") 42 U.S.C. § 9601 *et seq.*, the Resource Conservation and Recovery Act of 1976 ("RCRA") 42 U.S.C. § 6901 *et seq.*, the Oregon Superfund Law, ORS 465.000, the Oregon Hazardous Waste Law, ORS 466.000, or other similar environmental laws, for known or unknown environmental conditions on, under or relating to the Property.

3.5 Financing. During the term of this Agreement, HHLC shall not sell or convey the Property, or any interest therein, without the prior written consent of the County; provided, however, that HHLC may grant one or more reasonable mortgages or trust deeds

3.6 Resale. Any resale of the Property by HHLC during the 30-year term of this Agreement shall be to Eligible Individual or Eligible Buyer whose aggregate income is equal to or less than eighty percent (80%) of the area median income, as adjusted for family size, for Lincoln County, Oregon, as established from time to time during the term of this Agreement by the United States Department of Housing and Urban Development, or any successor agency ("Area Median Income"). During the 30- year term of this Agreement, all subsequent owners who desire to sell the Property may sell the Property provided that the Property is sold for occupancy as the principal residence of the purchaser or purchasers and then only to one or more Eligible Individual(s) or Eligible Buyer(s).

3.7 Occupancy. During the term of this Agreement , at least one of the then current owners or occupants of the Property, except for HHLC, shall at all times occupy the Property as his or her primary personal residence, except for such periods of time that repair, renovation, demolition or reconstruction or similar activities shall make occupancy impractical; provided that this exception shall be based on a reasonable schedule for completion of such activities, and that any undue period of vacancy shall be deemed a default.

3.8 Inspections and Documentation.

3.8.1 HHLC shall permit the County, or any duly authorized representative of the County, during normal business hours and upon reasonable notice to inspect the Property.

3.8.2 HHLC shall submit any other information, documents, or certifications requested by the County that the County in its reasonable discretion shall deem necessary or appropriate to substantiate HHLC's continuing compliance with the provisions of this Agreement.

3.9 Maintenance. HHLC shall maintain the Property in good repair, working order and condition, including without limitation maintaining the Property in compliance with any nuisance abatement standards which may apply to the Property. HHLC will not commit or suffer any waste or strip of the Property.

3.10 Damage or Destruction. If the Property or improvements on the Property are damaged or destroyed, HHLC shall use its best efforts, subject to the rights of any mortgagee, to repair and restore improvements on the Property to substantially the same condition as existed prior to the event causing such damage or destruction, and specifically with respect to damage or takings in Condemnation as provided in Section 8; and thereafter to operate the Property in accordance with the terms of this Agreement.

3.11 Environmental Compliance.

3.11.1 For purposes of this section, *Environmental Law* means any federal, state, or local law or regulation now or hereafter at any time pertaining to Hazardous Substances or environmental conditions. For purposes of this section, *Hazardous Substance* includes, without limitation, any substance that is or becomes classified as hazardous, dangerous, or

3.11.2 HHLC will not use, generate, store, release, discharge, or dispose of on, under, or about the Trust Property or the groundwater thereof any Hazardous Substance and will not permit any other person to do so, except for storage and use of Hazardous Substances (and in such quantities) as may commonly be used for household purposes, as long as those substances are stored and used in compliance with all Environmental Laws. HHLC will keep and maintain the Property in compliance with all Environmental Laws.

3.11.3 If any investigation, monitoring, containment, cleanup, or other remedial work of any kind is required on the Property under any applicable Environmental Law or by any governmental agency or person in connection with a release of a Hazardous Substance, HHLC will promptly complete all that work at HHLC's expense.

3.11.4 All representations, warranties, and covenants in this Section 3.8 are to survive beyond the term of the Agreement.

3.12 Limitations of Use. HHLC will not initiate or consent to any replatting, partitioning, or rezoning of the Property or any change in any covenant or other public or private restrictions limiting or defining the uses that may be made of the Property without the prior written consent of County, which shall not be unreasonably withheld.

Section 4: Recording and Filing; Covenants To Run With the Land.

4. Recording and Filing. This Agreement shall be recorded and filed in the Deed Records of Lincoln County, Oregon.

4.1 Covenants to Run With the Land. Upon recording and for the duration of the thirty (30) year term of this Agreement, the terms and conditions set forth in this Agreement regulating and restricting the use, occupancy and transfer of the Property (i) shall be and are covenants running with the Property, including all improvements on the Property, encumbering the Property for the term of this Agreement, binding upon HHLC's successors in title and all subsequent owners; (ii) are not merely personal covenants of HHLC and its successors and assigns; and (iii) shall bind HHLC and its successors and assigns during the term of this Agreement with the benefits inuring to the County.

4.2. Compliance with Law. HHLC agrees that any and all requirements of the laws of the state of Oregon to be satisfied in order for the provisions of this Agreement to constitute deed restrictions and covenants running with the land shall be deemed to be satisfied in full, and that any requirements or privileges of estate are intended to be satisfied, or in the alternate, that an equitable servitude has been created to insure that these restrictions run with the Property, including all improvements thereon, for the term of this Agreement. The covenants contained herein shall survive and be effective regardless of whether such contract, deed, or other instrument hereafter executed conveying the Property, or a portion thereof, provides that such conveyance is subject to this Agreement.

Section 5: Default.

5.1 Default Defined. The following shall be considered an event of default ("Event of Default"):

5.1.1 HHLC's failure to perform or comply with any term, covenant or condition of this Agreement within 30 days after written notice from the County to perform or satisfy the term, covenant or condition, or, if the performance or compliance cannot be completed within such 30-day period through the exercise of reasonable diligence, the failure to commence the required performance or compliance with diligence to completion.

5.1.2 HHLC's failure to comply with any requirement of any governmental authority having jurisdiction over the Property within 30 days after receipt of notice in writing of such requirement, or, if such compliance cannot be completed within such 30-day period through the exercise of reasonable diligence, the failure to commence the required performance or compliance with diligence to completion.

5.1.3 Any representation or warranty by HHLC herein or in any agreement executed pursuant hereto or in connection with this transaction shall prove to have been false or misleading in any material respect.

5.1.4 The occurrence of a default under any lien instrument secured by the Property or any agreement imposing restrictive covenants with respect to the Property which is not cured within any cure period provided in such lien instrument or agreement.

5.1.5 The filing by HHLC of a petition for relief under the Federal Bankruptcy Code, or any other applicable federal or state law or regulation, or the consent by it to the filing of any such petition or the consent to the appointment of a receiver, liquidator, assignee, trustee, or other similar official, of HHLC, or of any substantial part of its property, or the making by HHLC of an assignment for the benefit of creditors, or the admission by it in writing of its inability to pay its debts generally as they become due or the taking of corporate action by HHLC in furtherance of any such action.

5.1.6 The commencement of an action against HHLC seeking any bankruptcy, insolvency, reorganization, liquidation, dissolution or similar relief under any applicable federal or state law or regulation, which action is not dismissed within 60 days after commencement, or the appointment without the consent or acquiescence of CVI of any trustee, receiver or liquidator of HHLC, or of all or any substantial part of the properties of HHLC, which appointment is not vacated within 60 days after such appointment.

5.2 Remedies for Events of Default.

5.2.1 Upon the occurrence of an Event of Default, the County may institute and prosecute any proceeding at law or in equity to abate, prevent or enjoin any such violation or attempted violation, or to recover monetary damages caused by such violation or attempted violation, such damages to include but not be limited to all costs, expenses including, but not limited to, staff and administrative expense, fees including, but not limited to, all reasonably attorneys' fees which may be incurred by the County or any other party in enforcing or attempting to enforce this Agreement following such Event of Default on the part of HHLC

5.2.2 If the Event of Default is the failure by HHLC to use the Property for the purpose of Low Income Housing as set forth herein, for a period of time exceeding 90 consecutive days, the County's remedies include the right of reversion of the title to the Property back to the County. Provided this Subsection shall not apply in a situation covered under Subsection 7.3 Casualty/Loss Renovation or Section 8, Condemnation.

Section 6: Term.

The term of this Agreement commenced as of the date first set forth above and shall end at 11:59p.m. on January 1, 2049, if not terminated earlier.

Section 7: Insurance.

7.1 Property and Other Insurance. HHLC will obtain and maintain during the term of this Agreement Basic Form property insurance, in an amount not less than the amount of the full replacement cost of the Property, without reduction for coinsurance.

7.2. Insurance Companies and Policies. All insurance must (a) be written by a company or companies reasonably acceptable to County, (b) require 10 days' prior written notice to County of cancellation or reduction in coverage. HHLC will furnish to County on request a certificate evidencing the coverage required under this Agreement and a copy of each policy. HHLC is responsible for notifying County of any changes in insurance coverage.

7.3 Casualty/Loss Restoration.

7.3.1. After the occurrence of any casualty to the Property, whether or not covered by insurance, HHLC will give prompt written notice thereof to County. County may make proof of loss if HHLC fails to do so promptly and to County's satisfaction.

7.3.2. All insurance proceeds with respect to the Property must be applied to the renovation, repair, restoration or reconstruction of the Property for the purpose of reinstating the authorized use of the Property. Provided, HHLC shall have reasonable discretion to renovate or rebuild improvements differently than the existing structure on site in a manner in its professional judgment, best suited to accomplish viable, sustainable low income housing at the Property.

Section 8: Condemnation.

If the Property or any part of it is taken or damaged by reason of any public improvement, eminent domain, condemnation proceeding, or in any other manner (a "Condemnation"), or if HHLC receives any notice or other information regarding such action, HHLC will give immediate notice thereof to County. All compensation, awards, relocation assistance and other payments or relief therefore ("Condemnation Proceeds") up to the full amount of the value of the Property shall be applied first to the restoration of the Property and the intended use thereof as low income housing; provided, that if the intended use of the Property is no

suitable residential property to relocate the then occupants for the purpose to continue the provision of low income housing at such new residential property.

Section 9: General Provisions .

9.1 Severability. The invalidity of any clause, part, or provision of this Agreement shall not affect the validity of the remaining provisions thereof.

9.2 Amendment. The County, together with HHLC and the then current occupant or owner of the Property, if other than HHLC, may execute and record any amendment to, or modification of, this Agreement, and such amendment or modification shall be binding on parties and their successors and assigns.

9.3 Notices. All notices or other communications to be given pursuant to the Agreement, shall be in writing and shall be deemed given when mailed by certified or registered mail, return receipt requested, to the recipient at the address first set forth above, or to such other address as a party may from time to time designate by notice given as provided in this Section.

9.4 Governing Law. This Agreement shall be governed by the laws of the State of Oregon without regard to the conflict of law provisions.

9.5 Venue. Venue for any suit or action commenced to enforce or interpret this Agreement shall be in the Circuit Court of Lincoln County, Oregon.

9.6 Indemnity. HHLC will, to the fullest extent allowed by law, hold County, its respective, officers, employees, agents, and lawyers harmless from and indemnify them for any and all claims, demands, damages, liabilities, and expenses, including but not limited to attorney fees and court costs, arising out of or in connection with County's interests and rights under this Agreement.

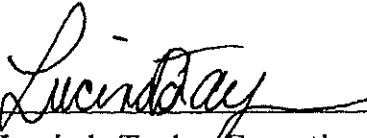
9.7 Time is of the Essence. Time is of the essence with respect to all covenants, terms and conditions of HHLC under this Agreement.

9.8 Final Agreement. County and HHLC agree that this Agreement states their entire agreement and declare that no promises, representations, or agreements other than those herein contained have been made or relied upon. Any changes or amendments hereto must be made in writing, signed by both parties.

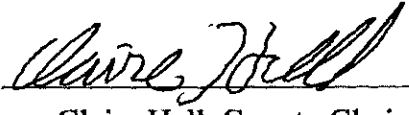
IN WITNESS WHEREOF, the parties have signed this Agreement as of the date first set forth above.

K.3.c

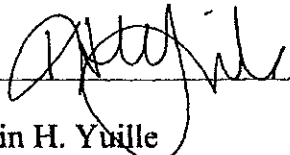
FOR HABITAT FOR HUMANITY:

By 
Lucinda Taylor, Executive Director

FOR LINCOLN COUNTY
BOARD OF COMMISSIONERS
LINCOLN COUNTY, OREGON

By 
Claire Hall, County Chair

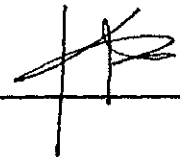
REVIEWED:

By 
Kristin H. Yuille
Assistant County Counsel

Acknowledgments

STATE OF OREGON)
)ss
 County of Lincoln)

The foregoing instrument was acknowledged before me this 9th day of Sept. 2016, by Lucinda Taylor, as Executive Director Habitat for Humanity of Lincoln County., an Oregon non-profit corporation, on behalf of its Board of Directors.



Notary Public for
 Oregon; My
 Commission expires: 9/28/21



STATE OF OREGON)
)ss
 County of Lincoln)

This instrument was acknowledged before me this 11th day of September, 2019, by Claire Hall, Acting Chair, Board of Commissioners, Lincoln County, Oregon, on behalf of its Board of County Commissioners; and that the said instrument is the free act and deed of said County.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first in this, my certificate, written.



~~Kristi Peter Whitaker~~
 Notary Public for Oregon;
 My Commission expires: 9/28/21



Address: 4669 NE Union Loop		5/8" Water Meter (typ.)		
Assumed 1, 5/8" water meter for single family residence				
Type of System Development Fee (SDC)		SFR cost		Total Cost
2021 SDC		1.00		1.00
Water Reimbursement		\$1,639.00	\$1,639.00	\$1,639.00
Water Improvement		\$625.00	\$625.00	\$625.00
Sewer Reimbursement		\$2,744.00	\$2,744.00	\$2,744.00
Sewer Improvement		\$1,438.00	\$1,438.00	\$1,438.00
Parks System Charge		\$2,286.00	\$2,286.00	\$2,286.00
Transportation System Charge		\$794.00	\$794.00	\$794.00
Stormwater		\$0.03	per sf impervious	
Water Meter Intall		\$150.00		\$150.00
TOTAL SDC				\$9,676.00

Address: 4647 NE Union Loop		5/8" Water Meter (typ.)	
Assumed 1, 5/8" water meter for single family residence			
Type of System Development Fee (SDC)	SFR cost		Total Cost
2021 SDC	1.00		1.00
Water Reimbursement	\$1,639.00	\$1,639.00	\$1,639.00
Water Improvement	\$625.00	\$625.00	\$625.00
Sewer Reimbursement	\$2,744.00	\$2,744.00	\$2,744.00
Sewer Improvement	\$1,438.00	\$1,438.00	\$1,438.00
Parks System Charge	\$2,286.00	\$2,286.00	\$2,286.00
Transportation System Charge	\$794.00	\$794.00	\$794.00
Stormwater	\$0.03	per sf impervious	
Water Meter Intall	\$150.00		\$150.00

Council Communication

Resolution 2022-32 - SDC Deferral Wecoma Place

Meeting Date:	August 22, 2022	Primary Staff Contact:	AnneMarie Skinner
Department:	City Council	E-Mail:	ASkinner@lincolncity.org
Secondary Dept:	Public Works	Secondary Contacts:	
Approval:	Daphnee Legarza	Estimated Time:	

Question:

Should the City Council approve Resolution 2022-32 entitled:

RESOLUTION NO. 2022-32

A RESOLUTION OF THE CITY OF LINCOLN CITY IMPLEMENTING LCMC 13.08.095 REGARDING DEFERRAL OF SYSTEM DEVELOPMENT CHARGES; APPROVING AN APPLICATION BY STEWARDSHIP DEVELOPMENT LLC FOR THE DEFERRAL OF PAYMENT OF SYSTEM DEVELOPMENT CHARGES FOR DEVELOPMENT OF AFFORDABLE HOUSING ON REAL PROPERTY 07-11-11-BB-00102-00 AND 07-11-BB-00100-00, LOCATED AT THE NORTHEAST CORNER OF NE HIGHWAY 101 AND NE 29TH STREET, LINCOLN CITY, OREGON.

Staff Recommendation:

Staff recommends approval of Resolution 2022-32.

Authority:

13.08.095 Deferrals.

A. The city council may approve an application for deferral of the requirement to pay systems development charges, or for continuation of an approved deferral, for a qualified entity that meets all the following criteria:

- 1. The use proposed by the applicant fits within a type of use identified by the city council by resolution as lacking in the city and urgently needed, such as child care;*
- 2. The use serves a widespread community need, as identified by the applicant;*

3. *The deferral applicant is a nonprofit corporation, or any agency or subdivision of the federal, state or local government, or a private entity that has committed to the proposed use in a binding executed agreement with the city (e.g., a 30-year affordability covenant for workforce housing);*

4. *The applicant demonstrates the need for financial support to develop the use;*

5. *The applicant demonstrates local support for the use, such as through fundraising for the use;*

6. *The development will occur on property located within the city limits;*

7. *The applicant agrees to enter into an agreement to pay systems development charges if the city approves the application.*

B. An application for deferral of payment of systems development charges or a continuation of a deferral shall be submitted to the city manager for review. The city manager shall review the application and make a recommendation to the city council, which in its discretion may approve or deny the application, decline to take action, or take other action such as requesting additional information.

C. Any approval of an application for deferral or continuation of a deferral under this section shall be contingent on the city and the applicant entering into an agreement in which the applicant acknowledges the terms of the deferral and agrees to pay systems development charges in the amount calculated at the time the use no longer qualifies for deferral, as specified in subsection (D) of this section. If the applicant is not the property owner, the property owner will be required to consent to the deferral application and sign the agreement. The agreement shall be recorded and shall run with the land.

D. The deferral will apply until such time as a new use occupies the building that was constructed in conjunction with an approved deferral. If the new use would not meet the application criteria to qualify for continuation of the deferral of system development charges, prior to use or occupancy of the facility by a new use all applicable system development charges shall be paid. The system development charges owed will be based on the approved schedule and methodology of system development charges in effect for the new use at the time of occupancy.

E. The city council may approve a deferral of payment of systems development charges under this section for up to 10 years, with possible extensions of time as approved by the city council, provided the use continues to qualify for deferral. (Ord. 2016-01 § 2; Ord. 2011-05 § 1)

Background:

Stewardship Development LLC submitted an application to the Lincoln City City Council for deferral of system development charges pursuant to LCMC 13.08.095. Per LCMC 13.08.095.B., the application materials have been forwarded to the City Manager for review and recommendation.

Analysis

The city council may approve an application for deferral of the requirement to pay systems development charges, or for continuation of an approved deferral, for a qualified entity that meets all the following criteria:

1. The use proposed by the applicant fits within a type of use identified by the city council by resolution as lacking in the city and urgently needed, such as child care;

The Council has identified affordable Housing as a use that is urgently needed in the City. Wecoma Place will provide 44 apartment units of much-needed affordable housing for primarily seniors who lost their dwellings in the 2020 Wildfires and are living in motels and doubled up with family and friends. The rents will be at 30% and 54% AMI and the property will be owned by the Housing Authority of Lincoln City.

2. The use serves a widespread community need, as identified by the applicant;

The use serves a widespread community need providing much needed affordable housing.

3. The deferral applicant is a nonprofit corporation, or any agency or subdivision of the federal, state or local government, or a private entity that has committed to the proposed use in a binding executed agreement with the city (e.g., a 30-year affordability covenant for workforce housing);

The binding agreement with the State of Oregon requires a 30-year affordability covenant. The applicant, Housing Authority of Lincoln County, (Stewardship Development, LLC) is willing to sign an additional covenant with the City. The Council is requiring this Covenant as a condition of approval.

4. The applicant demonstrates the need for financial support to develop the use;

The applicant has a balanced proforma with sources and uses as long as the SDC fees which are anticipated to be \$326,071 are deferred. Documents are attached.

5. The applicant demonstrates local support for the use, such as through fundraising for the use;

Oregon earmarked Lincoln City as high need due to the wildfires in 2020. Over \$20 million in funding has been provided by the state of Oregon and the federal government. In addition, local organizations showed their support for the project with Letter of Support, which are attached.

6. The development will occur on property located within the city limits;

The new apartment complex is located within the City Limits of the City of Lincoln City. The criterion is met.

7. The applicant agrees to enter into an agreement to pay systems development charges if the city approves the application.

The applicant has indicated they are willing to enter into an agreement with the city in accordance with the terms of the Ordinance (i.e. by the acknowledging the terms of the deferral ordinance and resolution, and the applicant agrees to pay SDC charges should the terms of the deferral ordinance and the Resolution be violated or the deferral expires). The agreement will also be incorporated into the Affordability Covenant. The criterion is met.

B. An application for deferral of payment of systems development charges or a continuation of a deferral shall be submitted to the city manager for review. The city manager shall review the application and make a recommendation to the city council, which in its discretion may approve or deny the application, decline to take action, or take other action such as requesting additional information.

The City Manager recommends approval of the Deferral Resolution.

C. Any approval of an application for deferral or continuation of a deferral under this section shall be contingent on the city and the applicant entering into an agreement in which the applicant acknowledges the terms of the deferral and agrees to pay systems development charges in the amount calculated at the time the use no longer qualifies for deferral, as specified in subsection (D) of this section. If the applicant is not the property owner, the

property owner will be required to consent to the deferral application and sign the agreement. The agreement shall be recorded and shall run with the land.

The SDC deferral resolution includes the agreement and will be recorded and run with the land. The agreement will also be incorporated into the Affordability covenant.

D. The deferral will apply until such time as a new use occupies the building that was constructed in conjunction with an approved deferral. If the new use would not meet the application criteria to qualify for continuation of the deferral of system development charges, prior to use or occupancy of the facility by a new use all applicable system development charges shall be paid. The system development charges owed will be based on the approved schedule and methodology of system development charges in effect for the new use at the time of occupancy.

The SDC deferral resolution includes reference to this Code provision on change of use.

E. The city council may approve a deferral of payment of systems development charges under this section for up to 10 years, with possible extensions of time as approved by the city council, provided the use continues to qualify for deferral. (Ord. 2016-01 § 2; Ord. 2011-05 § 1)

The SDC deferral resolution will be recorded and effective for ten (10) years **(up to 30 years with the Affordability Covenant)** and may only be extended by Resolution (also recorded) of the Council should the use continue to qualify.

Financial Impact:

The below table outlines the budget line items impacted and total amounts:

Line Item	Account #	Financial Impact
Water Reimbursement	233-000-4404101	\$54,868.00
Water Improvement	234-000-4404111	\$20,856.00
Sewer Reimbursement	253-000-4404201	\$91,740.00
Sewer Improvement	254-000-4404211	48,048.00
Parks System Charge	271-000-4404111	\$107,624.00
Transportation Fee	212-000-4404001	\$37,400.00
Water Meter Cost	221-000-4405030	\$1,535.00
Total		\$362,071.00

Council Options:

Approve the Resolution.

Do not approve the Resolution.

Continue the matter and request additional information.

Financial Impact

Deferral of SDC amounts stated herein.

Potential Motions:

Move to approve Resolution 2022-32.

Move to reject the proposed Resolution.

Attachments:

Resolution 2022-32 (DOC)

Stewardship Development LLC SDC Deferral Request Material (PDF)

Stewardship Development Exhibit A (PDF)

Stewardship Development Exhibit B (PDF)

RESOLUTION NO. 2022-32

A RESOLUTION OF THE CITY OF LINCOLN CITY IMPLEMENTING LCMC 13.08.095 REGARDING DEFERRAL OF SYSTEM DEVELOPMENT CHARGES; APPROVING AN APPLICATION BY STEWARDSHIP DEVELOPMENT LLC FOR THE DEFERRAL OF PAYMENT OF SYSTEM DEVELOPMENT CHARGES FOR DEVELOPMENT OF AFFORDABLE HOUSING ON REAL PROPERTY 07-11-11-BB-00102-00 AND 07-11-BB-00100-00, LOCATED AT THE NORTHEAST CORNER OF NE HIGHWAY 101 AND NE 29TH STREET, LINCOLN CITY, OREGON.

RECITALS

The City Council adopted Ordinance 2011-05 on March 14, 2011, establishing criteria for qualified uses subject to deferral of payment of system development charges.

Ordinance 2011-05, codified at LCMC 13.08.095, amended Chapter 13.08 to allow for deferral of system development charges for certain uses that meet adopted criteria, including but not limited to a use "identified by the city council by Resolution as lacking in the city and urgently needed."

Affordable housing is desperately needed in the City of Lincoln City.

Stewardship Development LLC submitted an application to the Lincoln City City Council for deferral of system development charges pursuant to LCMC 13.08.095. Per LCMC 13.08.095.B., the application materials have been forwarded to the City Manager for review and recommendation.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LINCOLN CITY, AS FOLLOWS:

SECTION 1. RECITALS.

The above recitals and the recitals set forth in the August 22, 2022 staff report, are true and correct and are incorporated herein by this reference.

SECTION 2. AFFORDABLE HOUSING IDENTIFIED AS URGENT NEED.

Based on the Findings set forth in the whole record and referenced in Section 1 above, the City Council finds and determines that the proposed affordable housing use is lacking and urgently needed in the City of Lincoln City.

SECTION 3. APPLICATION FOR DEFERRAL OF PAYMENT OF SYSTEM DEVELOPMENT CHARGES.

1 The City Council makes the following findings of compliance concerning the
2 application submitted by deferral applicant Stewardship Development, LLC:

3
4 **Analysis**

5
6 **The city council may approve an application for deferral of the requirement to pay**
7 **systems development charges, or for continuation of an approved deferral, for a**
8 **qualified entity that meets all the following criteria:**

9
10 **1. The use proposed by the applicant fits within a type of use identified by**
11 **the city council by resolution as lacking in the city and urgently needed, such**
12 **as child care;**

13
14 The Council has identified affordable housing as urgently needed in the City.
15 Wecoma Place will provide 44 apartment units of much-needed affordable
16 housing for primarily seniors who lost their dwellings in the 2020 Wildfires and are
17 living in motels and doubled up with family and friends. The rents will be at 30%
18 and 54% AMI and the property will be owned by the Housing Authority of Lincoln
19 City. The criterion is met.

20
21 **2. The use serves a widespread community need, as identified by the**
22 **applicant;**

23
24 Providing much needed affordable housing with resident services. The criterion is
25 met.

26
27 **3. The deferral applicant is a nonprofit corporation, or any agency or**
28 **subdivision of the federal, state or local government, or a private entity that**
29 **has committed to the proposed use in a binding executed agreement with**
30 **the city (e.g., a 30-year affordability covenant for workforce housing);**

31
32 The binding agreement with the State of Oregon requires a 30-year affordability
33 covenant. The applicant, Housing Authority of Lincoln County is willing to sign an
34 additional covenant with the City. A 30-year covenant shall be required as a
35 condition of approval. The Council delegates to the Manager and Attorney the
36 approval of the form of covenant. The criterion is met.

37
38 **4. The applicant demonstrates the need for financial support to develop the**
39 **use;**

40
41 The applicant has a balanced proforma with sources and uses as long as the SDC
42 fees which are anticipated to be \$326,071.00 are deferred. Documents are
43 attached. The criterion is met.

5. The applicant demonstrates local support for the use, such as through fundraising for the use;

Oregon earmarked Lincoln City as high need due to the wildfires in 2020. Over \$20 million in funding has been provided by the state of Oregon and the federal government. In addition, local organizations showed their support for the project with Letter of Support, which were attached to the application. The criterion is met.

6. The development will occur on property located within the city limits;

The new apartment complex is located within the City Limits of the City of Lincoln City. The criterion is met.

7. The applicant agrees to enter into an agreement to pay systems development charges if the city approves the application.

The applicant has indicated they are willing to enter into an agreement with the city in accordance with the terms of the Ordinance (i.e. by the acknowledging the terms of the deferral ordinance and resolution, and the applicant agrees to pay SDC charges should the terms of the deferral ordinance and the Resolution be violated or the deferral expires). The agreement to the terms of the deferral shall also be incorporated into and recorded in the Affordability Covenant. This criterion is met.

B. An application for deferral of payment of systems development charges or a continuation of a deferral shall be submitted to the city manager for review. The city manager shall review the application and make a recommendation to the city council, which in its discretion may approve or deny the application, decline to take action, or take other action such as requesting additional information.

The City Manager recommends approval of the Deferral Resolution.

C. Any approval of an application for deferral or continuation of a deferral under this section shall be contingent on the city and the applicant entering into an agreement in which the applicant acknowledges the terms of the deferral and agrees to pay systems development charges in the amount calculated at the time the use no longer qualifies for deferral, as specified in subsection (D) of this section. If the applicant is not the property owner, the property owner will be required to consent to the deferral application and sign the agreement. The agreement shall be recorded and shall run with the land.

The SDC deferral resolution includes the agreement and will be recorded and run with the land. The Agreement will be incorporated into the affordability covenant.

1
2 **D. The deferral will apply until such time as a new use occupies the building that**
3 **was constructed in conjunction with an approved deferral. If the new use would**
4 **not meet the application criteria to qualify for continuation of the deferral of**
5 **system development charges, prior to use or occupancy of the facility by a new**
6 **use all applicable system development charges shall be paid. The system**
7 **development charges owed will be based on the approved schedule and**
8 **methodology of system development charges in effect for the new use at the time**
9 **of occupancy.**

10
11 The SDC deferral resolution includes reference to this Code provision on change of use.

12
13 **E. The city council may approve a deferral of payment of systems development**
14 **charges under this section for up to 10 years, with possible extensions of time as**
15 **approved by the city council, provided the use continues to qualify for deferral.**

16
17 The SDC deferral resolution will be recorded and effective for ten (10) years and may
18 only be extended by Resolution (also recorded) of the Council should the use continue
19 to qualify. The criterion is met.

20
21 **SECTION 4. APPROVAL OF APPLICATION FOR DEFERRAL OF PAYMENT OF SYSTEM**
22 **DEVELOPMENT CHARGES.**

23
24 Based on the findings set forth in Section 3 above, the City Council finds and determines that
25 the application meets the criteria for approval in LCMC 13.08.095 and approves the request
26 by Stewardship Development LLC to defer payment of system development charges in the
27 amount of \$362,071.00 (as more fully set forth in **Exhibit B** attached hereto and made a part
28 hereof by this reference), subject to the applicant's execution of the concurrence with this
29 Resolution, as its Agreement to the terms and conditions of the LCMC 13.08.095 and this
30 Resolution, including specifically the terms set forth in paragraphs C and D in Section 3
31 above.

32
33 **SECTION 5. AGREEMENT AND DEVELOPMENT.** Execution of the Concurrence below
34 by the undersigned applicant constitutes agreement to the terms and conditions of the
35 ordinance [LCMC 13.08.095] and this Resolution, including specifically the Agreement of the
36 Applicant to pay the \$362,071.00 System Development Charge in the event the property no
37 longer qualifies for deferral whether by expiration of the deferral or breach of the agreement
38 by change of use. This agreement shall also be incorporated into an Affordability Covenant.
39 The real property subject to the deferral of payment of system development charges as
40 approved by this Resolution is legally described in **Exhibit A** attached hereto and made a
41 part hereof by this reference. The Applicant acknowledges that this Resolution terms and
42 conditions shall be recorded (by incorporation into the City's Affordability Covenant for the
43 project) to evidence this Agreement and the Agreement shall run with the land.
44

1 **SECTION 6. EFFECTIVE DATE.** This Resolution is effective as of the date of its adoption
2 and execution by the Applicant of the Concurrence below.

3
4 **PASSED AND APPROVED** by the City Council of the City of Lincoln City, Oregon, this 22nd
5 day of August, 2022.

6
7
8 _____
9 SUSAN WAHLKE, MAYOR

10
11 ATTEST:

12
13
14 _____
15 JAMIE YOUNG, CITY RECORDER

16
17 APPROVED AS TO FORM:

18
19
20 _____
21 RICHARD APPICELLO, CITY ATTORNEY

22
23 CONCURRENCE / AGREEMENT TO TERMS

24
25
26
27 _____
28 STEWARDSHIP DEVELOPMENT LLC

Exhibit A

The property is within city limits at NE 29th and Highway 101, Lincoln City. Wecoma Place, at 2207 NE 29th St.

See attached Exhibit A: Legal Description

1
2
3
4

Exhibit B

See Attached Exhibit B

SDC Deferral Request Wecoma Place

13.08.095 Deferrals.

A. The city council may approve an application for deferral of the requirement to pay systems development charges, or for continuation of an approved deferral, for a qualified entity that meets all the following criteria:

1. The use proposed by the applicant fits within a type of use identified by the city council by resolution as lacking in the city and urgently needed, such as child care;

Wecoma Place will provide 44 apartments of much needed affordable housing for primarily senior who lost their homes in the 2020 Wildfires and are living in motels and doubled up with family and friends. The rents will be at 30% and 54% AMI and the property will be owned by the Housing Authority of Lincoln City.

2. The use serves a widespread community need, as identified by the applicant;

Providing much needed affordable housing with resident services.

3. The deferral applicant is a nonprofit corporation, or any agency or subdivision of the federal, state or local government, or a private entity that has committed to the proposed use in a binding executed agreement with the city (e.g., a 30-year affordability covenant for workforce housing);

The binding agreement with the State of Oregon requires a 30-year affordability covenant. And the applicant, The Housing Authority of Lincoln County is willing to sign an additional covenant with the City.

4. The applicant demonstrates the need for financial support to develop the use;

The applicant has a balanced proforma with sources and uses as long as the SDC fees which are anticipated to be \$__362,071__ are deferred. Documents attached.

5. The applicant demonstrates local support for the use, such as through fundraising for the use;

The State earmarked Lincoln City as high need due to the wildfires in 2020. Over \$20 Million in funding has been provided by the State of Oregon and the Federal Government. In addition local organizations showed their support for the project with Letter of Support, which are attached. They include:

- Community Action Consortium
- North Enders Seniors
- Samaritan North Lincoln Hospital

6. The development will occur on property located within the city limits;

The property is within city limits at NE 29th and Highway 101, Lincoln City.

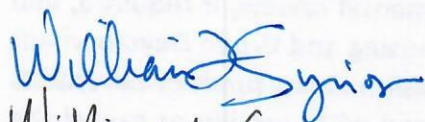
7. The applicant agrees to enter into an agreement to pay systems development charges if the city approves the application.

B. An application for deferral of payment of systems development charges or a continuation of a deferral shall be submitted to the city manager for review. The city manager shall review the application and make a recommendation to the city council, which in its discretion may approve or deny the application, decline to take action, or take other action such as requesting additional information.

C. Any approval of an application for deferral or continuation of a deferral under this section shall be contingent on the city and the applicant entering into an agreement in which the applicant acknowledges the terms of the deferral and agrees to pay systems development charges in the amount calculated at the time the use no longer qualifies for deferral, as specified in subsection (D) of this section. If the applicant is not the property owner, the property owner will be required to consent to the deferral application and sign the agreement. The agreement shall be recorded and shall run with the land.

D. The deferral will apply until such time as a new use occupies the building that was constructed in conjunction with an approved deferral. If the new use would not meet the application criteria to qualify for continuation of the deferral of system development charges, prior to use or occupancy of the facility by a new use all applicable system development charges shall be paid. The system development charges owed will be based on the approved schedule and methodology of system development charges in effect for the new use at the time of occupancy.

E. The city council may approve a deferral of payment of systems development charges under this section for up to 10 years, with possible extensions of time as approved by the city council, provided



William L. Synios

Stewardship Development LLC

Wecoma Place - 2022 SDC Estimate (Prepared July, 2022)			
44 Units Total - 1, 2-inch meter			
Type of System Development Fee (SDC)	Per Unit	Building D	Total Cost
Multi-Family Units Count		44.00	44.00
Water Reimbursement	\$1,247.00	\$54,868.00	\$54,868.00
Water Improvement	\$474.00	\$20,856.00	\$20,856.00
Sewer Reimbursement	\$2,085.00	\$91,740.00	\$91,740.00
Sewer Improvement	\$1,092.00	\$48,048.00	\$48,048.00
Parks System Charge	\$2,446.00	\$107,624.00	\$107,624.00
Transportation System Charge	\$850.00	\$37,400.00	\$37,400.00
Stormwater	\$0.03	per sf impervious	
TOTAL SDC			\$360,536.00
Additional Fees			
2" Meter Cost (Meter drop only)	\$1,535.00	1	\$1,535.00
Total Estimated SDCs and Fees			\$362,071.00

November 15, 2021

Housing Authority of Lincoln County
Kathy Kowtko, Executive Director
1039 NW Nye St.
Newport, OR 97365

RE: Letter of Support

Community Services Consortium (CSC) offers our support to the affordable housing developer, Stewardship Properties, for the project Wecoma Place, at Hwy 101 and NE 29th Street, in Lincoln City. The need for housing in our area after the fires devastated so many homes is well known, and the location of this development is ideal for seniors and families.

CSC, as the publicly chartered community action agency, knows that safe, affordable housing is key to our mission to help people in Linn, Benton and Lincoln counties to access tools and resources to overcome poverty and build brighter and more stable futures. CSC provides supportive services to residents of these counties through its many programs and locations, which include Lincoln City.

Among the services which CSC can make available to residents of Wecoma Place include assistance with security deposits and utility assistance; independent living skills; education/employment; safety; harm reduction strategies; financial management; self-determination/life satisfaction; assistance in obtaining other resources and support such as child care, transportation, job training and job placement; and educational services including Rent Well tenant education, GED assistance, and career training programs. These services are supplemented by other services that are provided by CSC through programs that they offer in the community.

We fully support all efforts to bring much needed housing for seniors and families to Lincoln County, including this proposal by Stewardship Properties.

Sincerely,



Dina Eldridge
Housing Services Manager
250 Broadalbin St SW, Suite 2A
Albany, OR 97321

deldridge@communityservices.us

541-928-6335 x 324

www.communityservices.us



November 8, 2021

Housing Authority of Lincoln County
 Kathy Kowtko, Executive Director
 1039 NW Nye St.
 Newport, OR 97365

The North End Senior Solution (NESS) enthusiastically supports the affordable housing developer, Stewardship Properties for the project Wecoma Place, at 2207 NE 29th Street, in Lincoln City. The need for housing in our area after the fires devastated so many homes is well known, and the location of this development is ideal for seniors.

This development would add 40 or 55 units of much needed one and two bedroom apartments 30 to 56% AMI. It would be rewarding and consistent with our mission to be providing outreach to our community.

Our nonprofit supports seniors and people with disabilities fulfilling their desire to remain living at home or in a community-based home.

Our long history of providing family supports, life skills, social services and economic empowerment provides us with a firm foundation from which to partner in many projects as well as deep relationships and understanding of the ever changing natures and needs of our myriad and diverse communities that call Lincoln City home.

I urge your favorable consideration of Stewardship Development for this Project and am honored to submit this letter of support.

Warm regards,

Jan Molnar Fitzgerald

Jan Molnar-Fitzgerald
 Executive Director

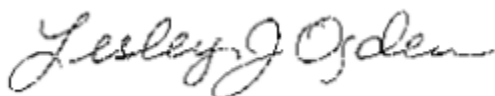
November 15, 2021

Housing Authority of Lincoln County
Kathy Kowtko, Executive Director
1039 NW Nye St.
Newport, OR 97365

To Whom It May Concern:

Samaritan North Lincoln Hospital enthusiastically supports the affordable housing developer, Stewardship Properties for the project Wecoma Place, at 2207 NE 29th Street, in Lincoln City, Oregon. The need for affordable housing in our area has been a high priority for some time, but after the 2020 wildfires devastated so many homes, the situation is untenable. The location of this development is ideal for seniors and families and almost all of them will have some connection to our hospital and health care community, whether as a patient, employee, or volunteer. And, for those who want or need to be close to their health care providers, the location could not be more desirable.

Sincerely,



Lesley J. Ogden, MD, MBA
Chief Executive Officer

COMBINED LEGAL DESCRIPTION:**DOC. NO. 200705042****A TRACT OF LAND IN SECTION 11, TOWNSHIP 7 SOUTH, RANGE 11 WEST OF THE WILLAMETTE MERIDIAN IN LINCOLN COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

BEGINNING AT THE INITIAL POINT OF LOCHSHIRE MOBILE ESTATES, WHICH IS THE NORTHWEST CORNER OF LOT 2, BLOCK 1, LOCHSHIRE MOBILE ESTATES, IN SAID SECTION 11, WHICH IS THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PROPERTY; THENCE SOUTH $89^{\circ} 58'$ WEST ALONG THE NORTH LINE OF SAID SECTION 11, 270 FEET, MORE OR LESS, TO THE EASTERLY RIGHT OF WAY LINE OF U.S. COAST HIGHWAY 101; THENCE SOUTH ALONG SAID EAST LINE 191.4 FEET, MORE OR LESS, TO THE NORTH LINE OF N.E. 29TH STREET; THENCE NORTH $89^{\circ} 42'$ EAST ALONG SAID N.E. 29TH STREET 347.55 FEET, MORE OR LESS, TO A POINT WHICH IS THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, LOCHSHIRE MOBILE ESTATES; THENCE NORTHERLY ALONG THE WEST LINE OF LOTS 1 AND 2, BLOCK 1, LOCHSHIRE MOBILE ESTATES, A DISTANCE OF 167.90 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO JOHN LARSON, ET UX, RECORDED NOVEMBER 6, 1969 IN BOOK 15, PAGE 1167, AND ALSO THAT PROPERTY CONVEYED TO JOHN LARSON, ET UX, RECORDED AUGUST 15, 1972 IN BOOK 35, PAGE 1445, LINCOLN COUNTY.

TOTAL LAND AREA IS 43,534 SQUARE FEET (0.999 ACRES).

OLD TAX LOT 102:

A TRACT OF LAND IN SECTION 11, TOWNSHIP 7 SOUTH, RANGE 11 WEST OF THE WILLAMETTE MERIDIAN IN LINCOLN COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT OF LOCHSHIRE MOBILE ESTATES, WHICH IS THE NORTHWEST CORNER OF LOT 2, BLOCK 1, LOCHSHIRE MOBILE ESTATES, IN SAID SECTION 11, WHICH IS THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PROPERTY; THENCE SOUTH $89^{\circ} 58'$ WEST ALONG THE NORTH LINE OF SAID SECTION 11, 270 FEET, MORE OR LESS, TO THE EASTERLY RIGHT OF WAY LINE OF U.S. COAST HIGHWAY 101; THENCE SOUTH ALONG SAID EAST LINE 191.4 FEET, MORE OR LESS, TO THE NORTH LINE OF N.E. 29TH STREET; THENCE NORTH $89^{\circ} 42'$ EAST ALONG SAID N.E. 29TH STREET 347.55 FEET, MORE OR LESS, TO A POINT WHICH IS THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, LOCHSHIRE MOBILE ESTATES; THENCE NORTHERLY ALONG THE WEST LINE OF LOTS 1 AND 2, BLOCK 1, LOCHSHIRE MOBILE ESTATES, A DISTANCE OF 167.90 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO JOHN LARSON, ET UX, RECORDED NOVEMBER 6, 1969 IN BOOK 15, PAGE 1167, AND ALSO THAT PROPERTY CONVEYED TO JOHN LARSON, ET UX, RECORDED AUGUST 15, 1972 IN BOOK 35, PAGE 1445, LINCOLN COUNTY.

EXCEPTING THEREFROM THAT PORTION EXCEPTED FROM THAT CONVEYANCE TO PHILIP C. RINEHART AND VIOLET C. RINEHART IN BOOK 243, PAGE 368 AS ITEM (6), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST EDGE OF THE OREGON COAST HIGHWAY RIGHT OF WAY WHICH BEGINNING POINT IS 340 FEET EAST OF THE CORNER COMMON TO SECTIONS 2, 3, 10 AND 11, T 7S, R. 11W. W.M.; THENCE EAST 280.85 FEET TO THE TRUE POINT OF BEGINNING OF TRACT HEREIN DESCRIBED; THENCE SOUTH 167.9 FEET; THENCE NORTH $89^{\circ} 20'$ WEST 185.72 FEET; THENCE NORTH $24^{\circ} 52'$ EAST 182.56 FEET TO A POINT THAT IS WEST 108.91 FEET FROM THE TRUE POINT OF BEGINNING; THENCE EAST 108.91 FEET TO THE TRUE POINT OF BEGINNING.

TOTAL LAND AREA IS 27,239 SQUARE FEET (0.625 ACRES).

OLD TAX LOT 100:

EXCEPT #6 BOOK 243, PAGE 368

A TRACT OF LAND IN SECTION 11, TOWNSHIP 7 SOUTH, RANGE 11 WEST OF THE WILLAMETTE MERIDIAN IN LINCOLN COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION EXCEPTED FROM THAT CONVEYANCE TO PHILIP C. RINEHART AND VIOLET C. RINEHART IN BOOK 243, PAGE 368 AS ITEM (6), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST EDGE OF THE OREGON COAST HIGHWAY RIGHT OF WAY WHICH BEGINNING POINT IS 340 FEET EAST OF THE CORNER COMMON TO SECTIONS 2, 3, 10 AND 11, T 7S, R. 11W. W.M.; THENCE EAST 280.85 FEET TO THE TRUE POINT OF BEGINNING OF TRACT HEREIN DESCRIBED; THENCE SOUTH 167.9 FEET; THENCE NORTH 89°20' WEST 185.72 FEET; THENCE NORTH 24°52' EAST 182.56 FEET TO A POINT THAT IS WEST 108.91 FEET FROM THE TRUE POINT OF BEGINNING; THENCE EAST 108.91 FEET TO THE TRUE POINT OF BEGINNING.

TOTAL LAND AREA IS 16,294 SQUARE FEET (0.374 ACRES).

Wecoma Place - 2022 SDC Estimate (Prepared July, 2022)			
44 Units Total - 1, 2-inch meter			
Type of System Development Fee (SDC)	Per Unit	Building D	Total Cost
Multi-Family Units Count		44.00	44.00
Water Reimbursement	\$1,247.00	\$54,868.00	\$54,868.00
Water Improvement	\$474.00	\$20,856.00	\$20,856.00
Sewer Reimbursement	\$2,085.00	\$91,740.00	\$91,740.00
Sewer Improvement	\$1,092.00	\$48,048.00	\$48,048.00
Parks System Charge	\$2,446.00	\$107,624.00	\$107,624.00
Transportation System Charge	\$850.00	\$37,400.00	\$37,400.00
Stormwater	\$0.03	per sf impervious	
TOTAL SDC			\$360,536.00
Additional Fees			
2" Meter Cost (Meter drop only)	\$1,535.00	1	\$1,535.00
Total Estimated SDCs and Fees			\$362,071.00

Council Communication

Resolution 2022-34: Supplemental Budget

Meeting Date:	August 22, 2022	Primary Staff Contact:	Debbie Bridges
Department:	Finance	E-Mail:	dbridges@lincolncity.org
Secondary Dept:		Secondary Contacts:	
Approval:	Daphnee Legarza	Estimated Time:	15 minutes

Authority:

ORS 294.471 provides that the governing body of any municipal corporation may make a supplemental budget where an occurrence or condition which had not been anticipated at the time of the preparation of the budget for the current year requires a change in financial planning.

Background:

This Supplement budget request is to accommodate the 8.675% COLAs given compared to the 3.0% that was budgeted. In addition, some projects did not get completed in FY21-22 as planned, largely due to being unable to obtain supplies, and so are included in this supplemental budget as a rollover from FY21-22. Below is a summary of budget changes by fund/department.

General Fund - \$919,770

- **City Admin - \$19,647**
 - Salary increase \$14,880, or 2.7%. (Reduced budgeted wage for one EE that was too high compared to actual). Benefits increase \$4,767
- **Finance - \$26,126**
 - Salary increase \$19,690, or 4.4%. (Removed budgeted step increase for two EEs at top of scale). Benefit increase \$6,436
- **Library - \$31,453**
 - Salary increase \$23,773, or 4.0%. (Reduced budgeted wage for one EE that was too high compared to actual). Benefit increase \$7,680
- **Municipal Court - \$3,857**
 - Salary increase \$2,968, or 5.6%. Benefit increase \$889
- **City Attorney – \$14,320**

- Salary increase \$10,712, or 6.7% (City Attorney COLA date changed from 01/01/2023 to 07/01/2022). Benefit increase \$3,608
- **Planning - \$36,143**
 - Salary increase \$27,397, or 10.7% (COLA and positions re-classed between proposed and adopted). Benefit increase \$8,746
- **Building Inspection - \$7,392**
 - Salary increase \$5,632, or 8.0% (COLA and position re-classed between proposed and adopted). Benefit increase \$1,760
- **Economic Development - \$184,458**
 - Salary increase \$14,606, or 7.2% (COLA and position re-classed between proposed and adopted). Benefit increase \$4,560
 - Rollover from FY21-22: \$150,000 ED Grant Program
 - Rollover from FY21-22: \$15,292 University of Oregon – Archeo Study for SHPO/NE 25th
- **Police - \$265,089**
 - Salary increase \$154,548, or 5.7%. Benefit increase \$84,541
 - Axon Cameras: \$26,000
- **Dispatch - \$50,523**
 - Salary increase \$32,166, or 4.9%. Benefit increase \$18,357
- **City Hall Operations - \$49,777**
 - Salary increase \$4,048 or 8.1%. Benefit increase \$1,219
 - Rollover from FY21-22: \$44,510 Generator for NE 17th Communication Tower

Lincoln Square Fund - \$9,395

- Increase in salaries \$6,282, or 5.5%. Benefit increase \$3,113

Internal Service Fund - \$50,536

- **Vehicle Maintenance - \$18,368**
 - Salary increase \$13,533, or 10.6% (Positions reclassified per AFSCME contract). Benefit increase \$4,835.
- **Information Technology - \$26,600**
 - Salary increase \$16,513, or 5.7%. Benefit increase \$4,487.
 - Rollover from FY21-22: AV Room Equipment \$5,600
- **Geographical Information Systems - \$5,568**
 - Salary increase \$4,284, or 5.5%. Benefit increase \$1,284.

Explore Lincoln City - \$99,575

- Increase in salaries \$17,224, or 3.4% (Did not increase 2 culinary center position, and reduced to actual open position recently hired). Benefit decrease -\$12,192 (coverage difference on open position recently hired).
- Rollover from planned expenditures to FY21-22: \$94,543
 - Borders Perrin Norrande \$15,433 for Live Action video production spring
 - Borders Perrin Norrande \$12,610 for Live Action video production winter
 - CrowdRiff, Inc. \$25,000 for Localhood: A Short Term Visual Platform for Destinations
 - Madden \$21,500 for Voyage Customer Order – Destination Intelligence Platform Subscription Data
 - Madden \$20,000 for Voyage Customer Order – Geolocation Data Package Subscription

Parks and Recreation Fund - \$1,086,625

- **Park Operations - \$1,019,198**
 - Salary increase \$32,677, or 5.7%. Benefit decrease -\$13,479 (coverage difference on new employee recently hired).
 - Park deferred maintenance: \$1,000,000 – move from contingency to Parks Operations fund
- **Recreation Center - \$67,427**
 - Salary increase \$53,331 or 6.9% (many non-rep part time employees such as life guards received \$1 increase which was not budgeted for). Benefit increase \$14,096.

Street Operating Fund - \$16,623

- Increase in salaries \$17,734, or 3.8% (reduced two EE wages to actual due to turnover). Benefit decrease -\$1,111 (change in medical coverage).

Water Operating Fund - \$70,896

- Increase in salaries \$49,082, or 5.1%. Benefit increase \$21,814.

Sewer Operating Fund - \$112,284

- Increase in salaries \$80,856, or 8.45% (COLA and position re-classed between proposed and adopted). Benefit increase \$31,428.

Facilities Capital Fund - \$42,670

- Rollover from FY21-22: HVAC units \$42,670.

Water Capital Fund - \$232,861

- Rollover from FY21-22: 100 MBPS Fiber Circuit connection to Water Treatment plant (use of ARPA funds) \$232,861.

Sewer Capital Fund - \$225,632

- Rollover from FY21-22: Pump station variable frequency drive upgrades \$107,452
- Rollover from FY21-22: Wastewater screwpress installation \$118,180

Council Options:

1. Motion to approve Resolution 2022-34 adopting the supplemental budget for FY2022-23.
2. Motion to approve Resolution 2022-34 adopting the supplemental budget for FY2022-23, as amended.
3. Do not approve Resolution 2022-34

Attachments:

Resolution 2022-34 - Supplemental Budget FY2022-23 (DOC)

RESOLUTION 2022-34**A RESOLUTION ADOPTING THE SUPPLEMENTAL BUDGET OF THE CITY OF LINCOLN CITY, OREGON, FOR THE FISCAL YEAR 2022-2023, AS APPROVED BY THE CITY COUNCIL, AND MAKING APPROPRIATIONS**

WHEREAS, ORS 294.471 provides that the governing body of any municipal corporation may make a supplemental budget where an occurrence or condition which had not been anticipated at the time of the preparation of the budget for the current year requires a change in financial planning; and

WHEREAS, the publication of the supplemental budget was given in the manner provided in ORS 294.311;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Lincoln City as follows:

Section 1. That it hereby adopts the supplemental budget for 2022-2023, and is now on file in the office of the Finance Director.

Section 2. BE IT FURTHER RESOLVED that the additional amounts for the fiscal year ending June 30, 2023, for the purposes shown below are hereby appropriated as follows:

SEE EXHIBIT "A"

This resolution shall be effective upon passage.

PASSED AND APPROVED by the City Council of The City of Lincoln City this 22nd day of August 2022.

SUSAN WAHLKE, Mayor

ATTEST:

JAMIE YOUNG, City Recorder

EXHIBIT A
SUMMARY OF SUPPLEMENTAL BUDGET

FUND: GENERAL FUND

Resource	Amount	Requirement	Amount
1 Beginning Fund Balance	165,292	1 City Administration	19,647
2		2 Finance	26,126
3		3 Library	31,453
4		4 Municipal Court	3,857
5		5 City Attorney	14,320
6		6 Planning	36,143
7		7 Building Inspection	7,392
8		8 Economic Development	184,458
9		9 Police	265,089
10		10 Dispatch	50,523
11		11 City Hall Operations	49,777
12		12 Contingencies	-523,493
Revised Total Resources	18,148,904	Revised Total Requirements	18,148,904

Comments:

*To increase appropriations for salaries and benefits resulting from higher than budgeted for COLAs.
To rollover unfinished FY21-22 projects: Generator for NE 17th Communication Tower \$44,510, Axon
Cameras PD \$26,000, ED Grant Program \$150,000, Archeo Study for SHPO/NE 25th Street \$15,292.*

FUND: LINCOLN SQUARE FUND

Resource	Amount	Requirement	Amount
1		1 Lincoln Square Maint.	9,395
2		2 Contingency	-9,395
Revised Total Resources	775,384	Revised Total Requirements	775,384

Comments:

To increase appropriations for Salaries and Benefits resulting from higher than budgeted for COLAs.

FUND: INTERNAL SERVICES FUND

Resource	Amount	Requirement	Amount
1 Beginning Fund Balance	29,536	1 Vehicle Maintenance	18,368
2 Charges for Services	21,000	2 Information Technology	26,600
3		3 Geographical Info Systems	5,568
Revised Total Resources	1,305,601	Revised Total Requirements	1,305,601

Comments:

To increase appropriation for salaries and benefits for higher than budgetd for COLAs. To increase IT budget by \$5,600 for AV room equipment that didn't arrive in FY21-22.

FUND: EXPLORE LINCOLN CITY

Resource	Amount	Requirement	Amount
1 Beginning Fund Balance	94,543	1 Explore Lincoln City Oper	99,543
2		2 Contingency	-5,032
Revised Total Resources	7,764,562	Revised Total Requirements	7,764,562

Comments:

To increase appropriation for salaries and benefits for higher than budgeted for COLAs. To increase ELC budget by \$94,543 for rollover of advertising and subscriptions not completed / expensed by end of FY21-22

FUND: PARKS AND RECREATION FUND

Resource	Amount	Requirement	Amount
1		1 Parks Operations	1,019,198
2		2 Recreation Center	67,427
3		3 Contingency	-1,086,625
Revised Total Resources	5,507,613	Revised Total Requirements	5,507,613

Comments:

To increase appropriation for salaries and benefits for higher than budgeted for COLAs. To move \$1,000,000 from Parks and Operations contingency to Parks Operations budget for addressing deferred maintenance in Parks.

FUND: STREET OPERATIONS

Resource	Amount	Requirement	Amount
1		1 Street Maintenance	16,623
2		2 Contingency	-16,623
Revised Total Resources	4,430,799	Revised Total Requirements	4,430,799

Comments:

To increase appropriation for salaries and benefits for higher than budgeted for COLAs.

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FUND: WATER OPERATING FUND

Resource	Amount	Requirement	Amount
1		1 Water Utility Maintenance	70,896
2		2 Contingency	-70,896
Revised Total Resources	5,194,922	Revised Total Requirements	5,194,922

Comments:

To increase appropriation for salaries and benefits for higher than budgeted for COLAs.

FUND: SEWER OPERATING FUND

Resource	Amount	Requirement	Amount
1		1 Sewer Utility Maintenance	112,284
2		2 Contingency	-112,284
Revised Total Resources	6,384,044	Revised Total Requirements	6,384,044

Comments:

To increase appropriation for salaries and benefits for higher than budgeted for COLAs.

FUND: FACILITIES CAPITAL FUND

Resource	Amount	Requirement	Amount
1 Beginning Fund Balance	42,670	1 Capital Outlay	42,670
Revised Total Resources	2,393,851	Revised Total Requirements	2,393,851

Comments:

To rollover unfinished FY21-22 capital project: HVAC Units \$42,670.

FUND: WATER CAPITAL FUND

Resource	Amount	Requirement	Amount
1 Beginning Fund Balance	232,861	1 Capital Outlay	232,861
Revised Total Resources	4,047,032	Revised Total Requirements	4,047,032

Comments:

To rollover unfinished FY21-22 capital project: 100 MBPS Fiber Circuit connection \$232,831.

FUND: SEWER CAPITAL FUND

Resource	Amount	Requirement	Amount
1 Beginning Fund Balance	225,632	1 Capital Outlay	225,632
Revised Total Resources	6,924,656	Revised Total Requirements	6,924,656

Comments:

To rollover unfinished FY21-22 capital project: Screwpress installation \$118,180, Pumpstation VFD upgrades \$107,452

Council Communication

Resolution 2022-35 Exemption Pool Re-Grouting

Meeting Date:	August 22, 2022	Primary Staff Contact:	Richard Appicello
Department:	City Attorney	E-Mail:	RAppicello@lincolncity.org
Secondary Dept:	Public Works	Secondary Contacts:	Daphnee Legarza
Approval:	Daphnee Legarza	Estimated Time:	5 Minutes

Question:

After the required public hearing, should the City Council approve Resolution 2022-35 approving the required Public Contract Code Findings for an exemption and authorizing an Alternative Contracting Method for the Lincoln City Community Center Pool Re-Grouting Project?

Staff Recommendation:

Staff recommends the Council approve Resolution 2022-35.

Authority:

LCMC Chapter 2.05(Public Contracting) and ORS 279C.335

279C.335 Competitive bidding requirement; exceptions; exemptions. (1) A contracting agency may award a public improvement contract only in response to competitive bids, except for:

(a) A public improvement contract with a qualified nonprofit agency that provides employment opportunities for individuals with disabilities under ORS 279.835 to 279.855.

(b) A public improvement contract that is exempt under subsection (2) of this section.

(c) A public improvement contract with a value of less than \$10,000.

(d) A public improvement contract with a contract price that does not exceed \$100,000 made under procedures for competitive quotes in ORS 279C.412 and 279C.414.

(e) A contract to repair, maintain, improve or protect property the Department of Veterans' Affairs obtains under ORS 407.135 and 407.145 (1).

(f) An energy savings performance contract that a contracting agency enters into in accordance with rules of procedure adopted under ORS 279A.065.

(g) A public improvement contract with an estimated contract price of \$250,000 or less that a contracting agency awards to an emerging small business certified under ORS 200.055 and funds with moneys from the Emerging Small Business Account established under ORS 200.180. A contracting agency that awards a public contract exempted from competitive bidding under this paragraph shall solicit competitive quotes as provided in ORS 279C.414 before making the award.

(2) Subject to subsection (4)(b) and (c) of this section, the Director of the Oregon Department of Administrative Services, a local contract review board or, for contracts described in ORS 279A.050 (3)(b),

the Director of Transportation may exempt a public improvement contract or a class of public improvement contracts from the competitive bidding requirement of subsection (1) of this section after the Director of the Oregon Department of Administrative Services, the Director of Transportation or the local contract review board approves the following findings that the contracting agency submits or, if a state agency is not the contracting agency, that the state agency that is seeking the exemption submits:

(a) The exemption is unlikely to encourage favoritism in awarding public improvement contracts or substantially diminish competition for public improvement contracts.

(b) Awarding a public improvement contract under the exemption will likely result in substantial cost savings and other substantial benefits to the contracting agency or the state agency that seeks the exemption or, if the contract is for a public improvement described in ORS 279A.050 (3)(b), to the contracting agency or the public. In approving a finding under this paragraph, the Director of the Oregon Department of Administrative Services, the Director of Transportation or the local contract review board shall consider the type, cost and amount of the contract and, to the extent applicable to the particular public improvement contract or class of public improvement contracts, the following:

- (A) How many persons are available to bid;
- (B) The construction budget and the projected operating costs for the completed public improvement;
- (C) Public benefits that may result from granting the exemption;
- (D) Whether value engineering techniques may decrease the cost of the public improvement;
- (E) The cost and availability of specialized expertise that is necessary for the public improvement;
- (F) Any likely increases in public safety;
- (G) Whether granting the exemption may reduce risks to the contracting agency, the state agency or the public that are related to the public improvement;
- (H) Whether granting the exemption will affect the sources of funding for the public improvement;
- (I) Whether granting the exemption will better enable the contracting agency to control the impact that market conditions may have on the cost of and time necessary to complete the public improvement;
- (J) Whether granting the exemption will better enable the contracting agency to address the size and technical complexity of the public improvement;
- (K) Whether the public improvement involves new construction or renovates or remodels an existing structure;
- (L) Whether the public improvement will be occupied or unoccupied during construction;
- (M) Whether the public improvement will require a single phase of construction work or multiple phases of construction work to address specific project conditions; and
- (N) Whether the contracting agency or state agency has, or has retained under contract, and will use contracting agency or state agency personnel, consultants and legal counsel that have necessary expertise and substantial experience in alternative contracting methods to assist in developing the alternative contracting method that the contracting agency or state agency will use to award the public improvement contract and to help negotiate, administer and enforce the terms of the public improvement contract.

(c) As an alternative to the finding described in paragraph (b) of this subsection, if a contracting agency or state agency seeks an exemption that would allow the contracting agency or state agency to use an alternative contracting method that the contracting agency or state agency has not previously used, the contracting agency or state agency may make a finding that identifies the project as a pilot project for which the contracting agency or state agency intends to determine whether using the alternative contracting method actually results in substantial cost savings to the contracting agency, to the state agency or, if the contract is for a public improvement described in ORS 279A.050 (3)(b), to the contracting agency or the public. The contracting agency or state agency shall include an analysis and conclusion regarding actual cost savings, if any, in the evaluation required under ORS 279C.355.

(3) In making findings to support an exemption for a class of public improvement contracts, the contracting agency or state agency shall clearly identify the class using the class's defining characteristics.

The characteristics must include a combination of project descriptions or locations, time periods, contract values, methods of procurement or other factors that distinguish the limited and related class of public improvement contracts from the agency's overall construction program. The agency may not identify a class solely by funding source, such as a particular bond fund, or by the method of procurement, but shall identify the class using characteristics that reasonably relate to the exemption criteria set forth in subsection (2) of this section.

(4) In granting exemptions under subsection (2) of this section, the Director of the Oregon Department of Administrative Services, the Director of Transportation or the local contract review board shall:

(a) If appropriate, direct the use of alternative contracting methods that take account of market realities and modern practices and are consistent with the public policy of encouraging competition.

(b) Require and approve or disapprove written findings by the contracting agency or state agency that support awarding a particular public improvement contract or a class of public improvement contracts, without the competitive bidding requirement of subsection (1) of this section. The findings must show that the exemption of a contract or class of contracts complies with the requirements of subsection (2) of this section.

(c) Require a contracting agency or state agency that procures construction manager/general contractor services to conduct the procurement in accordance with model rules the Attorney General adopts under ORS 279A.065 (3).

(5)(a) A contracting agency or state agency may hold a public hearing before approving the findings required by subsection (2) of this section and before the Director of the Oregon Department of Administrative Services, the Director of Transportation or the local contract review board grants an exemption from the competitive bidding requirement for a public improvement contract or a class of public improvement contracts.

(b) Notification of a proposed exemption under subsection (2) of this section must be published in at least one trade newspaper of general statewide circulation a minimum of 14 days before the date on which the contracting agency intends to take action to approve or disapprove the exemption.

(c) The notice must state that in response to a written request, the contracting agency or state agency will hold a public hearing for the purpose of taking comments on the draft findings for an exemption from the competitive bidding requirement.

(d) If the contracting agency or state agency conducts a public hearing, the contracting agency or state agency shall offer an opportunity for any interested party to appear and comment.

(e) If a contracting agency or state agency must act promptly because of circumstances beyond the agency's control that do not constitute an emergency, notification of the proposed exemption may be published simultaneously with the agency's solicitation of contractors for the alternative public contracting method, as long as responses to the solicitation are due at least five days after the agency intends to take action to approve or disapprove the proposed exemption.

(6) The purpose of an exemption is to exempt one or more public improvement contracts from competitive bidding requirements. The representations in and the accuracy of the findings, including any general description of the resulting public improvement contract, are the bases for approving the findings and granting the exemption. The findings may describe anticipated features of the resulting public improvement contract, but the final parameters of the contract are those characteristics or specifics announced in the solicitation document.

(7) A public improvement contract awarded under the competitive bidding requirement of subsection (1) of this section may be amended only in accordance with rules adopted under ORS 279A.065.

(8) A public improvement contract that is excepted from the competitive bidding requirement under subsection (1)(a), (c), (d), (e), (f) or (g) of this section is not subject to the exemption requirements of

subsection (2) of this section. [2003 c.794 §103; 2003 c.794 §§104,105a; 2005 c.103 §§12,13,14; 2005 c.625 §§58,59,60; 2007 c.70 §§69,70,71; 2007 c.764 §§14,15,17; 2013 c.522 §8; 2021 c.127 §1; 2021 c.630 §49a]

Background:

See public hearing agenda item.

Council Options:

Following the close of the Public Hearing, Council may:

1. Approve the Resolution granting the exemption and the Findings
2. Not approve the Resolution
3. Approve the Resolution granting the exemption with changes to the Findings

Potential Motions:

Move to approve Resolution 2022-35.

Move to approve Resolution 2022-33 with changes.

Move to reject the draft findings and direct staff to procure contracts under the competitive bidding process.

Attachments:

Resolution 2022-35 (DOC)

Exhibit A Findings in Support of Alternative Contracting Method CM (002)1(PDF)

RESOLUTION NO. 2022-35**A RESOLUTION OF THE CITY OF LINCOLN CITY, ADOPTING FINDINGS FOR A PUBLIC CONTRACT EXEMPTION AND AUTHORIZING AN ALTERNATIVE CONTRACTING METHOD FOR THE LINCOLN CITY COMMUNITY CENTER POOL RE-GROUTING PROJECT****RECITALS**

WHEREAS, ORS 279C.335(2) permits the City Council, acting as the Local Contract Review Board, to exempt a public improvement contract or class of contracts from the competitive bidding requirements of the Lincoln City Public Contracting Code and use an alternative contracting method, subject to making required findings; and

WHEREAS, on August 22, 2022, the City Council conducted an advertised public hearing on the proposed findings to exempt the Community Center Pool Re-Grouting Project from competitive bidding and authorize an alternative public contracting method; and

WHEREAS, on August 22, 2022, after due consideration of public comment and the proposed findings in the record, the City Council, acting as the Local Contract Review Board, deliberated and decided to approve the exemption and authorize the alternative contracting method; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LINCOLN CITY, AS FOLLOWS:

SECTION 1. RECITALS. The above recitals are true and correct and are incorporated herein by this reference.

SECTION 2. APPROVAL. The City Council, acting as the Local Contract Review Board, hereby approves the required Findings to support the exemption from competitive bidding and the use of an alternative contracting method for the Lincoln city Community Center Pool Re-Grouting Project, said findings being attached to this Resolution and incorporated herein by this reference; and

SECTION 3. EFFECTIVE DATE. This resolution is effective as of the date of its adoption and signature by the Mayor or Council President.

PASSED AND ADOPTED by the City Council of the City of Lincoln City this 22nd day of August, 2022.

SUSAN WAHLKE, MAYOR

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6 JAMIE YOUNG, CITY RECORDER
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9 APPROVED AS TO FORM:

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13 RICHARD APPICELLO, CITY ATTORNEY
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Findings in Support of Alternative Contracting Method

For The Community Center Pool Re-Grouting Project

Introduction

The Use of Alternative Contracting methods, such as Best-Value is made possible under ORS Chapter 279C, which permits certain contracts or classes of contracts to be exempt from competitive public bidding under strict procedural safeguards.

Pursuant to ORS 279C.335, a local contract review board may exempt specific contracts from traditional, competitive bidding by showing that an alternative contracting process is unlikely to encourage favoritism or diminish competition and will result in cost savings to the public agency. The Oregon Attorney General's Model Public Contract Rules provide for public notice and opportunity for the public to comment on draft findings in favor of an exemption before their final adoption.

ORS 279C.33O provides that: "findings" means the justification for a contradicting agency conclusion that includes, but is not limited to, information regarding:

- Operational, budget and financial data;
- Public benefits;
- Value engineering;
- Specialized expertise required;
- Public safety;
- Market conditions;
- Technical complexity
- Funding sources
- Findings

Background

This project will remove the Community Center Pool existing grout to ½ inches and replace it with new grout and sealer. The pool is 82 feet x 42 feet. The pool is 3.5 feet deep to 13 feet deep. The tiles are on the sides, bottom, and 2 feet wide along the pool deck.

Operational, Budget, and Financial Data

The amount budgeted for the project was \$140,000.00. There are constraints on the contractor for timing. The proposal request will include: *"The date that the pool must remain open is November 12-13 for a swim meet. It will take the City 4 days to drain the*

pool. The City desires that the project's construction be as speedy as possible with no gaps in the timeline. The City will review the Contractor's project schedule and completion date as a factor in the selection. The completion date shall be prior to July 1, 2023.), therefore it is important that we select a reliable contractor who can work with the City to meet this time table.

Public Benefit

Best-Value Contracting Method provides opportunities for cost savings by benefit the public by allowing the city to take contractor's experience, proposed materials and method of installation into consideration when awarding the bid.

Value Engineering

The Best-Value Contracting Method is essentially value engineering. This process allows the contractor, at the city's discretion, to implement real-time cost saving strategies up to the construction phase of the project. These beneficial actions by the team will eliminate the potential for costly change orders. The proposal evaluation criteria will include the Contractor providing any changes in the described project that would improve the project with a better value to the City.

Specialized Expertise Required

The City wants to review the contractor's experience in re-grouting large pools and review past projects that they have completed to assure the City is hiring the best qualified contractor with the lowest price. The City has in the past issues with contractors hired through the low bid process for these types of projects requiring specific expertise.

Market Conditions

The Best-Value contracting process is a modern construction delivery method used by both public and private organizations. The team is tasked with knowing the latest construction techniques and products. The chose contractor is given the opportunity to incorporate their knowledge of current market conditions, labor and materials availability, and construction methodologies and reduce construction time and costs. The process also allows the construction timing and sequence to be considered.

Technical Complexity

The Project requires meticulous grout removal skills and attention to detail, craftsmanship for applying new epoxy grout and sealing. Advertising using the desing-

bid-build method would require staff specify the exact approach and award to the lowest bidder regardless of performance history.

Competition and Cost Savings

The Best-Value method of contracting provides the greatest cost controls for limited budgets and therefore benefits the City. The approach requires the contractor to compete with other proposals and present the most affordable and efficient method of project implementation.

Unlikely to Encourage Favoritism or Diminish Competition

It is unlikely that the process of selecting a contractor through the Best-value method will encourage favoritism in the awarding of the public contract or substantially diminish competition for the public contract. Competition will not diminish because the Best-Value contract will be awarded based on a competitive process, with clearly identified criteria.

Cost Savings

The low-bid process offers a level of certainty to the owner that the initial bid price of the project is the lowest cost; however, if changed conditions are encountered during construction, resulting change orders can have significant cost impacts.

With the Best-Value method, the contractor is required to submit their mark-up percent. The percent mark-up includes the contractor's profit. This allows the contractor a level of certainty and eliminates the motivation for finding ways to increase his profit during construction.

With the Best-Value method, the contractor will be asked to review the project for constructability & propose improvements where feasible. This allows the contractor a level of control over implementation of the project schedule, reduces change orders, and results in a more accurate project bid.

Additionally, the use of value engineering through cooperation among the contractor and City is essential to the Project delivery. Value engineering will help eliminate change orders and progress delays – benefitting both the city budget and residents affected by the construction. Cost savings will result from consideration of construction timing and sequence, public impact, and constructability are not realized under a low bid process.

Summary

Substantial cost savings and minimizing the are anticipated from the Best-Value approach because decision-making is based on cost effective and informed solutions proposed by contractors with proven project expertise.

Council Communication

Resolution 2022-36 Grant application

Meeting Date:	August 22, 2022	Primary Staff Contact:	Richard Appicello
Department:	City Attorney	E-Mail:	RAppicello@lincolncity.org
Secondary Dept:	Public Works	Secondary Contacts:	
Approval:	Daphnee Legarza	Estimated Time:	

Question:

Should the City Council approve Resolution 2022-36 entitled:

**RESOLUTION NO. 2022-36
A RESOLUTION OF THE CITY OF LINCOLN CITY
APPROVING SUBMITTAL OF A BUREAU OF RECLAMATION
WATERSMART WATER AND ENERGY EFFICIENCY GRANT APPLICATION**

Staff Recommendation:

Staff recommends approval of Resolution 2022-36.

Background:

Staff requests permission to apply for the above-referenced grant.

Council Options:

Approve the Resolution.

Do not approve the Resolution.

Continue the matter and request additional information.

Potential Motions:

Move to approve Resolution 2022-36.

Move to reject the proposed Resolution.

Attachments:

Resolution 2022-36 Grant (DOC)

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1 **PASSED AND APPROVED** by the City Council of the City of Lincoln City, Oregon, this 22nd
2 day of August, 2022.

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6 SUSAN WAHLKE, MAYOR

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8 ATTEST:

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11 _____
12 JAMIE YOUNG, CITY RECORDER

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14 APPROVED AS TO FORM:

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18 RICHARD APPICELLO, CITY ATTORNEY

Council Communication

OCCC SBDC Local Program Support Grant: 21-22 Report + 22-23 Application

Meeting Date: August 22, 2022 Primary Staff Contact: Alison Robertson
 Department: Economic Development E-Mail: alisonr@lincolncity.org
 Secondary Dept: Administration Secondary Contacts:
 Approval: Daphnee Legarza Estimated Time: 15 Minutes

Background

In February 2013 the City's Urban Renewal Agency approved the Local Program Support Grant as part of the Agency's Economic Development Toolbox. In January 2020 the City approved the same tool to be made available (as funding permits) to those located within City limits, rather than those only located within the Year 2000 Development (Urban Renewal) Plan District/Area, which went away in 2021.

The goal of this program is to provide an annual financial assistance program for local organizations involved in Economic Development activities that support City goals and provide services to businesses within City limits.

Similar to the URA tool, the program provides grants up to \$10,000, which are subject to availability. Multiple grants to one organization, for different economic development programs are available, so long as the total amount does not exceed \$25,000 in any one year.

Eligible activities can include, but not be limited to, scholarships for training courses, tuition for Small Business Management Program, technical assistance programs, networking programs. Activities must serve businesses located within the City.

In March 2013, the Urban Renewal Agency approved the first grant request to Oregon Coast Community College's (OCCC) Small Business Development Center (SBDC). SBDC grants made by the Agency have included:

- FY 13-14: \$16,900 approved (\$12,489 was issued; \$4,211 was not spent)
- FY 14-15: \$19,000 approved (\$15,503 issued; \$3,497 was not spent)
- FY 15-16: \$19,800 approved (\$12,922 issued; \$6,878 was not spent)
- FY 16-17: \$19,800 approved (\$13,424 issued; \$6,576 was not spent)
- FY 17-18: \$20,000 approved (\$15,355 issued; \$4,645 was not spent)
- FY 18-19: \$20,000 approved (\$7,880 issued; \$12,120 was not spent)
- FY 19-20: \$20,000 approved (\$6,116 issued; \$13,884 was not spent)

Urban Renewal Agency cumulative 7- year investment:

\$135,500 approved; **\$83,689 issued**; \$51,811 was not spent

Grants made by the City's Ec Dev Toolbox have included:

- FY 20-21 (COVID & 1st Year of City Ec Dev Toolbox):
 \$24,990 approved (\$21,475 issued; \$3,425 was not spent)

- FY 21-22:
\$20,000 approved (\$6,400 issued; \$13,600 was not spent)

Grant Update for 2021-22 Academic Year:

The Small Business Development Center (SBDC) Director, Dave Price, will present an annual report on their FY 2021-22 grant funded through the Local Program Support Grant in the City's Economic Development Toolbox. Presentation can be viewed here:

https://www.canva.com/design/DAFIYzkarB8/Wq2uuEgelVgUpCe8PcUyaQ/view?utm_content=DAFIYzkarB8&utm_campaign=designshare&utm_medium=link&utm_source=publishpresent

Grant Request for 2022-23 Academic Year:

For this year the SBDC has submitted an application to the City for \$25,000 with 3 proposed projects to receive grant funds for businesses located within the City. The applications in brief include:

- Proposed Project #1 – Small Business Management (SBM) Program Scholarship
\$9,900 Requested (Total Project Cost \$30,000)

Would provide businesses with scholarship for one-year program (3 terms per academic year) for in-depth business instruction, monthly focus workshops, and one-on-one, monthly advising. Students may be asked to pay \$50 facilities fees per term.

- Proposed Project #2 – Business Advising
\$5,000 Requested (Total Project Cost \$25,000)

One-on-one business advising to any Lincoln City-based clients who request it. With COVID programs and impacts still swirling about the community, and ongoing concerns about a looming recession, a continued strong local need is anticipated in the year ahead.

- Proposed Project #3 – Latino Outreach
\$10,000 Requested (Total Project Cost \$15,000)

The OCCC SBDC was granted a small amount of leftover CARES Act funds in spring '22 with which to contract for services to reach out to Latino business owners. Those funds expire on September 30, 2022, but the need is evident and the work is productive. These funds would continue for Lincoln City entrepreneurs.

For all programs, the SBDC tracks feedback from client business students and can make copies available to gauge program effectiveness as needed.

SBDC total request is for \$24,900 to fund a portion of 3 separate programs totaling \$70,000. Staff believes this is a good leverage of funding for city benefit. If City Council is willing, staff requests that SBDC be funded for their total request, with removal of individual program limits of \$10,000 each, so that funds can be more flexibly applied between the 3 specified programs while remain under the \$24,900 amount. This would help funding for which of the 3 programs have the most demand over the academic year.

Need

Providing scholarship funding supports the programs and encourages participation by our local business owners and employees making these opportunities available in Lincoln City. Business assistance is in particularly high need with the COVID-impacted economic landscape. City Ec Dev staff do not have the capacity (time nor expertise) to make these services available.

Alternatives Considered

Create similar class offerings.

Contract with business evaluation professional for individualized services.

Associated Costs

Total Request: \$24,900

No other associated costs are anticipated for the City.

Budget

\$50,000 has been allocated in City Economic Development Grants for the FY 2022-23.

It is possible that the City gets other applications for FY 2022-23 grant funds. Until this time, the only direct inquiry from a potential applicant is the Economic Development Alliance of Lincoln County (EDALC).

Possible Motion

Approval of the City's Local Program Support Grant request to the Small Business Development Center at the Oregon Coast Community College in the amount of \$24,900 to be applied flexibly between any of the three program requests.

Attachments:

Application_AllPrograms_2022_SBDC_SBM (PDF)

Application_AllPrograms_2022_SBDC_Advising (PDF)

Application_AllPrograms_2022_SBDC_Latino (PDF)



Lincoln City Economic Development Application for Assistance

1. Economic Development Program requested:

(See Economic Development Toolbox program descriptions)

Local Program Support

2. Applicant / Operating Business

Name: OSCC Small Business Dev. Center

Tax ID#: 93-0951996

Mailing Address: 3788 SE High School Dr
Lincoln City, OR 97367

Project Address: Same

Contact Person: Dave Price, Vice President

Phone: 541-994-4166

Email: dave.price@oregoncoast.edu

3. Owner of property (if not applicant)

Name: _____

Mailing Address: _____

Phone: _____

Email: _____

4. Brief description of the proposed project:

Small Business Management Program

This is to once again request support to fund scholarships for Lincoln City-located businesses to participate in the robust SBM program, featuring monthly work with an advisor over the course of the academic year, in addition to monthly workshops from local and regional SMEs.

5. Estimated project completion date: June 2023

6. Total cost of project: \$30,000

7. Amount of Loan/Grant request: \$9,900

8. For Energy Efficiency programs:

Total Incentives: _____ Total Credits: _____

9. If applicant is not the owner of the subject property, does applicant have:

Lease: _____ Yes _____ No Expires: _____

Other: _____

10. . To be included with application:

_____ Authorization from Property Owner _____ Evidence of ownership page
 _____ (as needed) _____ (Business and Property, as applicable)

_____ Plot plan (as needed) _____ Preliminary design drawings (as
 _____ needed)

_____ Cost estimate from licensed _____ Property equity information
 _____ contractor (as applicable)

_____ Energy Assessment and evidence of
 _____ project registration (for Energy
 _____ Efficiency programs)

11. Applicant to Coordinate with Planning and Public Works Departments

The applicant understands that the approval of funding is separate from any required reviews, approvals, building permits, fees, and/or any granting of change in property use.

The applicant and the property owner are responsible to coordinate with the appropriate County and/or City Planning and Public Works Departments.

12. Certification by Applicant

The applicant certifies that all information in this application, and all information furnished in support of this application is true and complete to the best of the applicant's knowledge.

If the applicant is not the owner of the property to be renovated, or if the applicable business is a partnership, corporation, etc. rather than an individual, the applicant certifies that he/she/they has the authority to sign and enter into an agreement to perform any renovation or other work associated with this proposed project, on the property.

Applicant is current with all City taxes, licenses and fees.

David Price

8.4.22

Applicant's Signature

Date

Applicant's Signature

Date

Return completed application and all necessary attachments to:

Lincoln City Economic Development
 801 SW Hwy 101 – P.O. Box 50
 Lincoln City, Oregon 97367

For additional information, call Lincoln City Economic Development at 541-996-1095



Lincoln City Urban Renewal and Economic Development Application for Assistance

1. Economic Development Program requested:

(See Economic Development Toolbox program descriptions)

Local Program Support

2. Applicant / Operating Business

Name: OSCC Small Business Dev. Center

Tax ID#: 93-0951996

Mailing Address: 3788 SE High School Dr
Lincoln City, OR 97367

Project Address: Same

Contact Person: Dave Price, Vice President

Phone: 541-994-4166

Email: dave.price@oregoncoast.edu

3. Owner of property (if not applicant)

Name: _____

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Phone: _____

Email: _____

4. Brief description of the proposed project:

Business Advising

Once again this year, the SBDC requests support in providing one-on-one business advising to any Lincoln City-based clients who request it. With COVID programs and impacts still swirling about the community, and ongoing concerns about a looming recession, we anticipate continued strong local need for such supports in the year ahead.

5. Estimated project completion date: June 2023

6. Total cost of project: \$25,000

7. Amount of Loan/Grant request: \$5,000

8. For Energy Efficiency programs:

Total Incentives: _____ Total Credits: _____

9. If applicant is not the owner of the subject property, does applicant have:

Lease: _____ Yes _____ No Expires: _____
 Other: _____

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_____ Cost estimate from licensed contractor (as applicable)	_____ Property equity information
_____ Energy Assessment and evidence of project registration (for Energy Efficiency programs)	

11. Applicant to Coordinate with Planning and Public Works Departments

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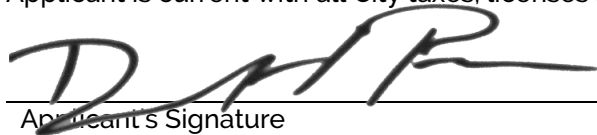
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 Applicant's Signature Date

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Lincoln City Urban Renewal
 801 SW Hwy 101 – P.O. Box 50
 Lincoln City, Oregon 97367

For additional information, call Lincoln City Urban Renewal at 541-996-1095



Lincoln City Economic Development Application for Assistance

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(See Economic Development Toolbox program descriptions)

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Latino Business Outreach

The OCCC SBDC was granted a small amount of leftover CARES Act funds in Spring '22 with which to contract for services to reach out to Latino business owners. Those funds expire on Sept. 30, 2022, but the need is evident and the work is productive. This is to request the city's Ec Dev support to continue this work amongst Lincoln City entrepreneurs.

5. Estimated project completion date: June 2023

6. Total cost of project: \$15000

7. Amount of Loan/Grant request: \$10,000

8. For Energy Efficiency programs:

Total Incentives: _____ Total Credits: _____

9. If applicant is not the owner of the subject property, does applicant have:

Lease: _____ Yes _____ No Expires: _____

Other: _____

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