



**CITY OF LINCOLN CITY**

**LINCOLN CITY COUNCIL AGENDA**

**MONDAY MAY 11, 2020 6:00 PM**

**6:00 PM - The Lincoln City Council meeting for May 11, 2020 will be held via Zoom. The City Council Chambers will be open and the meeting will be broadcast live in the Council Chambers. It will also be live on Channel 4 and through streaming on the web at [www.lincolncity.org](http://www.lincolncity.org).**

**Public comments can be submitted to [publiccomment@lincolncity.org](mailto:publiccomment@lincolncity.org) and those comments will be read aloud during the either the public comment portion of the agenda, or will be read as testimony as it relates to a Public Hearing/Public Comment agenda item. The City Recorder will be provided a copy of the comments for the official record.**

**Citizens present in the Council Chambers will be given the opportunity to comment via Zoom. Laptops will be set up for those comments. Citizens present in the Council Chambers will be required to observe social distancing. A member of the Information Technology staff will be present during the meeting to assist with any technical issues.**

**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 Cathy Steere, City Recorder, 541-996-1203.**

**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](http://www.lincolncity.org) under "Agenda, Packets & Video". This meeting will be televised live on Channel 4. For additional rebroadcast times, please consult the Channel 4 guide on the hour.**

**AGENDA**

**A. CALL TO ORDER**

**B. ROLL CALL**

**C. PLEDGE OF ALLEGIANCE**

**D. CONSENT AGENDA**

- 1. Oregon Liquor Control Commission - Request for Off-Premises Sales License for 101 Inspirations**
- 2. Regular Meeting – Minutes of Regular Meeting – March 23, 2020 6:00 PM**

**E. COUNCIL DELIBERATIONS**

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

**G. PRESENTATIONS**

3. Housing Update Presentation

**H. PUBLIC HEARING / ORDINANCE**

**I. PUBLIC HEARINGS / PUBLIC COMMENTS**

4. ZOA 2020-01 Procedures - amends Title 16, Subdivisions, and Title 17, Zoning by adding pertinent definitions, deleting definitions for unused terms and organizing procedures into Type I, II, III, or IV categories
5. ZOA 2020-02 Parking and Landscaping - ordinance amendment to consolidate all parking and landscaping requirements into their respective chapters and remove inconsistencies for each
6. ZOA 2020-04 Signs - amends Title 17, Zoning, Chapter 17.72 Sign Regulations, by removing temporary sign allowances and placing them instead in Chapter 9.34 Signage; removing signage inconsistencies between the pearls, and providing standards for illumination
7. ZOA 2019-08 Design Standards - revises design standards to remove inconsistencies and provide standards for multi-unit dwelling developments

**J. ORDINANCES**

8. ORDINANCE NO. 2020-12 AN ORDINANCE AMENDING ORDINANCE 2014-26, THE ASTOUND BROADBAND LLC [COASTCOM] TELECOMMUNICATIONS FRANCHISE, BY EXTENDING THE EXISTING FRANCHISE AGREEMENT BY SIX MONTHS UNDER THE SAME TERMS AND CONDITIONS TO NOVEMBER 12, 2020, AND DECLARING AN EMERGENCY

**K. RESOLUTIONS**

**L. SPECIAL ORDER OF BUSINESS**

9. Economic Development Tools: Residential Loans
10. Economic Development Toolbox: New Economic Development Tools
11. COVID-19 Discussion - Draft Lodging Reopening Plan and Economic Aid Report

**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**

# Council Communication

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## Oregon Liquor Control Commission - Request for Off-Premises Sales License

Meeting Date:	May 11, 2020	Primary Staff Contact:	Cathy Steere
Department:	City Council	E-Mail:	cathys@lincolncity.org
Secondary Dept:		Secondary Contacts:	
Approval:	Ronald F Chandler	Estimated Time:	1

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### Questions:

Should the City Council provide a recommendation to the Oregon Liquor Control Commission (OLCC) for a new outlet Off-Premises Sales liquor license for 101 Inspirations?

### Staff Recommendations:

A review was conducted by Chief Palmer who recommends that City Council provide a favorable recommendation to grant the license to the applicant.

### Legal Background and Framework:

Oregon Revised Statute (ORS) 471.166 establishes the process for local governments to make recommendation to the OLCC.

### Council Options:

1. Approve a favorable recommendation to new outlet Off-Premises Sales liquor license.
2. To not approve the license application.
3. To approve the license application.

### Potential Motions:

*Motion to approve the Oregon Liquor Control Commission (OLCC) new outlet Limited Off-Premises Sales liquor license for 101 Inspirations.*

### Attachments

Oregon Liquor Control Commission (OLCC) application for new outlet Off-Premises Sales Liquor License application for 101 Inspirations.

**Attachments:**

20200414 OLCC 101 Inspirations - Laughlin redacted (PDF)

20200414 OLCC 101 Inspirations - Laughlin redacted (PDF)



# LIQUOR LICENSE APPLICATION

RECEIVED

MAR 10 2020

D.1.a

OLCC - Eugene

1. Application. **Do not include** any OLCC fees with your application packet (the license fee will be collected at a later time). Application is being made for:

License Applied For:	CITY AND COUNTY USE ONLY
<input type="checkbox"/> Brewery 1st Location	Date application received and/or date stamp: _____  Name of City or County: _____  Recommends this license be: <input type="checkbox"/> Granted <input type="checkbox"/> Denied  By: _____  Date: _____
<input type="checkbox"/> Brewery 2nd Location	
<input type="checkbox"/> Brewery 3rd Location	
<input type="checkbox"/> Brewery-Public House 1st Location	
<input type="checkbox"/> Brewery-Public House 2nd Location	
<input type="checkbox"/> Brewery-Public House 3rd Location	
<input type="checkbox"/> Distillery	
<input type="checkbox"/> Full On-Premises, Commercial	
<input type="checkbox"/> Full On-Premises, Caterer	
<input type="checkbox"/> Full On-Premises, Passenger Carrier	
<input type="checkbox"/> Full On-Premises, Other Public Location	
<input type="checkbox"/> Full On-Premises, For Profit Private Club	
<input type="checkbox"/> Full On-Premises, Nonprofit Private Club	
<input type="checkbox"/> Grower Sales Privilege 1st Location	
<input type="checkbox"/> Grower Sales Privilege 2nd Location	
<input type="checkbox"/> Grower Sales Privilege 3rd Location	
<input type="checkbox"/> Limited On-Premises	
<input checked="" type="checkbox"/> Off-Premises	
<input type="checkbox"/> Off-Premises with Fuel Pumps	
<input type="checkbox"/> Warehouse	
<input type="checkbox"/> Wholesale Malt Beverage & Wine	
<input type="checkbox"/> Winery 1st Location	Date application received: <u>03/20/2020</u> By: <u>dc</u>  License Action(s): <u>New Outlet</u>
<input type="checkbox"/> Winery 2nd Location	
<input type="checkbox"/> Winery 3rd Location	
<input type="checkbox"/> Winery 4th Location	
<input type="checkbox"/> Winery 5th Location	

2. Identify the applicant(s) applying for the license(s). ENTITY (example: corporation or LLC) or INDIVIDUAL(S) applying for the license(s):

Rick Laughlin

Kimberley Laughlin

(Applicant #1)

(Applicant #2)

(Applicant #3)

(Applicant #4)

3. Trade Name of the Business (Name Customers Will See)		
101 Inspirations		
4. Business Address (Number and Street Address of the Location that will have the liquor license)		
1734 NE Highway 101		
City	County	Zip Code
Lincoln City	Lincoln	97367



# LIQUOR LICENSE APPLICATION

5. Trade Name of the Business (Name Customers Will See) 101 Inspirations			
6. Does the business address currently have an OLCC liquor license? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
7. Does the business address currently have an OLCC marijuana license? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
8. Mailing Address/PO Box, Number, Street, Rural Route (where the OLCC will send your mail) PO Box 1061			
City Depoe Bay	State OR	Zip Code 97341	
9. Phone Number of the Business Location 541 994 4438		10. Email Contact for this Application <del>541 994 4438</del> [REDACTED]	
11. Contact Person for this Application Rick Laughlin		Phone Number [REDACTED] 9	
Contact Person's Mailing Address (if different)	City	State	Zip Code

Please note that liquor license applications are public records. A copy of the application will be posted on the OLCC website for a period of several weeks.

I understand that marijuana (such as use, consumption, ingestion, inhalation, samples, give-away, sale, etc.) is **prohibited** on the licensed premises.

I attest that all answers on all forms, documents, and information provided to the OLCC are true and complete.

### Applicant Signature(s)

- Each individual person listed as an applicant must sign the application.
- If an applicant is an entity, such as a corporation or LLC, at least one person who is authorized to sign for the entity must sign the application.
- A person with the authority to sign on behalf of the applicant (such as the applicant's attorney or a person with power of attorney) may sign the application. If a person other than an applicant signs the application, please provide proof of signature authority.

[REDACTED]  
\_\_\_\_\_  
(Applicant#1)

[REDACTED]  
\_\_\_\_\_  
(Applicant#2)

\_\_\_\_\_  
(Applicant#3)

\_\_\_\_\_  
(Applicant#4)



# OREGON LIQUOR CONTROL COMMISSION BUSINESS INFORMATION

Please Print or Type

Applicant Name: ~~Rick Laughlin~~ Rick E Laughlin and Kimberley Laughlin Phone: ~~541 994 4200~~ 541 994 4438

Trade Name (dba): 101 Inspirations

Business Location Address: 1734 NE Hwy 101

City: Lincoln City, OR ZIP Code: 97367

### DAYS AND HOURS OF OPERATION

#### Business Hours:

Sunday	10:30AM	to	5:00PM
Monday	10:30AM	to	5:00PM
Tuesday	10:30AM	to	5:00PM
Wednesday	10:30AM	to	5:00PM
Thursday	10:30AM	to	5:00PM
Friday	10:30AM	to	5:00PM
Saturday	10:30AM	to	6:00PM

#### Outdoor Area Hours:

Sunday	_____	to	_____
Monday	_____	to	_____
Tuesday	_____	to	_____
Wednesday	_____	to	_____
Thursday	_____	to	_____
Friday	_____	to	_____
Saturday	_____	to	_____

The outdoor area is used for:

- Food service Hours: \_\_\_\_\_ to \_\_\_\_\_
- Alcohol service Hours: \_\_\_\_\_ to \_\_\_\_\_
- Enclosed, how \_\_\_\_\_

The exterior area is adequately viewed and/or supervised by Service Permittees.

\_\_\_\_\_  
(Investigator's Initials)

Seasonal Variations:  Yes  No If yes, explain: Closed on Tuesday and/or Wednesday during the "off season."

The "off season" typically runs from November to April.

### ENTERTAINMENT

Check all that apply:

- Live Music
- Recorded Music
- DJ Music
- Dancing
- Nude Entertainers
- Karaoke
- Coin-operated Games
- Video Lottery Machines
- Social Gaming
- Pool Tables
- Other: product demonstrations of musical instruments

### DAYS & HOURS OF LIVE OR DJ MUSIC

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Note. Demonstrating musical instruments often entails brief performances of live music and may occur anytime during normal business hours for a few minutes at a time.

### SEATING COUNT

Restaurant: \_\_\_\_\_ Outdoor: \_\_\_\_\_  
 Lounge: \_\_\_\_\_ Other (explain): \_\_\_\_\_  
 Banquet: \_\_\_\_\_ Total Seating: \_\_\_\_\_

#### OLCC USE ONLY

Investigator Verified Seating: \_\_\_(Y)\_\_\_(N)  
 Investigator Initials: \_\_\_\_\_  
 Date: \_\_\_\_\_

I understand if my answers are not true and complete, the OLCC may deny my license application.

Applicant Signature: \_\_\_\_\_ Date: 3/13/2020

1-800-452-OLCC (6522)  
www.oregon.gov/olcc

(rev. 12/07)



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Investigator Verified Seating: \_\_\_(Y)\_\_\_(N)  
 Investigator Initials: \_\_\_\_\_  
 Date: \_\_\_\_\_

I understand if my answers are not true and complete, the OLCC may deny my license application.

Applicant Signature: \_\_\_\_\_ Date: 3/13/2020

1-800-452-OLCC (6522)  
www.oregon.gov/olcc

(rev. 12/07)

CITY OF LINCOLN CITY

CITY COUNCIL MINUTES OF MEETING

March 23, 2020, 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](http://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: May 11, 2020

**A. CALL TO ORDER**

*Mayor Anderson called the meeting to order at 6:00 pm.*

*Mayor Anderson provided rules of etiquette due to the change in circumstances, as a result of COVID-19.*

**B. ROLL CALL**

Attendee Name	Title	Status	Arrived
Dick Anderson	Mayor	Present	6:00 PM
Judy Casper	Councilor Ward 3	Present	6:00 PM
Diana Hinton	Councilor Ward 1	Present	6:00 PM
Riley Hoagland	Councilor Ward 2	Present	6:00 PM
Diane Kusz	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

**C. PLEDGE OF ALLEGIANCE** – *Mayor Anderson led The Pledge of Allegiance.*

**D. CONSENT AGENDA** - *None*

**E. COUNCIL DELIBERATIONS** - *None*

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

*Mr. Chandler read comments submitted by citizens:*

*Stacey Baird - requests Lincoln City Council allow a private family cemetery on his property.*

*Jill Townsend - Concerned that the City is actively promoting tourism, and notes the huge influx of tourists into Lincoln City.*

*Kathy Aha - Asks that the beach accesses not be closed noting it is against the law to close them without posting the ordinance number.*

*Kimberly Kabow - Asks the City to support Governor Brown's message and asked that immediate action be taken to close the motels and vacation rental dwellings.*

*Doreen Thirkel - Asks the City to close the hotel, motels and vacation rental dwellings.*

*Gina Garcia - Asks that Lincoln City close to visitors by closing hotels, motels and vacation rental dwellings, noting the visitors are cleaning off the shelves in our stores.*

*Richard Townsend - Two emails were read asking that specific parks and beach accesses (listed) be closed, and allow pedestrian access to the beaches and to reopen the open spaces and particularly leave open the beaches and open spaces to hikers.*

*Eric Anderson - Asks the City to suspend or curtail the commercial activity to avoid bringing COVID-19 to the community, noting the stores shelves are now empty.*

*Jan Dempster - Two emails were read asking that the City consider that beach accesses remain open, and that the City post social distancing notices.*

*Meredith Olsen - Beaches do not belong to the City and suggested they remain open.*

*June Murkowski - Expressed concerns with a Meredith Lodging rental in her neighborhood that has multiple vehicles at the house, and a house cleaner going in and out without protection. Very concerned with allowing tourists into Lincoln City bringing the virus, and workers not receiving knowledge of the seriousness of the virus by the lodging owners.*

*Elizabeth Reyes, Executive Director of Family Promise - Asks for additional funding of the hotel voucher program during the COVID-19 crisis.*

*Councilor Hinton added that Ms. Reyes's request is in addition to the donation that Lincoln City already provides.*

## **G. PRESENTATIONS - None**

## **H. SPECIAL ORDER OF BUSINESS**

### **1. COVID-19 Update and City Response**

*Mr. Chandler advises it has been a busy (spring break) weekend, and listed the following actions taken by the City with regard to COVID-19 crisis:*

*March 23 - City Hall closed with limited staff. The Driftwood Public Library and Lincoln City Community Center closed last week. Effective March 23 all City Parks and open spaces closed to the public, including bathrooms. Mr. Chandler notes the City does not have authority to close the beaches, however has the authority to close the parks that includes the parking lots at the beach entrances, which those parking lots have closed.*

*The City has suspended utility billing shut-offs until further notice, and late fees with regard to utility billing and arrears are also suspended until further notice. The City is contributing to the*

*Lincoln County voucher program for unsheltered individuals and families, and the City Finders Keepers program is suspended until further notice.*

*Representatives from Lincoln County, including all cities in the County, are working on a Joint draft Declaration of Emergency Order proposing a countywide closure that takes effect on March 24, 2020. Mr. Chandler read the draft Lincoln County Order Number 3-23-85. Mr. Chandler also notes that the Order would cost the City an estimated \$900,000 in loss of revenue, and listed a breakdown on the losses to the City.*

*Discussion held as to the logistics of keeping hotels open to shelter the homeless, and that the residents would like to keep the beaches open. Mr. Chandler explained the voucher program administered by Lincoln County Health Department, and Lincoln City added an additional \$2500. The issue of hotels remaining open for the homeless will be reviewed and addressed by those involved. Mayor Anderson advised that Lincoln City has no authority over the beaches, noting the City has barricaded access points, and parking is not available.*

*Mr. Chandler also asked Council if they would like to petition the Governor to close the beaches. Discussed was the beach and if it is defined as a State Park.*

*Mr. Appicello notes a motion is needed to ratify the Order.*

*Discussed was the Governor's Order from this date, and Councilor Hinton asked for clarification that the City does not need an additional ordinance or resolution to mimik the action by Lincoln County. Mayor Anderson apologized to the citizens who felt the City was not taking action, when the City was actually monitoring the situation, and added that with Lincoln County taking the action, the cities are consistent with the County's actions.*

*Councilor Hinton acknowledged the work that Mayor Anderson and that Ron Chandler, City Manager have done over the last week. Councilor Casper spoke with grave concerns of a lack of consistent communication with the community, with citizens believing the City was not listening to their concerns which resulted in frustration and anger, noting it needs to be improved. Councilor Casper also asked about beaches with regard to enforcement and a fine or jail, however it was determined the concern and fine was for Oregon State Parks and not the beach. Mayor Anderson spoke of the issue with day-trippers, noting the City has closed off the beach accesses to address it. It was confirmed from the Governor's Order that the beaches are not closed, and that individuals may go outside for outside recreation such as walking, hiking, etc., but must comply with social distancing.*

*Discussion was held with regard to the closure of City public restrooms, and Mr. Chandler notes the restrooms were closed to discourage tourists. Concerns were then expressed with closure of the restrooms and particularly with regard to locals walking to the beach, and for the homeless having access to the restrooms. Consensus is to keep the restrooms open during the day and close at dusk, which is the current policy. Discussed was an issue of closing the City parks, and yet the bathrooms inside the closed parks are open. After considerable discussion, it was decided to keep restrooms open at all beach accesses, and on 17th Street for those traveling through town. Councilor Hoagland asked that the homeless shelter be notified of the locations of the specific restroom closures, and notes that he wishes only the beach accesses along the beach be left open. Concerns were expressed for staff safety in cleaning the restrooms.*

Councilor Hinton provided information from constituents on suggestions and issues with regard to the current crisis. Mayor Anderson reminded all that even essential services need to respect and comply with social distancing.

Mentioned was suggestions of delaying payments for utility bills, requests by the Chamber of Commerce to adopt a payment to businesses affected by COVID-19, and the possibility of refunding money that was paid by the "Rec Kids", to assist people on unemployment.

Councilor Hoagland advised that people working from home need the dog care facilities classified as an essential business, and also discussed was the possibility for those providing food for the public to receive assistance with food expenses. Also asked was if the old hospital facility can be used during the crisis. Mr. Chandler asked that suggestions be emailed to [publiccomment@lincolncity.org](mailto:publiccomment@lincolncity.org).

<b>MOTION:</b>	<b>Motion to ratify Lincoln County's Order number 3-23-85 and Ron Chandler's concurrence with such.</b>
<b>MOVER:</b>	<b>Diana Hinton, Councilor Ward 1</b>
<b>SECONDER:</b>	<b>Judy Casper, Councilor Ward 3</b>
<b>AYES:</b>	Anderson, Casper, Hinton, Hoagland, Kusz, Mark, Parsons
<b>RESULT:</b>	<b>Passed by Roll Call Vote</b>

**2. INTERGOVERNMENTAL AGREEMENT FOR MID-COAST WATER CONSERVATION CONSORTIUM**

Mr. Appicello presented this item. City has a staff member attending the meetings. Discussed was if there are additional financial obligations with the IGA, a goal to protect the City's watershed, and that the intention is that this document actually gets this project moving forward.

<b>MOTION:</b>	<b>Motion to approve the Intergovernmental Agreement.</b>
<b>MOVER:</b>	<b>Rick Mark, Councilor Ward 3</b>
<b>SECONDER:</b>	<b>Riley Hoagland, Councilor Ward 2</b>
<b>AYES:</b>	Anderson, Casper, Hinton, Hoagland, Kusz, Mark, Parsons
<b>RESULT:</b>	<b>Passed by Roll Call Vote</b>

**3. ECONOMIC DEVELOPMENT: ROADS END/VILLAGES AT CASCADE HEAD URBAN RENEWAL AREA DRAFT PLAN**

Alison Robertson, Urban Renewal and Economic Development Director presented this item, asking for approval of the draft Urban Renewal new boundary area, for approval of the proposed timeline of 25 years, and for approval of the list of projects pursued in the Roads End/The Villages at Cascade Head Urban Renewal area.

Discussed was if the boundary can be adjusted at a later date, and Elaine Howard responded that you can add up to 1% of the original boundary with a minor amendment to the Urban Renewal Plan, and can add up to 25% of the original boundary with a substantial amendment to the Urban Renewal plan.

Discussed was emergency preparedness on the project list, what items can be considered as capital improvements for emergency preparedness, and assigning a dollar amount to each for a placeholder. Also discussed was concerns with sorting through the dollar amounts and how to prioritize the projects on the list, and Ms. Robertson responded that it is difficult to draft a "flexible" plan, and there are many factors to take into consideration that are available now for decisions on future projects.

*Discussion held with regard to under-levy scenarios, and ways to reduce the impact on all of the taxing districts.*

<b>MOTION:</b>	<b>Motion to approve Boundary A of the draft Roads End/The Villages at Cascade Head Urban Renewal Area Draft Plan.</b>
<b>MOVER:</b>	<b>Diana Hinton, Councilor Ward 1</b>
<b>SECONDER:</b>	<b>Mitch Parsons, Councilor Ward 1</b>
<b>AYES:</b>	Anderson, Casper, Hinton, Hoagland, Kusz, Mark, Parsons
<b>RESULT:</b>	<b>Passed via Voice Vote</b>

*Discussion held on the list of projects. There is a reference to a sidewalk on Logan Road, and it is requested that the motion be amended to call it a pathway. Ms. Robertson suggests that she can revise the reference throughout the plan to refer to a sidewalk/pathway. The document will be revised to reflect the reference to "pathway/sidewalk" in all locations.*

<b>MOTION:</b>	<b>Motion to approve the project list with estimated costs for emergency preparedness to be included in the draft Urban Renewal Plan.</b>
<b>MOVER:</b>	<b>Rick Mark, Councilor Ward 3</b>
<b>SECONDER:</b>	<b>Mitch Parsons, Councilor Ward 1</b>
<b>AYES:</b>	Anderson, Casper, Hinton, Hoagland, Kusz, Mark, Parsons
<b>RESULT:</b>	<b>Passed by Voice Vote</b>

*Discussion held with regard to the extension of time and the lost revenue to the districts. Ms. Robertson confirmed with Council that staff needs to make adjustments in the estimated project costs to accommodate the duration of the levy.*

<b>MOTION:</b>	<b>Motion to approve the under-levy of 15% of the total increment value, and to direct staff to work to extend the duration of time to make up for lost revenue.</b>
<b>MOVER:</b>	<b>Judy Casper, Councilor Ward 3</b>
<b>SECONDER:</b>	<b>Rick Mark, Councilor Ward 3</b>
<b>AYES:</b>	Anderson, Casper, Hinton, Hoagland, Kusz, Mark, Parsons
<b>RESULT:</b>	<b>Passed by Voice Vote</b>

#### **4. New Name for the Villages at Cascade Head**

*Mr. Appicello presented this item noting the costs and extensive costs associated with changing the name, noting he does not feel it would be an efficient use of City resources, noting that it could cost as much as \$200,000 to change the name. Discussion continued on changing the name, and the many documents that would need to have the name changed, and whether or not a "doing business as" can be used, and the next steps. Mr. Appicello advises that a dba does not change the name on the official documents. Confirmed is that It was confirmed that the City does not have the money to change the name. Mr. Appicello suggested a Work Session. Council consensus is not to spend the money on the matter at this time.*

### **I. PUBLIC HEARINGS / PUBLIC COMMENTS**

Mr. Appicello provided information as to the public comments on the two resolutions, and Council wishes to continue both of the resolutions to allow more time for public comment.

**5. An opportunity for public comment on proposed fee of rate changes. See agenda item 9 below (Resolution 2020-07) below.**

Discussion held with regard to the need for this item not to be on hold for too long as North Lincoln Sanitary Service to have lead-time to order the composting truck, and for the public to receive more information about the \$6.58 flat fee vs. the 10% charge on the current monthly bill.

<b>MOTION:</b>	<b>Motion to delay both resolutions and public comment until the next City Council meeting.</b>
<b>MOVER:</b>	<b>Riley Hoagland, Councilor Ward 2</b>
<b>SECONDER:</b>	<b>Diane Kusz, Councilor Ward 2</b>
<b>AYES:</b>	Anderson, Casper, Hinton, Hoagland, Kusz, Mark, Parsons
<b>RESULT:</b>	<b>Passed by Voice Vote</b>

**6. An opportunity for public comment on proposed fee or rate changes.; See agenda item 10 below (Resolution 2020-05) below.**

See motion under above agenda item.

**J. ORDINANCES**

**7. ORDINANCE NO. 2020-09 AN ORDINANCE OF THE CITY OF LINCOLN CITY AMENDING THE LINCOLN CITY MUNICIPAL CODE, TITLE 8 (HEALTH AND SAFETY), ADDING CHAPTER 8.11 (NUISANCE – POLYSTYRENE FOAM)**

Mr. Appicello completed first reading of Ordinance 2020-09. Discussion was held on deferring the approval of this ordinance during the COVID-19 crisis, involvement of the Sustainability with regard to the ordinance, delaying the effective date of the ordinance, and the effect on businesses if this goes into effect during the COVID-19 crisis.

Due to a no vote on first reading, the ordinance will come back for second reading at the next meeting.

<b>MOTION:</b>	<b>Motion to approve first reading and delay second reading until April 13, 2020.</b>
<b>MOVER:</b>	<b>Riley Hoagland, Councilor Ward 2</b>
<b>SECONDER:</b>	<b>Judy Casper, Councilor Ward 3</b>
<b>AYES:</b>	Casper, Hinton, Hoagland, Kusz
<b>NAYS:</b>	Anderson, Mark, Parsons
<b>RESULT:</b>	<b>Passed by Roll Call Vote</b>

**8. ORDINANCE NO. 2020-08 AN ORDINANCE OF THE CITY OF LINCOLN CITY AMENDING THE LINCOLN CITY MUNICIPAL CODE, TITLE 9 (PUBLIC PEACE, MORALS AND WELFARE), CHAPTER 9.34 (SIGNAGE), SECTION 9.34.020 (TEMPORARY SIGNAGE EXEMPT FROM LAND USE PERMITTING), PARAGRAPH F, TO AFFIRM, EXTEND AND REINSTATE THE ALLOWANCE FOR FEATHER BANNERS FOR AN ADDITIONAL SIX MONTHS**

Richard Appicello completed first reading by title only noting that the 6-month extension should be adequate time.

**MOTION:** Motion to approve first reading of Ordinance 2020-08 regarding the extension of feather banners for six months.  
**MOVER:** Judy Casper, Councilor Ward 3  
**SECONDER:** Mitch Parsons, Councilor Ward 1  
**AYES:** Anderson, Casper, Hinton, Hoagland, Kusz, Mark, Parsons  
**RESULT:** Passed by Roll Call Vote

*Mr. Appicello completed second reading by title only.*

**MOTION:** Motion to approve second reading of Ordinance 2020-08 regarding feather banners six-month extension.  
**MOVER:** Judy Casper, Councilor Ward 3  
**SECONDER:** Mitch Parsons, Councilor Ward 1  
**AYES:** Anderson, Casper, Hinton, Hoagland, Kusz, Mark, Parsons  
**RESULT:** Passed by Roll Call Vote

## K. RESOLUTIONS

### 9. RESOLUTION NO. 2020-07 A RESOLUTION OF THE CITY OF LINCOLN CITY AUTHORIZING THE ESTABLISHMENT OF A MANDATORY RESIDENTIAL COMPOSTABLES COLLECTION PROGRAM AND ADOPTING RATES

See agenda item 5 above.

### 10. RESOLUTION NO. 2020-05 A RESOLUTION OF THE CITY OF LINCOLN CITY, ADOPTING APPLICATION FEES AND CHARGES FOR MOBILE FOOD UNITS (LICENSE AND LAND USE) AND ESTABLISHING PARKS CONCESSION FEES AND CHARGES

See agenda item 5 above.

## L. CITY MANAGER/CITY ATTORNEY REPORTS - None

## M. ACTIONS, IF ANY, BASED ON WORK SESSION OR EXECUTIVE SESSION - None

## N. ADDITIONAL COMMENTS FROM CITIZENS PRESENT ON NON-AGENDA ITEMS - None

## O. ANNOUNCEMENTS OR COMMENTS BY CITY COUNCIL

*Councilor Hoagland commented on the wastewater discharge asking if a sink or dam can hold the water where the City dumps out so the water is deeper. Mayor Anderson asked Councilor Hoagland to share his ideas with the Wastewater Treatment department.*

*Councilor Mark thanked the Mayor, City Manager, and staff for working on the crisis; and notes he has been receiving comments from the citizens.*

*Councilor Kusz thanked the Council for the email during the crisis.*

*Councilor Parsons concurs with the comments above with regard to the crisis.*

*Councilor Hoagland spoke to the citizens, reminding the citizens not to be angry with those that are going outside.*

*Councilor Casper notes she is glad the beaches and restrooms are open.*

*Councilor Hinton commented on social media and has been correcting comments and statements, and that the Council should continue to provide positive comments and correct the errors. Councilor Hinton appreciates the emails and calls received from the citizens.*

*Mayor Anderson commented as to a statement he made on the Mayor's page noting there were 7,000 reviews. The Council's role is to educate and remain patient and calm, and thanked City staff.*

**P. ADJOURNMENT**

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**DICK ANDERSON, MAYOR**

**ATTEST:**

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**CATHY STEERE, MMC  
CITY RECORDER**

# Council Communication

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## Housing Update Presentation

Meeting Date: May 11, 2020      Primary Staff Contact: AnneMarie Skinner  
 Department: Planning Department      E-Mail: ASkinner@lincolncity.org  
 Secondary Dept: Administration      Secondary Contacts: Alison Robertson, AnneMarie  
 Skinner, Ronald Chandler  
 Approval: Ronald F Chandler      Estimated Time: 30 min

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### Objective:

The objective of this meeting is to provide City Council with an update on housing efforts.

### Timeline of Activities & Meetings:

- 2009 (July 27), Urban Renewal Agency adopts a Substantial Amendment to the Urban Renewal Year 2000 Development Plan to include an Economic Development assistance program, as a project category to the plan.
- 2011, Lincoln Community Land Trust (now Proud Ground) completes County Workforce Housing Needs Assessment.
- 2012 (August 13), Economic Development Options were presented to the Urban Renewal Agency for consideration at a future meeting; new commercial tools adopted in 2013-2014.
- 2014, Workforce Housing added to the Year 2000 Development Plan list of possible projects.
- 2017, Housing Needs Assessment adopted by City Council.
- 2018 (February), public properties offered to development community through Request for Expressions of Interest (RFEI); 3 properties for residential projects and 4 properties could include residential as mixed-use projects.
- 2018 (March 12), housing update to City Council.
- 2019 (March 18), City Council work session on housing.
- 2019, City Council reduced parking count for multi-family residential construction
- 2019, Four-Flat Dwellings
- 2019, Tiny House Developments
- 2019, ADU changes removing parking requirement for the ADU, removing subjective design requirements, removing owner-occupancy requirement. Originally allowed in 2014.
- 2019 (September 23), County Housing Strategy Plan accepted by Council via Resolution 2019-02 [Lincoln City, Newport, and the Tribes partnership with

Lincoln County on affordable housing grant from DLCD (Department of Land Conservation & Development)]

- 2019 (March 25), Economic Development Toolbox created by UR Agency and City Council; staff directed to establish criteria for tools, including those to assist with housing.

### **Summary of Need – Lincoln City:**

Lincoln City has been proactive in addressing housing efforts at all parts of the housing continuum. The 2017 Housing Needs Assessment says:

- There are a total of 5,734 housing units in Lincoln City (2014 ACS data – most recent); with fairly even distribution among owner-occupied dwellings, renter-occupied dwellings, and second homes/short-term rentals.
- The need for housing units in Lincoln City, over the next 20 years (to 2036) is between 1,484 (Scenario A-Baseline Housing Forecast) and 1,814 (Scenario B-Baseline + Workforce Housing Forecast). [The average of these two scenarios is 1,649, or about 82 units per year for 20 years.]

In recent years, the following Lincoln City housing units have been built:

- 2016 – 83 total dwelling units  
(50 Single-Family Detached Homes; 33 (Commercial) Multi-Family Attached Homes)
- 2017 – 66 total dwelling units  
51 Single-Family Detached Homes; 0 (Commercial) Multi-Family Attached Homes; 3 duplexes; 9 manufactured homes; 3 ADUs
- 2018 – 89 total dwelling units  
54 Single-Family Detached Homes; 30 (Commercial) Multi-Family Attached Homes; 3 duplexes (2 new, one conversion of existing SFR to duplex); 1 manufactured home; 1 ADU
- 2019 – 57 total dwelling units  
48 Single-Family Detached Homes; 1 unit – converted the office to an apartment unit at existing complex (Commercial) Multi-Family Attached Homes; 1 duplex (converted SFR to duplex); 6 manufactured homes; 1 ADU

Averages to 73.75 units for the past 4 years.

### **Housing Tasks (Completed & Pending):**

In March 2019, the City Council had a Work Session to discuss housing efforts. Those meeting packet materials are still relevant (attached). Since then, staff has implemented

Council goals to address housing at all levels of the housing “continuum” in the following ways:

- 1) Transitional Housing – property acquisition and partnership (loan for improvements) with Helping Hands.
- 2) Workforce Affordable Housing Development – property acquisition (for access) and partnership with Innovative Housing Inc. to construct income qualified (80% MFI and below) rental apartment homes.
- 3) Completed assisting Proud Ground with home buyer down payment grant through OHCS (Oregon Housing and Community Services)
- 4) Economic Development Toolbox – residential opportunities for City and URA loan programs
- 5) Sale of City “remnant” properties; Issue RFP/Q for Real Estate Services to select realtor/s; revenue estimated at \$150,000 total, which can be used to further housing objectives
- 6) Affordable Housing ‘Shelf-Ready’ Plans – under review for process/implementation/liability clause document, then will be uploaded to City website
- 7) Continue to implement recommendations from: Lincoln City Economic Opportunities Analysis & Housing Needs Assessment (2017); Lincoln County Housing Strategy Plan (2019); Statewide Housing Plan-6 priority strategies over 5 years (2019); Lincoln County 10-year Housing Plan 2.0 (At Home in Lincoln County) (2012); League of Oregon Cities Housing Needs Survey (2018)
- 8) Grant received from Lincoln County (\$20,000) for City homelessness efforts (Transitional Housing property acquisition)
- 9) Grant received from Lincoln County (\$15,000) for URA workforce affordable housing efforts (property acquisition for improved access to City-owned development site)
- 10) Grants received from Business Oregon Brownfield Assistance Program (\$46,000) for City workforce affordable housing efforts (Environmental Site Assessments: City NE 25<sup>th</sup> Street property, Phase I ESA; City NE Reef Avenue property, Phase I; URA 2510 NE Hwy 101 property, Phase II ESA)

**Budget as Proposed for FY 20-21:**

- City Workforce Housing Fund – partnership opportunities with Proud Ground (\$50,000 for state grant match) and Habitat for Humanity of Lincoln County (\$75,000 for pre-development assistance)
- City Economic Development Toolbox – if residential tools are created and funded
- URA Economic Development Toolbox – if residential tools are created and funded

**Attachments:**

March 18th 2019 – Housing Update Meeting Packet Materials for City Council Work  
Session (PDF)

**CITY OF LINCOLN CITY**

**LINCOLN CITY COUNCIL**

**WORK SESSION MEETING AGENDA**

**MARCH 18, 2019 5:30 PM**

**5:30 PM - The Lincoln City Council of City of Lincoln City will hold a Work Session Lincoln City Council in the Council Chambers, 801 SW Highway 101 - 3rd Floor, Lincoln City, OR 97367.**

**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 Cathy Steere, City Recorder, 541-996-1203.**

**This meeting is a work session only and generally does not include public comment.**

- 1. CALL TO ORDER**
- 2. DISCUSSION ITEMS**
  - A. Discussion - Expand Economic Opportunities - Housing**
- 3. ADJOURNMENT**

## Council Communication

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### Discussion - Expand Economic Opportunities - Workforce Housing

Meeting Date:	March 18, 2019	Primary Staff Contact:	Ronald F Chandler
Department:	Administration	E-Mail:	RChandler@lincolncity.org
Secondary Dept:		Secondary Contacts:	
Approval:	Ronald F Chandler	Estimated Time:	2 hours

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The attached Council Communication will be the basis for the discussion.

#### Attachments:

memo to city council 2-28-2019 (PDF)

at-home-in-lincoln-county-2-0 (PDF)

LINCOLN\_CITY\_EOA-HNA-BLI\_-\_FINAL\_WITH\_APPENDIX (PDF)

To: The City Council  
Fr: Ron Chandler  
Dt: February 28, 2019  
Re: Council Priority – Expand Economic Opportunities: Workforce Housing

The City Council adopted “Expand Economic Opportunities: Workforce Housing” as a priority and tasked the staff with developing areas of focus and possible actions to address this priority. The purpose of this memo is to present background information, identify services provided including services provided by the City and possible actions.

Professionals working in housing services often describe housing options as “the housing continuum.” This is a pathway from homelessness to market rate housing. The stages vary from report to report but, in each case, everyone fits within the housing continuum. For the purposes of this report I divided the housing continuum into four categories; homeless, permanent supported housing, missing middle housing and market rate housing.



The following information in this report comes from research of policies and practices by communities throughout the United States. Of particular help was Salem, Oregon.

## HOMELESS

### Definition

Lincoln County defines homelessness as

- People who are living in a place not meant for human habitation, in emergency shelters, in transitional housing, or are exiting an institution where they temporarily resided.
- People who are losing their primary nighttime residence, which may include a motel or hotel or a doubled up situation, within 14 days and lack resources or support networks to remain in housing.
- Families with children or unaccompanied youth who are unstably housed and likely to continue in that state.
- People who are fleeing or attempting to flee domestic violence, have no other residence and, and lack the resources or support networks to obtain other permanent housing. (At Home in Lincoln County 2.0, December 2012)

### Housing Types

Housing and services available in this category are generally as follows.

- Shelters – Shelters are generally short stay facilities (one night to six months) that offer levels of support such as food, laundry, shower, etc. Shelters are emergency crisis facilities including emergency weather shelters.

Examples of shelters in Lincoln County include the following.

- The Warming Shelter, emergency weather facility – Lincoln City
- Grace Wins Haven, emergency weather facility - Newport
- Short Term/Temporary Housing. Temporary or short-term housing (30, 60, 90 days or less).
- Transitional Housing – Short to medium term housing that provides support services including case managers to move people into self-sufficiency.

“Transitional housing is conceptualized as an intermediate step between emergency crisis shelter and permanent housing. It is more long-term, service-intensive and private than emergency shelters, yet remains time-limited allowing stays of three months to three years. It is meant to provide a safe, supportive environment where residents can overcome trauma, begin to address the issues that led to homelessness or kept them homeless, and begin to rebuild their support network.” (homelesshub.ca)

Examples of transitional housing in Lincoln County include the following.

- Family Promise – Lincoln City
- The Samaritan House Family Shelter – Newport
- My Sisters Place – Lincoln City

### Services Provided

The attached document contains services that are provided in Lincoln County

## **PERMANENT SUPPORTED/SUPPORTIVE HOUSING**

### Definition

“Permanent Supportive Housing (PSH) combines low-barrier affordable housing, healthcare, and supportive services to help individuals and families lead more stable lives. PSH typically targets people who are homeless or otherwise unstably housed, experience multiple barriers to housing and are unable to maintain housing stability without supportive services. (National Health Care for the Homeless Council)

### Housing and Services

Housing and services available in this category are generally as follows.

- Assisted Living Housing. This is generally housing for specific populations with mental, physical or financial long-term challenges. This model blends permanent housing with supportive services. Examples of this housing include senior living centers, living centers for those with mental illness, etc.
- Housing Choice Voucher/Section 8 Housing.

## **THE MISSING MIDDLE HOUSING**

The City has often refers to this type of housing as “workforce housing” but we’re finding a more accurate description is the “missing middle housing.”

### Definition

The City of Lincoln City defines the missing middle housing as is attainable housing for households whose income is between 60% and 120% of the median household income.

### Housing and Services

The City adopted the following housing objectives.

“Encourage the development of affordable and workforce housing:

- Investigate ways to reduce fees on new construction of affordable and workforce housing, while ensuring new infrastructure is not underfunded.
- Facilitate development of affordable housing on city-owned properties.
- Periodically review the development code’s regulations and zoning map to ensure they encourage a variety of housing types, such as accessory dwelling units, tiny houses, big houses and senior housing.
- Involve employers in efforts to provide and support workforce housing.
- Enact strategies to ensure that sufficient appropriately zoned land is available within the city and outside the tsunami inundation zone, such as increasing densities and annexing new lands.
- Design attractive neighborhoods that offer housing within walking distance to schools, jobs, shopping, and services.
- Streamline the permitting process for affordable and workforce housing.”  
(City of Lincoln City Economic Opportunities Analysis and Housing Needs Analysis 2017)

## **MARKET RATE HOUSING**

### Definition

Housing that is for rent or purchase without restriction or subsidy.

## POLICY DISCUSSION

The City Council adopted its FY2020 priorities which included expanding economic opportunities through business expansion and workforce housing. The purpose of this work meeting is to discuss the strategies or actions the City may take to accomplish this priority.

The City has had a two prong approach to address housing: 1) help those in the homeless category and 2) help those in the missing middle category.

### Homeless - Background

As a reminder, the County defines homelessness as follows.

- People who are living in a place not meant for human habitation, in emergency shelters, in transitional housing, or are exiting an institution where they temporarily resided.
- People who are losing their primary nighttime residence, which may include a motel or hotel or a doubled up situation, within 14 days and lack resources or support networks to remain in housing.
- Families with children or unaccompanied youth who are unstably housed and likely to continue in that state.
- People who are fleeing or attempting to flee domestic violence, have no other residence and, and lack the resources or support networks to obtain other permanent housing. (At Home in Lincoln County 2.0, December 2012)

### Contributions to Outside Agencies.

The City's practice for aiding the homeless has been to provide financial support for organizations that serve the homeless.

Between the years of 2007 and 2016 the City gave \$439,525 to the following organizations.

- Adults Supporting Kids
- Angels Anonymous
- Business for Excellence in Youth
- Community Development Corporation of Lincoln County
- Community Services Consortium
- Faith Community Services
- Family Promise
- Habitat for Humanity
- Helping Hands
- Lincoln City Food Pantry
- Lincoln City Warming Shelter
- Lincoln County Children's Advocacy

- Lincoln County Food Share
- My Sisters Place
- Neighbors for Kids
- Northwest Coastal Housing
- Senior Meals
- Thugs off Drugs
- Trueman Revcovery Center

In 2017 the City Council the City’s police would be to support the organizations that provide services to the homeless and this would be done through contributions to outside agencies. To that end, the City Council increased the budget for outside agency requests from \$50,000 to \$150,000 in 2018 and 2019 budgets. The following contributions have been made.

Organization	FY2018	FY2019	Total
Angels Anonymous	\$5,000	\$5,000	\$10,000
B’nai B’rith Camp	\$1,000	\$2,000	\$3,000
Business for Excellence in Youth	\$0	\$6,000	\$6,000
CASA	\$3,000	\$5,000	\$8,000
Central Coast Humane Society	\$1,000	\$0	\$1,000
Episcopal Church of St. James Santiago Community Meal Program	\$0	\$4,000	\$4,000
Family Promise	\$9,000	\$10,000	\$19,000
Helping Hands	\$1,000	\$3,000	\$4,000
Lincoln City Food Pantry	\$10,000	\$10,000	\$20,000
Lincoln City Warming Shelter	\$45,000	\$4,600	\$49,600
Lincoln City Youth League	\$0	\$5,000	\$5,000
Lincoln County Children’s Advocacy	\$5,000	\$5,000	\$10,000
Meals on Wheels	\$4,400	\$4,500	\$8,900
My Sister’s Place	\$12,000	\$12,000	\$24,000
Neighbors for Kids	\$5,000	\$12,000	\$17,000
North End Senior Solutions	\$2,000	\$6,000	\$8,000
North Lincoln County Historical Museum	\$0	\$700	\$700
Oceana Family Literacy	\$0	\$3,000	\$3,000
Retired and Senior Volunteers (RSVP)	\$1,000	\$2,000	\$3,000
REIA	\$130	\$200	\$330
Shiloh The Gathering Place Ministries	\$45,000	\$45,000	\$90,000
Taft Tiger Boosters	\$0	\$5,000	\$5,000
<b>Total</b>	<b>\$149,530</b>	<b>\$150,000</b>	<b>\$299,530</b>

This has been a very successful policy because 1) there's no one solution for homelessness so it therefore helps many groups that have become homeless, 2) it rewards successful organizations that focus their efforts, 3) the City isn't duplicating efforts and 4) private programs are more adaptable than government programs.

The biggest challenge to this program is that there's never enough money.

### **County Efforts.**

A second course of action to aid the homeless is to encourage the County to provide more services.

In 2012 the County adopted the following goals and strategies in the "At Home in Lincoln County 2.0" plan. The goal period was 2012-2015

Goal #1. Provide improved emergency response and prevention of homelessness.

#### Strategies

- Provide overnight shelter for single adults and families experiencing homelessness (Promise, Emergency Warming Center)
- Develop strategies to address the needs of teens aging out of the foster care system
- Create/sustain housing for unaccompanied minors
- Investigate the feasibility of a rapid re-housing program
- Create/sustain a day labor program

Goal #2. Provide coordinated outreach.

#### Strategies

- Create subcommittees to implement action items, as new priorities emerge over the coming three years
- Encourage local government to develop and implement a policy on homeless camping as per ORS 203.077 & ORS 203.079
- Improve service coordination among agencies that serve individuals experiencing homelessness or housing instability (Identified as a priority in the Regional Plan)
- Review or establish hospital discharge protocols re: housing and service referrals (Ours will be a supporting role, Samaritan Health Services will be lead agency)
- Support the expansion of existing Drug Court and Mental Health Court programs (Ours will be a supporting role)
- Coordinate with local emergency planners and first responders to make sure that needs of homeless and inadequately sheltered populations are addressed in time of emergency, as described in Emergency Support Function annex 6 of the county's Emergency Operations Plan.

### Goal #3 Develop housing opportunities

#### Strategies

- Identify housing units for people who have special needs such as those who have been incarcerated or are on parole, people with mental health issues or other chronic conditions. (Identified as a priority in a Regional Plan)
- Investigate the feasibility of non-traditional housing models such as a single room occupancy (SRO's) and co-housing.

The County also identified significant tasks for the next five years – 2015-2020.

#### Part Three: The Next Five Years

Creation of new resources was one of the primary goals of the original edition of “At Home in Lincoln County”. Key goals in this update are to build on our success and knowledge over the last five years and solidify support for the accomplishments that have been made to date. As economic conditions improve and new resources become available, we will pursue realistic opportunities for additional housing and services.

Significant tasks identified in original plan, not addressed or not completed:

- Identify housing units for those leaving incarceration/on parole
- Improve discharge planning from incarceration/other institutionalization
- Address needs of teens aging out of foster care
- Single point of entry/no wrong door approach to providing services
- Develop programs to encourage/support private landlords to rent to potential tenants with challenges (poor credit history, history of incarceration, etc.)
- Better data collection, analysis and presentation. As more and more public and private funders base funding decisions on data-driven outcomes, this will become even more critical

The County provided the following to Council Casper pertaining to the affordable housing partners.

**LINCOLN COUNTY AFFORDABLE HOUSING PARTNERS**  
**DRAFT INVENTORY OF HOUSING RELATED SERVICES AND PROVIDERS – MARCH 1, 2019**

<b>C.H.A.N.C.E. Lincoln County</b>	C.H.A.N.C.E serves clients with mental health and substance abuse disorders at all levels of their recovery. They assist with matters related to physical, mental and behavioral health, in hopes of increasing success in permanent housing, employment, education, and other necessary support networks.
<b>The Commonwealth Companies</b>	Private developer of affordable housing, with 110 units under development in Newport, serving populations at 60% Median Family Income and below.
<b>Community Services Consortium (CSC)</b>	Serves populations throughout Lincoln County, offering energy education, home weatherization, housing education, housing rehabilitation, rental assistance, utility assistance, homelessness and eviction prevention, fair housing assistance and other housing related services.
<b>Oregon Department of Human Services (DHS)</b>	Offers self-sufficiency benefits including: Temporary Assistance for Needy Families (TANF); SNAP and associated supportive service requirements; Employment Related Daycare Reimbursement (ERDC); Emergency housing through Domestic Violence (DV) grants; CSC subcontracts with DHS to provide personal development and accountability activities.
<b>Family Promise</b>	A nonprofit organization with a mission to provide shelter, meals and comprehensive assistance to homeless, low-income families with children in Lincoln County, while they seek to achieve sustainable independent living.
<b>Grace Wins Haven</b>	Day shelter open M-Th, 9-4 PM, providing security, resources and a place to learn working and life skills, with a mission to assist unhoused patrons of Lincoln County.
<b>Habitat for Humanity of Lincoln County</b>	Sweat-equity based homeownership, 0% loan, and critical home repair programs
<b>Housing Authority of Lincoln County</b>	Public rental housing; Section 8 vouchers; Veterans Affairs Supportive Housing (VASH) vouchers; Oceanspray Family Literacy Center (Resident Services); The Housing Authority has 262 units of affordable housing in Lincoln County, including public housing, Low Income Housing Tax Credit properties, Rural Development properties, and a senior property. They service 507 Housing Choice (Section 8) Vouchers that are used to subsidize low-income families looking to obtain rental housing in the private market.
<b>Legal Aide of Lincoln County</b>	Advice and legal representation on civil cases for low-income Oregonians, including tenant and prospective tenant rights.
<b>Lincoln City Resource Center &amp; Emergency Warming Shelter</b>	Emergency warming shelter open mid November - mid February when temperature is below 40 degrees, with option to extend into March if weather permits; Resource Center open M-F, 10 AM-4

	PM
<b>Lincoln County School District HELP Program</b>	Lincoln County School District program for students and their families experiencing unstable and transitional housing; provide assistance with resources and programs to support students' education and basic needs.
<b>Lincoln County Veterans Affairs (VA)</b>	Assistance with filing claims for Veterans' Benefits, Survivor's Benefits and other veteran specific programs.
<b>My Sisters Place</b>	Advocacy and shelter services for individuals experiencing domestic violence, intimate partner violence or stalking.
<b>Newport Warming Shelter</b>	Overnight shelter available Sunday-Thursday evenings each week, located at the Lincoln County Fairgrounds. Hot meal served every night and morning.
<b>Northwest Coastal Housing</b>	92 units of low-income rental housing in Lincoln County, serving families or individuals at 50%/60% or less of the area's family adjusted income, including persons with developmental disabilities, mental disabilities, homeless victims of spousal abuse, veterans and others in need.
<b>Oxford House</b>	Democratically-run, self-supporting, drug-free group home for men.
<b>Proud Ground</b>	County-wide land trust that has built three homes in Lincoln City and is currently partnering with local employers to match income-eligible households with eight down-payment assistance grants available to first time homebuyers in Lincoln County.
<b>Paul Villaescusa, Case Manager, Rental Housing Specialist - LCHHS</b>	
<b>Reconnections Counseling</b>	Provides sober living housing for participants in Reconnections outpatient services.
<b>Samaritan House</b>	10 month transitional housing program for families with children.
<b>Shangri-La Housing</b>	Nonprofit organization that provides homes, jobs and supports to Oregonians with disabilities or economic challenges.
<b>Siletz Tribal Housing Department</b>	With funds provided by the Native American Housing Assistance and Self-Determination Act and other resources, the Confederated Tribes of Siletz Indians (CTSI) operates a housing program whose overall mission is to ensure that low income Siletz Tribal Members have the opportunity to obtain housing that meets their needs, is affordable, and provides a safe, healthy living environment.
<b>Seashore Family Literacy Center</b>	Serves South County with a wide range of activities and programs focused on meeting basic needs.
<b>Stepping Up Initiative</b>	Lincoln County has been awarded a three-year, \$745,871 federal grant through the Bureau of Justice Assistance's Justice and Mental Health Collaboration program to provide direct assistance to clients, supportive services including housing and treatment, and additional training for law enforcement, targeting individuals with mental health and substance use disorders. Funding is ultimately intended to provide necessary services to keep people with mental health disorders out of jail.

<b>Transition and Programming Services (TAPS) Housing</b>	Sober housing for individuals on probation offered through Lincoln County Community Corrections
<b>Willamette Neighborhood Housing Services</b>	WNHS works with Proud Ground, Neighborworks' HomeOwnership Center and others to provide a combination of education, counseling and, in some instances, financial assistance to assist income-eligible buyers to purchase their first home.

DRAFT

### Provide Specific Services

A third option is for the City to provide services. In recent weeks the service most often mentioned is transitional housing. The City can provide these services by

1. Providing services in-house. This will probably include purchasing or constructing a facility.
2. Contracting with an agency to provide services. This can be done by funding capital and operation of a private entity or purchasing a facility and contracting for the operations.

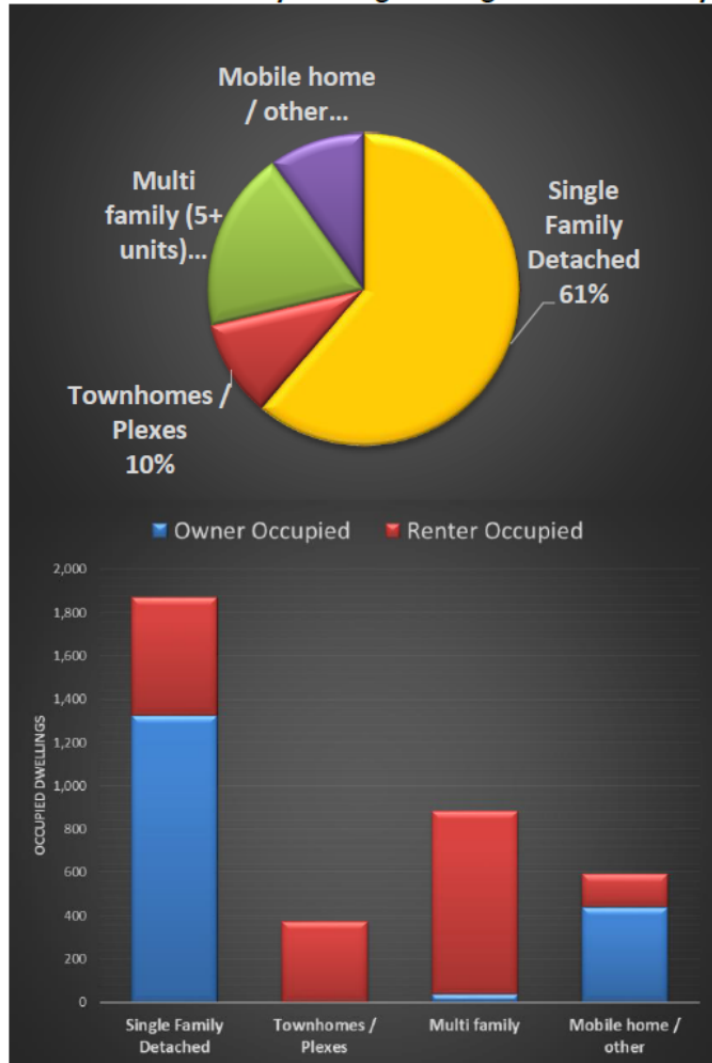
The second prong in the City’s approach has been to aid the missing middle in obtaining housing.

### Background – The Missing Middle

The following comes from the 2017 Economic Opportunities Analysis and the Housing Needs Analysis.

Housing Supply in Lincoln City  
 The following information comes from City of Lincoln City Economic Opportunities Analysis and Housing Needs Analysis 2017.

Exhibit 24. Lincoln City Existing Housing Mix and Tenancy



Source: U.S. Census, American Community Survey, 2014.

The current housing mix in Lincoln City consists of primarily single family detached homes, with 61% of the total housing stock. Multifamily housing accounts for 19% of the housing inventory. Townhomes/plexes and mobile homes each account for 10% of the housing inventory. Among the permanent residents, owner-occupied housing is connected in the single family detached and mobile home categories.  
 (City of Lincoln City Economic Opportunities Analysis and Housing Needs Analysis 2017)

According to the American Community Survey (ACS), there were 5,734 housing units in Lincoln City in 2014 (most recent data available).

**Exhibit 25. Lincoln City Existing Housing Characteristics**

Housing Type	Owner-Occupied Dwelling Units	Renter-Occupied Dwelling Units	Second Homes & Short Term Rentals	Other Vacant Units	All Dwelling Units
Single Family Detached	1,325	545	1,100	91	3,061
Townhomes / Plexes	0	374	183	18	576
Multi-family (5+ units)	36	846	550	43	1,475
Mobile home / other	440	153	-	29	622
<b>Total Units</b>	<b>1,801</b>	<b>1,918</b>	<b>1,834</b>	<b>181</b>	<b>5,734</b>
Distribution	31%	33%	32%	3%	100%

Housing Type	Owner-Occupied Dwelling Units	Renter-Occupied Dwelling Units	Second Homes & Short Term Rentals	Other Vacant Units	All Dwelling Units
Single Family Detached	74%	28%	60%	50%	53%
Townhomes / Plexes	0%	19%	10%	10%	10%
Multi-family (5+ units)	2%	44%	30%	24%	26%
Mobile home / other	24%	8%	0%	16%	11%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

Source: American Community Survey, 2010-2014; compiled by FCS GROUP.

**Population and Housing Forecast**

As mentioned previously, Lincoln County and Lincoln City have both shown measurable increases in population and households over the past few decades. The share of Lincoln County population that resides within Lincoln City has increased from 16.7% in 2000 to 18.0% in 2015. Hence, over the past 15 years, approximately 38% of the net change in Lincoln County population occurred within Lincoln City.

As indicated in Exhibit 26, according to the long-term growth forecast provided by the Oregon Office of Economic Analysis, Lincoln County population is expected to increase by 4,147 permanent residents over the next 20 years.

**Scenario A: Baseline Housing Forecast**

The baseline housing forecast scenario takes into account trends in population and seasonal housing demand given recent housing capture rates for Lincoln City. Scenario A assumes that Lincoln City will continue to capture 38% of the County’s growth by adding 1,583 residents over the next 20 years, which equates to a 0.85% annual average growth rate for Lincoln City. The baseline scenario also assumes that average household size (people per household) will continue its downward trend from 2.21 people per household in 2016 (est.) to 2.10 in 2036 (forecast), as “baby boomers” (residents born between 1946 and 1964) become empty nesters, retirees move into the area, and “millennials” (residents born between 1981 and 1997) delay starting families.

The resulting baseline housing forecast for Lincoln City identifies the need for 948 net new dwellings for permanent residents over the next 20 years (Exhibit 26). If we assume the current level of seasonal housing (second homes and short-term rentals) and vacant inventory remain at current levels (36% of total inventory), there would be additional demand for approximately 536 housing units. The combination of housing for permanent residents and seasonal housing is expected to require 1,484 dwellings over the next 20 years (Exhibit 26).

**Exhibit 26. Lincoln City Housing Needs Forecast, Baseline Scenario A**

	Estimate 2015	Estimate 2016	Forecast 2036	Proj. Change 2016-36	Proj. AAGR
Lincoln County Population	47,225	47,423	51,571	4,147	0.42%
<b>Lincoln City Population</b>	<b>8,485</b>	<b>8,601</b>	<b>10,183</b>	<b>1,583</b>	<b>0.85%</b>
City/County Share	18.0%	18.1%	19.7%	38.2%	
<b>Lincoln City Housing Needs</b>					
Group Quarters Population	85	86	102		
Population in Households	8,400	8,515	10,082		
Avg. Household Size	2.22	2.21	2.10		
Resident Housing Units	3,784	3,853	4,801	948	1.11%
<b>Total Housing Units</b>	<b>5,922</b>	<b>6,030</b>	<b>7,513</b>	<b>1,484</b>	<b>1.11%</b>
Seasonal & Vacant Housing Units	2,138	2,177	2,713	536	1.11%
Percent of housing stock	36%	36%	36%	36%	
Second Homes		2,000	2,492	492	
Short Term Rentals		497	619	122	

Source: Estimates based on 2014 ACS data and current Lincoln City permitting activity. Forecasts consistent with OEA 2015-forecast for Lincoln County, and projected 2010 to 2015 Lincoln City capture rates by FCS GROUP.

**Scenario B: Baseline + Workforce Housing Forecast**

Scenario B is intended to address the current workforce housing imbalance along with the baseline demand forecast included with Scenario A. Through interviews, stakeholders identified the current lack of existing “affordable” workforce housing as an important issue that likely accounts for high levels of in-commuting by Lincoln City workers that travel long distances from their homes to their place of work. As indicated in the following map shown as Exhibit 27, the local “covered workforce” includes approximately 1,478 workers that live and work in Lincoln

City; 1,937 workers that live in Lincoln City and commute outside the City to work and 2,896 workers that in-commute to jobs in Lincoln City.

As indicated in Exhibit 28, an estimated 2,921 people in-commute to Lincoln City daily from a distance of 25 miles or greater based on 2014 Census data. If adequate workforce housing is provided in Lincoln City for 25% of these workers (preliminary policy goal), it would require 330 workforce dwellings to offset the current housing imbalance.<sup>5</sup> In Scenario B, the total housing need consists of the baseline demand (1,484 units) plus the added workforce housing demand (330 units), or 1,814 dwellings.

Exhibit 27. Lincoln City Worker Commute Pattern, 2014



Source: U.S. Census, On-the-Map database; FCS GROUP.

Exhibit 28. Lincoln City Housing Needs Forecast, Workforce Housing Scenario B

	Estimate 2015	Estimate 2016	Forecast 2036	Proj. Change 2016-36
Existing Workforce In-commuters	2,896	2,921		
Avg. Household Size	2.22	2.21		330
Housing Unit Demand	1,305	1,322		
City Capture Rate Policy Goal*			25%	
Existing Pent Up Workforce Housing Demand		----->	330	
Baseline Scenario: Resident Housing Units		3,853	4,801	948
Baseline Scenario: Seasonal & Short-term Units		2,177	2,713	536
<b>Total Housing Units</b>	<b>5,922</b>	<b>6,030</b>		<b>1,814</b>

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

U.S. Census, On The Map, 2014. FCS GROUP.

Housing Attainability

Current housing prices in Lincoln City, as measured by home sales prices and rent levels, have been increasing in recent years as the vacant inventory tightens. Local home prices are being inflated to some extent by an influx of investment from “second home” buyers from outside the local market area.

An examination of current median family income (MFI) levels and U.S. Housing and Urban Development (HUD) guidelines help gauge housing attainability in Lincoln City. As indicated in Exhibit 31, the current (2014) MFI for Lincoln County was \$42,429. Using HUD guidelines for upper middle households earning 80% of the MFI, a four-person family would be able to afford monthly rents at \$849 or lower and homes priced at \$168,000 or less.

A survey of 22 apartment complexes in Lincoln City with 760 rental units indicates that the average apartment is now 35 years old, with monthly rents ranging from \$0.80 to \$1.10 per square foot of floor area for older units and \$1.20 to \$1.23 per square foot for the newer units (see Appendix G).

The ability to deliver an affordable two or three bedroom apartment unit at 80% of the MFI would mean that such a unit would be rented at \$850 or less, which is about 15-25% below current market prices for such a unit. A policy goal of providing 300 attainable apartments priced at 80% of the MFI would require total “incentives” of approximately \$17,000 to \$20,000 per dwelling unit.

**Exhibit 31. Lincoln City and County Housing Attainability Guidelines**

<b>Lincoln County Median Family Income Level (2014)*</b>		<b>\$42,429</b>
<b>Available Monthly Rent or Payment (@30% of income level)</b>		
	<b>Lower-end</b>	<b>Upper-End</b>
High (120% or more of MFI)	\$1,273	or more
Upper Middle (80% to 120% of MFI)	\$849	\$1,273
Lower Middle (50% to 80% of MFI)	\$530	\$849
Low (30% to 50%)	\$318	\$530
Very Low (less than 30% of MFI)	\$318	or less
<b>Approximate Attainable Home Price**</b>		
	<b>Lower-end</b>	<b>Upper-End</b>
High (120% or more of MFI)	\$252,000	or more
Upper Middle (80% to 120% of MFI)	\$168,000	\$252,000
Lower Middle (50% to 80% of MFI)	\$105,000	\$168,000
Low (30% to 50%)	\$63,000	\$105,000
Very Low (less than 30% of MFI)	\$63,000	or less

\* Based on Housing and Urban Development thresholds for Lincoln County in 2014.

Note, this analysis is generally consistent with 4-person household size characteristics.

\*\* Assumes 20% down payment on 30-year fixed mortgage at 6.0% interest.

Source: analysis by FCS Group using Housing and Urban Development, and US Census data.

Recent home sales and asking prices of homes in Lincoln City shows indicate that over the past two years, there have been 172 sales per year (Exhibit 32). The standing inventory is now well below four months for units priced at 80% MFI or lower.

**Exhibit 32. Lincoln City Housing Inventory, Absorption and Attainability**

Asking Sales Price	Current Listings	Avg. Annual Sales	Standing Inventory (months)	Housing Attainability Group
\$63,000 to \$105,000	0	2	0	Low (30% to 50% of MFI)
\$105,001 to \$168,000	13	41	4	Lower Middle (50% to 80% of MFI)
\$169,000 to \$252,000	41	64	8	Upper Middle (80% to 120% of MFI)
\$252,001 to \$300,000	15	24	8	High (120% or more of MFI)
\$300,001 to \$400,000	45	25	22	High (120% or more of MFI)
\$400,001 and higher	61	17	44	High (120% or more of MFI)
<b>Total</b>	<b>175</b>	<b>172</b>		

Source: Redfin; compiled by FCS GROUP as of 9/15/16.

**City Strategy**

The City’s strategy for helping those in the missing middle has been 1) to amend our ordinances to bring down housing cost, 2) promote the City’s tool box and 3) develop City land.

**Ordinance Amendments**

The City has adopted the following ordinance amendments.

1. **Ordinance 2014-08** - Accessory Dwelling Units (this ordinance hasn’t been amended since its initial adoption, but we would like to suggest some refinements, e.g. propose to remove the owner occupancy requirement)
2. **Ordinance 2014-10** - Defining "cottage housing developments", establishing standards, and allowing them in the R-1 Single-Family, RM Multiple-Family and RR Recreation-Residential zones.
3. **Ordinance 2014-16** - Amending the RM Multiple-Family zone to delete the requirement to provide parking for boats and campers.
4. **Ordinance 2019-02** - Defining "four-flat dwellings", establishing standards, and allowing them in most zones.
5. **Ordinance 2019-03** - Amending the off-street parking requirements, to reduce the amount of off-street parking required for residential uses.
6. **Ordinance 2019-04** - Amending the Taft Village Core and Oceanlake Plan District to reduce or eliminate off-street parking requirements.
7. **Ordinance 2019-05** - Defining "tiny house developments", establishing standards, and allowing them in the General Commercial, Recreation Commercial and Multiple-Family Residential zones.
8. The City also lowered the water and sewer impact fees.

The Housing Needs Analysis provides the following actions that can be taken by the City.

**1. Housing Supply and Variety.** Provide a sufficient quantity and variety of housing to meet community needs.

1. Annex where feasible and zone an adequate supply of residential land outside the tsunami inundation zone to accommodate the city's housing needs
2. Promote a variety of residential densities and housing types in all price ranges to meet a range of housing needs.
3. Revise plan designations, zoning districts and regulations as needed to implement the mix of housing indicated in the adopted Housing Needs Analysis.
4. Periodically review development code regulations and the zoning map to ensure they encourage a variety of housing types, such as accessory dwelling units, "plexes", tiny houses, big houses, senior housing, manufactured homes, etc.
5. Consider incentives that encourage development outside the tsunami zone while ensuring sufficient revenue to serve new development (e.g., transfer of development/redevelopment rights).
6. Discourage development within all tsunami zones, using techniques such as zoning inundation areas for uses other than residential, adding criteria for approving conditional uses and variances to restrict residential density in hazard areas, and encouraging transfer of development/redevelopment rights.
7. Zone multifamily housing in areas close to shopping, employment, parks, services and public transportation, and outside of the tsunami inundation zone.
8. Control the number and location of vacation rentals to preserve adequate housing for residents and protect the quality of life in the city's residential neighborhoods.

**2. Housing Affordability.** Provide for a range of housing opportunities outside the tsunami inundation zones to address the needs of all economic segments of the community.

A. For properties outside the tsunami inundation zones, evaluate the following incentives and tools:

1. Explore innovative approaches to setting fees and system development charges (SDCs) on new construction of affordable housing to be as low as possible while ensuring necessary infrastructure to make neighborhoods cost-effective places to live and good investments for homeowners.
2. Explore offering expedited review and permitting for residential or mixed-use projects that meet certain criteria (e.g., receive local, state or federal affordable housing funding).
3. Consider offering property tax exemptions to low-income rental housing projects that meet certain criteria in accordance with state law (e.g., receive local, state or federal affordable housing funding.)
4. Consider applying system development charges (SDCs) on a square foot or fixture count basis, so smaller homes pay less and larger homes pay more.
5. Consider deferring SDCs and providing other incentives for Accessory Dwelling Units (ADUs).
6. Periodically review density bonuses for effectiveness as an incentive to providing affordable housing and adjust, as necessary.

7. Consider setting parking requirements to the minimum standards that will meet the community's needs in order to reduce land utilized for parking, reduce the cost of housing development, and encourage walking, transit use and a compact development pattern.
8. Give priority to capital improvement projects that support development of affordable homes and neighborhoods.
9. Consider providing grant or loan programs provided by or through the city to reduce housing costs.
10. Facilitate development of vacant or under-developed land by bringing together property owners, developers, and financiers through a local accelerator program.
11. Give priority to capital improvement projects that support development of affordable homes and neighborhoods outside the tsunami inundation zone.

#### B. Partnerships

1. Involve major employers in efforts to develop and support housing attainable by their workforce.
2. Facilitate development of affordable housing on publicly-owned properties and preserve its attainability.
3. Explore public/private/nonprofit partnerships to preserve or develop additional housing for very low, low, and moderate income households.
4. Develop and nurture local and regional affiliations and alliances to provide affordable housing.
5. Explore local and regional funding options to support development of housing for low- and moderate-income households.
6. Work with local organizations, other jurisdictions and health and social service organizations to on a coordinated, regional approach to homelessness.
7. Coordinate with Tribal, County, State and housing developers to identify, obtain and leverage funding sources for the development of new housing for very low, low, and moderate-income residents, as determined by appropriate percentages of area median family Income in the Housing Needs Assessment.
8. Work with partners to provide workshops that:
  - a. Assist developers with the design and finance of affordable housing.
  - b. Educate first time homebuyers.
  - c. Pair property owners with developers.
9. Look into establishing a non-profit development corporation.

#### C. Affordable Housing Fund

1. Establish and oversee an affordable housing program that increases the supply of housing attainable to low to middle income individuals and families.
2. Utilize affordable housing resources (e.g., land, funds, staff support) to make dwelling units affordable to households with very low, low and medium incomes.
3. Consider ways to expand the affordable housing fund, such as a housing levy, construction excise tax, or dedicated percentage of building permit valuation for all building permits.
4. Utilize affordable housing funds only outside the tsunami inundation zone.

#### D. Regulations

1. Allow affordable housing throughout the city and especially in areas with good access to transit, employment, education and shopping.
2. Consider an inclusionary housing program that requires multifamily developments of 20 units or more to designate up to 20% of the units for rent or sale at no more than 80% MHI. OR Designate a certain percentage of new multifamily construction of at least 20 units as affordable to those making 80 percent of area median income or less in exchange for density bonuses or property tax exemptions.
3. Consider pre-approving ADU and other housing designs to lower housing costs for residents.
4. Periodically examine and revise the municipal code to reduce barriers to new affordable housing development
5. Utilize various mechanisms to ensure the continued affordability of housing that is the result of City initiatives.
6. Enforce regulations that ensure maximum safety for residents and residential property owners. Notify potential buyers and developers about risk of tsunami, flooding and other potential hazards.
7. Consider zoning property in the tsunami inundation zone for the lowest possible single-family density or low intensity non-residential uses.
8. Include in the municipal code zoning regulations that ensure multi-family buildings and special needs housing are attractive for the residents and for their neighborhoods.

**3. Special Needs.** Encourage housing options outside the tsunami zones for special needs populations, including independent living for seniors, assisted living, memory care, drug and alcohol rehab and mental health facilities.

1. Integrate housing for people with special needs into neighborhoods, avoiding concentrations.
2. Encourage the development of senior-friendly housing, particularly in areas within walking distance of services and amenities.
3. 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.
4. Support public and private housing and services for people who are homeless.
5. Review municipal code to ensure compliance with the Affirmatively Furthering Fair Housing rule.<sup>8</sup>
6. Educate the public regarding zoning and fair housing laws.

**4. Vacation Rentals.** Control the number and location of vacation rentals to preserve adequate housing for residents and protect their quality of life.

1. Maintain an appropriate balance in residential zones between housing for residents and short-term vacation rental properties for visitors.
2. Fine tune vacation rental policies as needed to protect residential neighborhoods.

### Promote the City's Tool Box

The following programs are part of the Urban Renewal tool box.

1. Mixed-use housing loans – Provide loans for second story residential construction of existing commercial buildings or percentage of cost for second story construction of new building. Funding can be used for upgrades such as elevators, private access, etc.
2. Workforce housing loans – Provide loans for residential construction meeting the local workforce market, defined as those earning 60%-120% of the median family income for Lincoln County. Loan terms could be determined as payable upon Certificate of Occupancy, lease or sale. Could be used in conjunction with other tools such as pre-pay development fees or infrastructure partners.

### Items to consider adding to the tool box.

1. Expand the Urban Renewal tool box to all areas of the City.
2. Expand Façade Improvement Loan Program to include residential loans for homes that meet "missing middle" or "workforce" criteria (yet to be developed).
3. Offer Mixed-Use Housing Loans: Provide loans for second story residential remodel construction of existing commercial buildings or percentage of cost for second story construction of new building. Funding can be used for upgrades such as elevators, private access, etc.
4. Offer Workforce/Missing Middle Housing Loans: Provide loans for residential construction meeting the local workforce market, defined as those earning 60%-120% of the median family income for Lincoln County. Loan terms could be determined as payable upon Certificate of Occupancy, lease or sale. Could be used in conjunction with other tools such as Pre-Pay Development Fees, or Infrastructure Partners.
5. Expand Energy Efficiency Loans to residential that meet "missing middle" or "workforce" criteria (yet to be developed): Provide loans for 0% interest for 10 years to fund energy efficiency projects for commercial buildings or businesses such as; solar panels, new windows, heating unit, etc. Properties must be located in the UR district.
6. Offer Pre-Pay Development Fees: System Development Charges and permit fees prepaid by URA to be repaid prior to Certificate of Occupancy or at time of sale or portion of sale.
7. Offer Infrastructure Partners Tool: For private redevelopment projects that support the efforts of the Agency and Community Vision Plans, the Agency will partner to construct necessary and required public works infrastructure such as water, sewer and storm mainline extensions, also sidewalks, off-street parking, curbs and gutters.
8. Offer Brownfield Assistance Tool: For private commercial projects that support the efforts of the Agency and Community Vision Plans, the Agency will partner with property owners to assist with Brownfield site challenges to further sale or redevelopment of the property. Assistance is possible in the form of loans or grants for inventory, assessment or clean-up/remediation.

Develop City Property

The City currently has 5 properties that are under negotiation for residential development. When developed, the City will expand its missing middle housing by 100 units.

# At Home in Lincoln County 2.0



At Home in Lincoln County  
The Updated Ten Year Housing Plan for Lincoln  
County December 2012



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## Executive Summary

“At Home in Lincoln County 2.0” is a revision of “At Home in Lincoln County: A Ten-Year Housing Plan for Lincoln County with a Special Focus on Chronic Homelessness. As long as one family is without a decent, safe and affordable home; as long as one person is without the health care they need; as long as one child goes to bed hungry; then there is still work ahead. Five years ago, our message could have been summed up: “Let us begin.” Today, it is simply: “Let us continue.”



The original plan was launched in October 2007, after a year-long series of stakeholder and steering committee meetings and community forums. The momentum for development of the plan began with a county-wide forum on housing and homelessness that took place in October 2005. The update for this plan was developed with a number of stakeholders at two follow-up meetings in August 2012. The updated goals and actions are included in this report.

In the pages and appendices that follow, readers will find:

- Relevant data on homelessness and housing affordability demonstrating that need continues in our community;
- A review of our significant progress and accomplishments during the first five years of the plan; and
- A look at goals and priorities for the next five years as we move forward with this work

Many good things have been accomplished in the past five years, much work still remains.

### Plan Update Participants

**Bill Hall**

**Lola Jones**

**Benjamin Baggett**

**Pat Bauer**

**Barbara Dougherty**

**Michelle Geltner**

**Don Taylor**

**Katey Townsend**

**Tamara Rosser**

### Affiliation

**Lincoln County Commissioner**

**Executive Director, Samaritan House**

**Program Development Analyst, Community Services Consortium**

**Lincoln County School Based Health Centers**

**Samaritan North Lincoln Early Learning Center**

**Community Advocate**

**Pastor, First Presbyterian Church, Newport**

**Lincoln County School District McKinney-Vento Program Supervisor**

**Executive Director, RSVP, Lincoln County**

## Mission, Vision and Oversight Structure

Stakeholder planning sessions produced several goals and action plans. We will strive to address homelessness issues using collaborations, partnerships and leveraging local resources to build better service systems. Below are the mission and vision statements that the core group of stakeholders developed at the meetings.



### **Mission Statement:**

“The Lincoln County Ten-Year Plan Committee provides a forum for participating organizations and interested individuals to share information and take action.”

### **Vision Statement:**

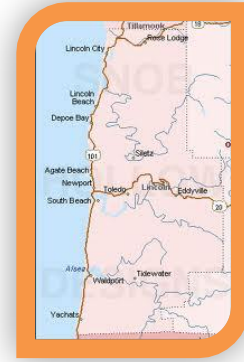
The original vision statement from “At Home in Lincoln County” remains relevant today: “All people in Lincoln County should have the opportunity to live in a decent, safe and affordable home that allows for their physical, emotional and economic well-being.”

### **Oversight Committee**

The Oversight Committee is established to maximize the impact of our collective work and to ensure the efficient use of resources. The committee has a formal structure with a President, Co-President, and a Secretary. The Co-Presidents will represent the Committee work and progress to the public, call meetings, and hold committees and sub-committees accountable for their work. The Secretary will distribute meeting notes, set meeting times and agendas with the Co-Presidents, and help coordinate and distribute agendas. The Executive Team will meet monthly to develop agendas and plan meetings, and the stakeholder, committee, and subcommittees will meet on an “as-needed” basis.

## Rural Homelessness and Troubling Poverty Trends in Lincoln County

Rural homelessness has unique characteristics that differentiate it from urban homelessness and challenge us to develop solutions to best fit our local circumstances and experience. Rural counties have suffered in the extreme from the recent recession. Federal cuts and dwindling county and city resources to agencies that offer education, training, and emergency housing to impoverished community members limits organizational and community response to homelessness. A study done by Patricia Post entitled “Hard to Reach: Rural Homelessness and Health Care,” finds that people experiencing homelessness in rural areas:



- 1) Tend to be less educated but are more likely to be employed, usually in temporary or service jobs;
- 2) Are less likely to receive government assistance, but are more likely to have higher average monthly incomes and more likely to receive cash assistance from friends;
- 3) Experience shorter episodes of homelessness and are two to four times more likely to live with family or friends; and,
- 4) Are as likely as other homeless persons to report having mental health, alcohol or drug problems during the past month, but six times more likely than their urban counterparts to report alcohol-only related problems during the year.

According to the 2010 US Census, Lincoln County families experience higher levels of poverty at 11.6% compared to the statewide rate of 11.0%.

Children are also greatly impacted by the recent poverty trends. Around 39% of all children in Oregon live in families with low incomes who cannot meet their basic needs for food and shelter. According to Patricia Post’s report, some economists estimate that persistent childhood poverty costs our country about \$500 billion a year by way of lost productivity, school drop-outs, crime, and the growing numbers enrolled in nutrition and public assistance programs. Obviously, solving poverty is beyond the scope of this plan, but it can point the way to a variety of near-term and longer-term approaches to mitigate its most serious impacts. Every forward step we take as a community in this effort will reap benefits—some that can be measured, others that cannot.

According to Jeffery Bartash of MarketWatch.com, even those traditionally living above the poverty level saw their earning power decline, with 2011 median income falling 2.9% from 2009, the second sharpest decline on record. Some estimates indicate that more than 55 million people in the United States will need assistance to meet their basic needs in the coming years.

Mr. Bartash believes that although economic news is improving at the federal level, and statistics demonstrate a slowly improving recession; small business, the backbone of the US economy, was able to add 97,000 jobs, barely offsetting Public Sector layoffs in 2011. The State of Oregon is 13<sup>th</sup> in the nation in economic recovery. And, as we know, economic upheavals

have a disproportionately negative impact on lower income families as they enter the unemployment lines, see a reduction in work hours and wages, and rising interest rates on credit debt, all of which have the greatest impact on those who can afford it the least.

## Goals and Strategies for 2012-2015

The goals and strategies below were selected to address many of the trends we are seeing in Lincoln County. Activities one through five are prioritized. All work will be supervised by the Oversight Committee.

Goals	Strategies
#1) Provide Improved Emergency Response and Prevention of Homelessness	<ul style="list-style-type: none"> <li>• Provide overnight shelter for single adults and families experiencing homelessness (Faith Community Services, Family Promise, Emergency Warming Center)</li> <li>• Develop strategies to address the needs of teens aging out of the foster care system</li> <li>• Create/sustain housing for unaccompanied minors</li> <li>• Investigate the feasibility of a rapid re-housing program</li> <li>• Create/sustain a day labor program</li> </ul>
#2) Provide Coordinated Outreach	<ul style="list-style-type: none"> <li>• Create subcommittees to implement action items, as new priorities emerge over the coming three years</li> <li>• Encourage local government to develop and implement a policy on homeless camping as per ORS 203.077 &amp; ORS 203.079</li> <li>• Improve service coordination among agencies that serve individuals experiencing homelessness or housing instability (Identified as a priority in the Regional Plan)</li> <li>• Review or establish hospital discharge protocols re: housing and service referrals (Ours will be a supporting role, Samaritan Health Services will be lead agency)</li> <li>• Support the expansion of existing Drug Court and Mental Health Court programs (Ours will be a supporting role)</li> <li>• Coordinate with local emergency planners and first responders to make sure that needs of homeless and inadequately sheltered populations are addressed in time of emergency, as described in Emergency Support Function annex 6 of the county's Emergency Operations Plan.</li> </ul>
#3) Develop Housing Opportunities	<ul style="list-style-type: none"> <li>• Identify housing units for people who have special needs such as those who have been incarcerated or are on parole, people with mental health issues or other chronic conditions. (Identified as a</li> </ul>

	<p>priority in the Regional Plan)</p> <ul style="list-style-type: none"> <li>• Investigate the feasibility of non-traditional housing models such as single room occupancy (SROs) and co-housing.</li> </ul>
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## LINCOLN COUNTY – Moving Forward

In 2007, the national economy was still strong, but many Lincoln County residents were coping with poverty. A year later, the United States was plunged into its worst fiscal crisis since the Great Depression. We are still struggling to recover, and during the past few years, many individuals and families in this county slipped over the line into homelessness.

Lincoln County is located on the central Oregon coast and has an area of 992 square miles. The County's 2010 population estimate was 45,892. In 2010, the county's per capita personal income (PCPI) was \$33,485 or about 11% lower than the statewide average for the same year. The 2010 US Census estimates that 7,545 persons (16.2% of the population) in Lincoln County live in poverty, with 23.3% of youth living in poverty. By July 2011, Lincoln County's unemployment rate was 10.2%. As with other areas of the state, many jobs are in the service sectors and many dependent on the tourist industry.

We have made some encouraging progress during these years in attracting new resources and developing new services, even in an era of greater scarcity. Those achievements are highlighted elsewhere in this document.

"At Home in Lincoln County" was only the fourth ten-year plan to be completed in Oregon. In the years since, plans have been completed in many more Oregon counties, state and federal homeless plans have been adopted, and a regional plan covering Lincoln, Linn, and Benton counties has been developed. The Regional Oversight Group met for the first time in September 2012 to report on progress and obstacles to the action items described in the Linn-Benton-Lincoln Regional Homeless Plan. This is an appropriate time to take a look at what's been accomplished and refocus for the future, capitalizing on the collaboration and support of the tri-county area.

The national momentum to develop ten-year plans was launched in 2000 when the National Alliance to End Homelessness declared that chronic homelessness among single adults could be wiped out within a decade if proven best practices were applied to the program. Two years later, the United States Interagency Council on Homelessness formally launched the national effort to encourage local jurisdictions to develop plans.

For the momentum of this plan to continue, there needs to be a fundamental shift in focus. The original "At Home in Lincoln County" was a plan led by government entities, supported by the

community; in this update, we turn that model on its head. “At Home in Lincoln County 2.0” is a community-led plan, supported by units of government. In an era of rising need and diminished government resources, this is the only approach that is financially sustainable. It’s also the approach most likely to win the greatest level of community buy-in and participation over the long term.

## APPENDIX

- Definitions and Data
- Action Plans
- Demographic and Supporting Information
  - Poverty
  - Income
  - Employment
  - Wages
  - Housing
  - Health Care, Mental Health, and Chemical Dependency
  - Youth
  - Domestic Violence
  - Transportation
  - Ex-offenders
  - Shelter Counts
- Meeting Notes
  - August 2, 2012
  - August 9, 2012

## Part One: Definitions and Data

The question of what constitutes homelessness has been a subject of ongoing debate. At the time Congress passed the HEARTH act in 2009, there was no single federal definition of homelessness. In December 2011, the Department of Housing and Urban Development (HUD) adopted a new definition that includes four broad categories of homelessness:

- People who are living in a place not meant for human habitation, in emergency shelter, in transitional housing, or are exiting an institution where they temporarily resided
- People who are losing their primary nighttime residence, which may include a motel or hotel or a doubled up situation, within 14 days and lack resources or support networks to remain in housing
- Families with children or unaccompanied youth who are unstably housed and likely to continue in that state
- People who are fleeing or attempting to flee domestic violence, have no other residence, and lack the resources or support networks to obtain other permanent housing

Two surveys of individuals experiencing homelessness in Lincoln County showed results in line with numerous studies nationally: a variety of factors can contribute to homelessness, and in most cases, many of these are at work in the lives of individuals and families. They include:

- Poverty:
  - More than one in ten (11.6%) of all families in Lincoln County are living below the poverty line. Almost four in ten (39.3%) of families with female heads of household are living below the poverty line. One in ten (10%) of all seniors (65 years or older) are living below the poverty line.<sup>1</sup>
- Lack of living wage jobs:
  - Nearly one third (29%) of the work force is employed in the leisure and hospitality industry, the most common employment for non-skilled labor in the county. The average hourly wage for this industry is \$8.05/hour, roughly \$16,738 annually.<sup>2</sup>
- Unavailability of safe, decent, affordable housing:
  - The fair market value of a 2 bedroom unit in Lincoln County is \$659/month. The estimated average hourly wage for a Lincoln County renter is \$8.48. The affordable rent, as defined by no more than 30% of gross monthly income, for the average Lincoln County renter is \$441. This means that the average renter in Lincoln County would need to work ten hours a day, seven days a week to afford the fair market value of a 2-bedroom unit.<sup>3</sup>

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<sup>1</sup> US Census Bureau 2008-2010 American Community Survey 3 Year Estimates

<sup>2</sup> Oregon employment Department – 2010 Covered Employment and Wages

<sup>3</sup> National Low Income Housing Coalition – Out of Reach 2012

- Domestic violence:
  - 92% of all homeless women experience some form of assault or sexual assault.<sup>4</sup> Last year in Lincoln County, about 2,741 cases of domestic violence, sexual assault, and stalking cases were reported to police. My Sister's Place, a domestic violence shelter, has 24 available beds, and rarely are they unoccupied.
- Physical and mental health issues:
  - In Lincoln County there are 5 certified and registered psychiatrists and 5 certified and registered psychologists, along with 127 counselors/therapists.<sup>5</sup> From 2009-2010 there were 1,080 mental health consumers in Lincoln County, 49 of which self-identified as homeless.<sup>6</sup>
- Substance abuse:
  - From 2009-2010, 12 homeless adults sought treatment for substance abuse issues.<sup>7</sup>
- Lack of transportation:
  - Oregon is a largely rural state. This lack of density poses problems for the provision of public transit, whether through fixed route or demand response service. Most rural residents are dependent on their cars for access to work, medical care and other basic needs. People living in the rural areas and who lack cars and access to public transportation are at a strong disadvantage. With no access to these transit resources, they may be limited to relying on friends, family, or associates for travel. This reliance may severely limit the flexibility of travel and limit those individuals' independence. When transit is not available, older adults and people with disabilities, in particular, experience more restrictions on their ability to travel and must rely more heavily on informal networks or formal supportive services to meet their needs. Rural public transit also plays a vital role for agricultural workers.<sup>8</sup>
- Lack of child care:
  - According to OSU's Childcare Research Project, childcare costs about \$35 a day per child.
  - Public subsidies for childcare have been reduced.
  - For every 100 children who need childcare, there are only 19 slots available with licensed facilities.

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<sup>4</sup> The Center for Women and Families 2011 Report

<sup>5</sup> Oregon Office of Rural Health – 2011 Service Area Report

<sup>6</sup> Oregon PATHY FFY 2011 Application, pages 66-68

<sup>7</sup> Oregon PATHY FFY 2011 Application, pages 66-68

<sup>8</sup> David Evans and Associates, 2012

- Poor credit history:
  - Most landlords require a credit score of 600 or better, in order to rent an apartment
- History of incarceration:
  - More than 10% of those coming in and out of prisons and jails are homeless in the months before incarceration. For those with mental illness, the rate is 20%. Forty-nine percent of homeless adults have reportedly spent five or more days in a city or county jail over their lifetimes, and 12.8% have been incarcerated in a state or federal prison.<sup>9</sup> From 2011-2012, 187 inmates were released back into Lincoln County.<sup>10</sup>
- Lack of family support/support networks
- Loss of access to services:
  - In 2011, The Salvation Army chapter in Lincoln County lost federal funding for rental assistance, eliminating one of the only non-government sources of such one-time assistance in the county. The Housing Authority of Lincoln County recently re-opened the Department of Housing and Urban Development Section 8 waiting list, long dormant. However, there is no guarantee how long this will stay open and how many families will receive vouchers before it closes again.
  - Senate Bill 909, passed in the 2011 session of the Oregon Legislature, abolished the 36 county Commissions on Children and Families (CCF). In Lincoln County, the CCF has been a key partner in building collaborations and leveraging resources during the first five years of this plan. The Community Services Consortium saw its ability to provide assistance to struggling families expand dramatically with the federal stimulus bill, but that capacity vanished with dramatic suddenness once the stimulus was exhausted.

### **Housing First as a Best Practice**

“Housing First” is a best practice at the core of the national effort to redefine the approach to homelessness. “Housing First” turns the traditional model of dealing with homelessness on its head. Instead of placing someone in emergency and transitional housing while they address the issues at the root of their homelessness, and then rewarding them with permanent housing at the end of the journey, they are placed in permanent housing up front and connected with the services they need. Once families are placed in housing, they have stability and can access services and opportunities. Numerous studies have documented that this approach is much more cost effective and successful in allowing people to permanently exit homelessness than the traditional approach.

Permanent Supportive Housing is one way of fulfilling the goal of “Housing First”. This is housing with a strong tie to services. There is no set time limit on occupancy. For some families and

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<sup>9</sup> National Alliance to End Homelessness, “Homelessness and Prison Re-Entry”, 2010

<sup>10</sup> Pew Center for the States Annual Report, 2010

individuals, it becomes a transitional step to another stable housing situation; for others, often those dealing with chronic debilitating physical or mental conditions, it can become a permanent living situation.

The original version of “At Home in Lincoln County” adopted the “Housing First” model as a goal, and 18 units of Permanent Supportive Housing were created in the county as a result of a 2007 initiative by the Oregon Legislature (Tern House, 2008 and Pelican Place, 2010).

Since these two apartment buildings reopened as Permanent Supportive Housing, 50 adults and 28 children have been provided a stable, affordable place to live. Fifteen individuals and 14 families have successfully transitioned to other stable living situations thanks to the close linkage between housing and supportive services, while 19 adults and 13 children remain housed at Tern and Pelican as of this writing.

While it is a highly effective model, it is also expensive and time consuming to initiate and operate. The limitations to “Housing First” in Lincoln County are many. The immediacy of homelessness, particularly family homelessness, leads agencies and organizations to seek alternative, more immediate solutions, albeit temporary, to homelessness. The limited network of emergency and transitional shelter will be part of a comprehensive approach to homelessness for some time to come.

### **More on Housing**

The combination of high demand, a limited base of buildable land, and low wages have worked in concert to create a workforce housing crisis in Lincoln County. Even the burst of the housing bubble that helped precipitate the recession did not reverse the fact that in a span of two decades, housing prices grew twice as fast as wages.<sup>11</sup>

The Workforce Housing Needs Assessment completed in 2011 found that rental rates in the county are high. Much of the rental units available, both apartments and homes, are older, often not in good repair, and lacking many of the amenities renters are looking for today.

A lack of affordable housing has many undesirable consequences. Businesses have reported increasing difficulty in attracting and retaining qualified workers. Essential workers in fields such as public safety, public works and medicine are often forced to commute long distances from their homes. The diversity of a community suffers when housing is not affordable for individuals and families at a range of income levels.

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<sup>11</sup> Lincoln County Workforce Housing Needs Assessment

The U.S. Census Bureau considers a family to be cost-burdened if it is paying more than 30 percent of its gross income for housing, severely cost burdened if it is paying more than 50 percent of its gross income for housing.

In Lincoln County, more than half (56.8 percent) of all households are paying 30 percent or more of their monthly income for housing.<sup>12</sup>

As stated above, homelessness is a complex problem with no single cause or solution. However, poverty seems to be one of the principal drivers of homelessness among individuals and families. Homelessness impacts all segments of society, but as data suggests, in Lincoln County a disproportionate number of its victims are single mothers and children.

### **Part Two: Accomplishments and in progress, 2007-2012**

The first version of “At Home in Lincoln County” was built on the foundation laid by committed members of the community over a long period. Organizations like the Samaritan House family shelter, My Sisters’ Place domestic violence shelter and services, Food Share of Lincoln County and the network of community pantries, the local Habitat for Humanity Chapter, the Lincoln County School District (LCSD) homeless liaison program, the Housing Authority of Lincoln County and the Community Development Corporation of Lincoln County have provided temporary shelter, housing and services to those in need for many years.

However, a perception of a rising need for new and larger resources to address homelessness and the growing shortage of workforce housing helped spur the gathering of more than 100 community participants at the one-day summit on homelessness and housing in October 2005, which paved the way for the launch of “At Home in Lincoln County” two years later.

#### **Areas of Accomplishment:**

##### Housing Creation

- 18 units of Permanent Supportive Housing (Tern House 2008, Pelican Place 2010)
- 2 homes, Habitat for Humanity
- Lincoln Community Land Trust, two homes completed, one more under construction at time of publication
- Workforce Housing Needs Assessment
- Workforce Housing Tool Kit

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<sup>12</sup> US Census Bureau, 2011

### Emergency and Transitional Shelter and Services

- Project Homeless Connect (Newport and Lincoln City)
- Expansion of LCSD homeless liaison program (from 1 FTE to 5 FTE)
- Warming Center, 2009, 10, 11
- Information and Referral and service coordination (public and private)
- 211 Linn-Benton-Lincoln established Jan. 2011
- Inter-Christian Outreach (ICO) established in Newport (referral center open Dec. 2012)

### System Changes

- Lincoln City, Newport, Toledo and Lincoln County workforce housing funds
- Newport housing needs assessment, land bank and policy changes

### Projects in Development

- Adult Services Team (Regional Homeless Plan)
- Host Home Program Community Coalition (Runaway and Homeless Youth Coalition)
- Car camping under consideration in Newport (ICO and Samaritan House)
- Lincoln City family shelter efforts (North County HELP)
  - Youth Day Center (Newport Church of the Nazarene)
- Mental Health Court, HOPE Court created

### Items considered by the Oversight Committee meetings

- Action at city level
- Lincoln City, Newport and Toledo workforce housing funds
- Newport housing needs assessment, land bank and policy changes
- Advocacy on policy issues
- County is part of Housing Alliance, which supported document recording fee, other state funding and policy issues
- Changing community perceptions
- Homeless Memorial Day service
- Photo Voice
- Health care: primary care, mental health, addictions
- Accomplishments:

### Part Three: The Next Five Years

Creation of new resources was one of the primary goals of the original edition of “At Home in Lincoln County”. Key goals in this update are to build on our success and knowledge over the last five years and solidify support for the accomplishments that have been made to date. As economic conditions improve and new resources become available, we will pursue realistic opportunities for additional housing and services.

#### Significant tasks identified in original plan, not addressed or not completed:

- Identify housing units for those leaving incarceration/on parole
- Improve discharge planning from incarceration/other institutionalization
- Address needs of teens aging out of foster care
- Single point of entry/no wrong door approach to providing services
- Develop programs to encourage/support private landlords to rent to potential tenants with challenges (poor credit history, history of incarceration, etc.)
- Better data collection, analysis and presentation. As more and more public and private funders base funding decisions on data-driven outcomes, this will become even more critical

#### Links and Resources

Local information and data: [www.homelessinlincolncounty.com](http://www.homelessinlincolncounty.com)

Oregon’s Ending Homeless Advisory Council and the state’s ten-year plan, A Home for Hope: <http://www.ehac.oregon.gov/>

The U.S. Interagency Council on Homelessness: <http://www.usich.gov/>

National Alliance to End Homelessness: <http://www.endhomelessness.org/>

Lincoln County School District HELP-Homeless program: <http://www.lincoln.k12.or.us/sectionindex.asp?sectionid=1051>

Samaritan House Family Homeless Shelter: <http://www.samfamshelter.org/>

My Sisters’ Place domestic violence shelter and services: <http://www.mysistersplace.us/>

Habitat for Humanity of Lincoln County: <http://www.hfhlc.org/>

Lincoln Community Land Trust: [http://www.csc.gen.or.us/lincoln\\_community\\_land\\_trust.htm](http://www.csc.gen.or.us/lincoln_community_land_trust.htm)

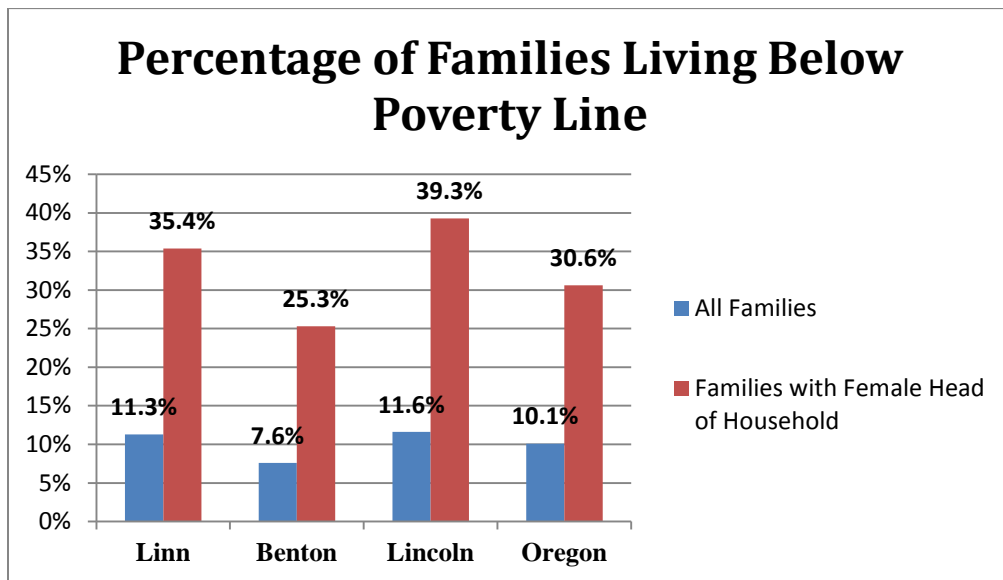
Housing Authority of Lincoln County: <http://www.halc.info/>

Community Development Corporation of Lincoln County: <http://www.lincolncdc.org>

## Demographic and Supporting Information

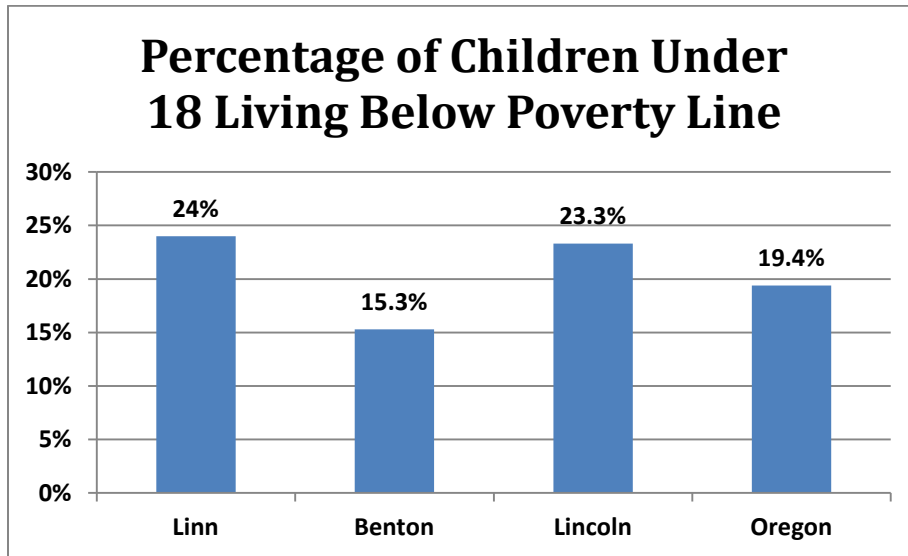
### Poverty – comparative rates for Oregon and Linn, Lincoln and Benton Counties

According to the U.S. Census Bureau, about 10% of families in Oregon are living below the poverty level with female heads of households experiencing poverty at three times that rate. Lincoln County shows a higher percentage, 11.6%, of families living below the poverty level compared to the State. Poverty continues to be three times the family level for female heads of household in Linn, Benton and Lincoln counties.



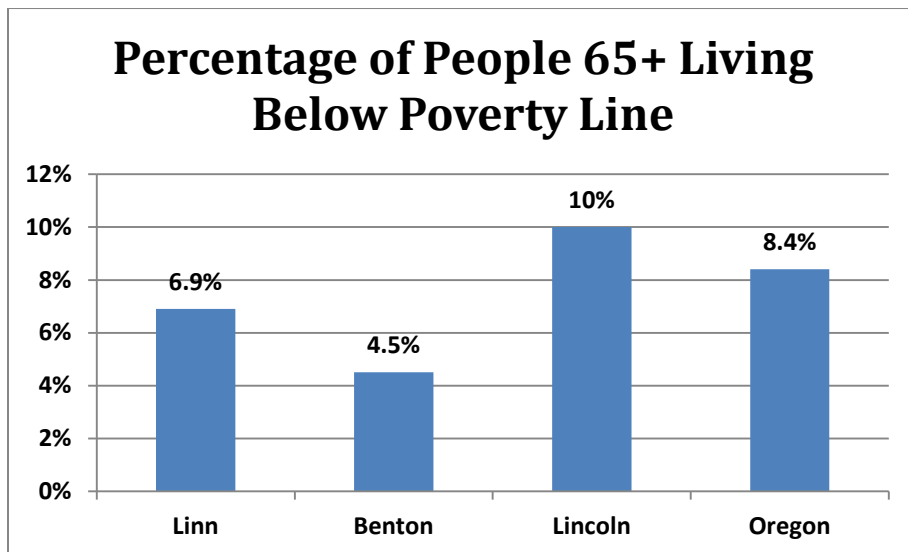
Source: US Census Bureau 2008-2010 American Community Survey 3-year Estimates

Poverty for children under the age of 18 is disproportionate across the region. Children in Linn and Lincoln counties experience poverty at a rate of more than 4% over other children in Oregon and almost double that at more than 8% over children in Benton County. Almost 50% of children in Lincoln County who are with a female head of household live in poverty while Linn County is around 38% and Benton County is around 33%.



Source: US Census Bureau 2008-2010 American Community Survey 3-year Estimates

People over the age of 65 experience lower levels of poverty in Linn and Benton counties compared to the State of Oregon, however in Lincoln County the poverty level continues to be higher than the rest of the region.



Source: US Census Bureau 2008-2010 American Community Survey 3-year Estimates

### Service Use

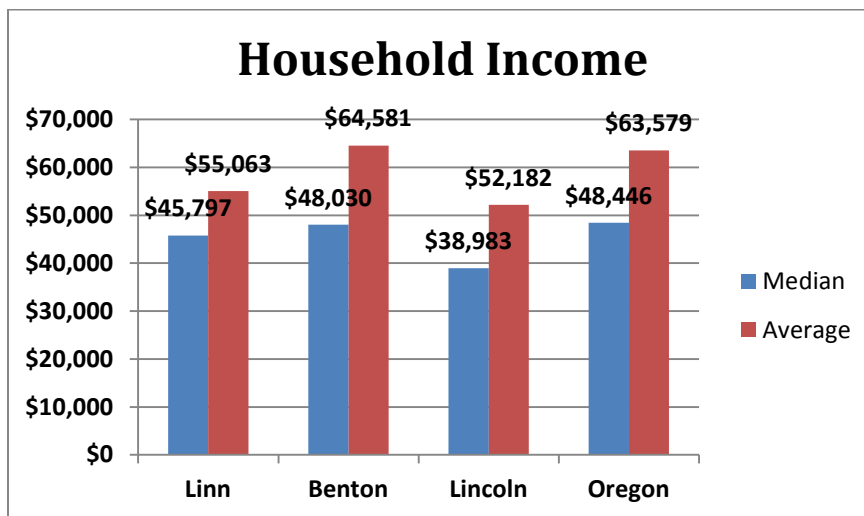
Use of social services varies greatly across the region. According to the Oregon Department of Education, over 60% of school children in Lincoln County are eligible for free and reduced lunches while only 37% are eligible in Benton County. Although the percentage of children eligible for free and reduced lunch in Linn County is roughly in-between Lincoln and Benton counties, the amount of women and children participating in the WIC program is almost double that of the other two counties. Households in Benton County continue to experience lower levels of program use.

County	% of Students eligible to receive Free or Reduced Lunches	Average # (%) of Households receiving Food Stamps	Number of WIC Participants
Linn	47%	7,076 (15.9%)	4,639
Benton	37.4%	3,674 (10.9%)	2,372
Lincoln	62.9%	3,486 (16.9%)	2,448

Source: Oregon Department of Education – Students Eligible for Free/Reduced Lunch, US Census Bureau 2008-2010 American Community Survey 3-year Estimates, and Oregon WIC Program.

### Income

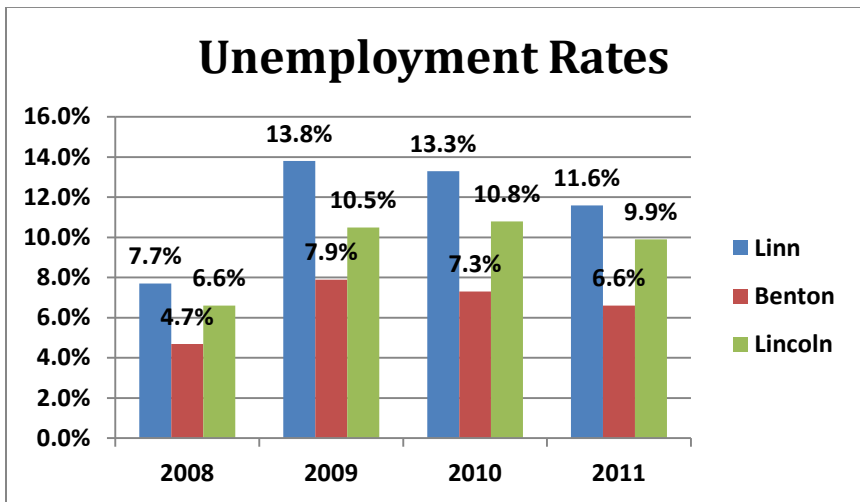
The average annual household income in the state of Oregon is \$63,579. Benton County shows a slightly higher average, while Linn and Lincoln counties averages are about \$10,000 less than the state average. Lincoln County has the lowest median and average incomes of the region. This corresponds to previous data about the poverty levels and service use rates in Lincoln County.



Source: US Census Bureau 2008-2010 American Community Survey 3-year Estimates

## Employment

Unemployment levels in Linn County have been consistently higher than the other two counties in the region, peaking at 13.8% in 2009 and sometimes double the rate in Benton County. Unemployment rates are slowly decreasing as the economy improves.



Source: Oregon Employment Department

## Average Annual (Hourly) Wages Per Industry

Most major industries across Linn, Benton, and Lincoln counties provide annual wages lower than the state average. These include: Construction, Trade, Transportation & Utilities, Financial Activities, Professional & Business Services, Leisure & Hospitality, and Other Services. Only one industry, Natural Resources & Mining, had consistently higher average wages than the state average.

	Natural Resources & Mining	Construction	Manufacturing	Trade, Transportation, & Utilities	Information
<b>Linn</b>	\$33,008 (\$15.86)	\$41,478 (\$19.94)	\$54,026 (\$25.97)	\$32,345 (\$15.55)	\$41,353 (\$19.88)
<b>Benton</b>	\$28,286 (\$13.60)	\$37,906 (\$18.22)	\$79,778 (\$38.35)	\$29,183 (\$14.03)	\$64,394 (\$30.96)
<b>Lincoln</b>	\$37,283 (\$17.92)	\$40,847 (\$19.63)	\$49,811 (\$23.98)	\$23,705 (\$11.40)	\$35,707 (\$17.17)
<b>State of Oregon</b>	\$26,525 (\$12.75)	\$47,135 (\$22.66)	\$57,411 (\$27.60)	\$38,174 (\$18.35)	\$63,097 (\$30.34)

	<b>Financial Activities</b>	<b>Professional &amp; Business Services</b>	<b>Education &amp; Health Services</b>	<b>Leisure &amp; Hospitality</b>	<b>Other Services</b>	<b>All Government</b>
<b>Linn</b>	\$32,510 (\$15.63)	\$29,726 (\$14.29)	\$36,791 (\$17.69)	\$13,473 (\$6.48)	\$19,050 (\$9.15)	\$33,980 (\$16.34)
<b>Benton</b>	\$37,738 (\$18.14)	\$48,206 (\$23.18)	\$45,604 (\$21.93)	\$14,019 (\$6.74)	\$25,475 (\$12.25)	\$46,970 (\$22.58)
<b>Lincoln</b>	\$27,846 (\$13.39)	\$26,563 (\$12.77)	\$42,240 (\$20.31)	\$16,738 (\$8.05)	\$18,021 (\$8.66)	\$37,930 (\$18.24)
<b>State of Oregon</b>	\$51,768 (\$24.89)	\$48,302 (\$23.22)	\$42,208 (\$20.29)	\$17,049 (\$8.20)	\$26,790 (\$12.88)	\$44,934 (\$21.60)

Source: Oregon Employment Department – 2010 Covered Employment and Wages

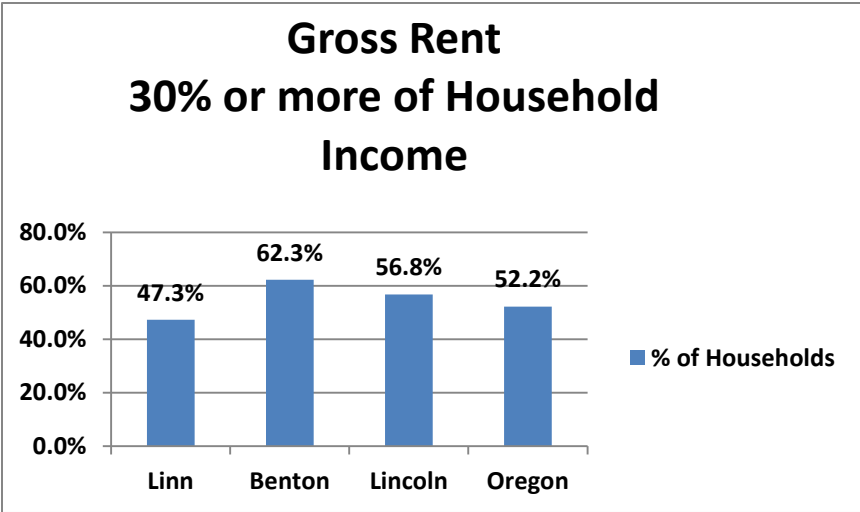
## Housing

According to the National Low Income Housing Coalition at least a third of the households in Linn, Benton, and Lincoln counties are maintained by renters. The following table displays the hourly wage necessary to afford rent at the Fair Market Rate (FMR). This is known as the “housing wage”. However, on average, renter’s hourly wage is well below the housing wage and most would need to work more than one full-time job to afford the FMR.

<b>County</b>	<b>FY 12 Housing Wage</b>	<b>2 Bedroom FMR</b>	<b>Full time jobs at minimum wage (\$8.80) to afford FMR</b>	<b>% of Households that house renters</b>	<b>Estimated Average Renter Hourly Wage</b>	<b>Rent Affordable at Average Renter Hourly Wage</b>	<b>Full Time Jobs necessary to afford FMR at Renter Hourly Wage</b>
<b>Linn</b>	\$13.27	\$690	1.5	32%	\$11.29	\$587	1.2
<b>Benton</b>	\$14.88	\$774	1.7	43%	\$10.43	\$542	1.4
<b>Lincoln</b>	\$12.67	\$659	1.4	33%	\$8.48	\$441	1.5

Source: National Low Income Housing Coalition – Out of Reach: 2012

It is generally accepted that housing expenses should be no more than 30% of gross income. However as housing markets shift and the economy changes, significantly more Oregonians are contributing more than suggested toward housing costs. Although statistically Benton County shows favorable income and employment data compared to the rest of the region, over half the renters (62.3%) pay more than recommended for housing.



Source: US Census – 2008-2010 American Community Survey 3-Year Estimates

**Housing Conditions**

Although the majority of housing in the region contains adequate plumbing and kitchen facilities, 2% of Benton County residents, highest in the region, are living in homes without complete kitchens. It is imperative to assess housing conditions. Individuals and/or families live without adequate plumbing or kitchen facilities, but may not be considered homeless.

County	Lack Complete Plumbing Facilities	Lack Complete Kitchen Facilities
Linn	.4%	1%
Benton	.3%	2.0%
Lincoln	.2%	.7%
Oregon	.7%	1.5%

Source: US Census – 2008-2010 American Community Survey 3-Year Estimates

## Cost of Living

### Budget for One Parent/One Child

County	Housing	Food	Child Care	Transportation	Health Care	Other	Taxes	Total Monthly	Total Annual
<b>Benton</b>	749	317	639	343	230	256	461	2,995	35,942
<b>Rural (Linn &amp; Lincoln)</b>	650	317	480	390	247	233	136	2,452	29,428

### Budget for One Parent/Two Children

County	Housing	Food	Child Care	Transportation	Health Care	Other	Taxes	Total Monthly	Total Annual
<b>Benton</b>	749	465	982	343	288	292	463	3,581	42,974
<b>Rural (Linn &amp; Lincoln)</b>	650	465	754	390	302	268	-163	2,666	31,997

### Budget for Two Parents/Two Children

County	Housing	Food	Child Care	Transportation	Health Care	Other	Taxes	Total Monthly	Total Annual
<b>Benton</b>	749	643	982	468	385	335	433	3,996	47,948
<b>Rural (Linn &amp; Lincoln)</b>	650	643	754	524	418	311	98	3,399	40,786

## Health Care, Mental Health and Homeless Student Counts

Below are the individual statistics that demonstrate the number of health care providers in Benton, Lincoln and Linn Counties. The following tables include counts for consumers who used mental health services, the 2009-10 counts for homeless adults reported with substance abuse problems, and homeless student counts.

<b>Topic</b>	<b>Benton</b>	<b>Lincoln</b>	<b>Linn</b>
Physicians	273	77	156
Dentists	43	26	45
Psychiatrists	22	5	4
Psychologist	57	5	12
Counselors/Therapists	127	71	15
<p><i>Oregon Office of Rural Health – 2011 Service Area Report</i>  <i>Oregon Board of Psychologists – <a href="http://www.oregon.gov/obpe/index.shtml">www.oregon.gov/obpe/index.shtml</a></i>  <i>Oregon Board of Licensed Professional Counselors and Therapists-  <a href="http://www.oregon.gov/oblpt/index.shtml">www.oregon.gov/oblpt/index.shtml</a></i></p>			
Uninsured Adults	17%	25%	22%
Uninsured Children	5.1%	9.6%	13.2%
<p><i>County Health Rankings 2012 – <a href="http://www.countyhealthrankings.org/oregon">www.countyhealthrankings.org/oregon</a></i>  <i>Children First for Oregon, Status of Oregon's Children 2011 – <a href="http://www.cffo.org">www.cffo.org</a></i></p>			
Arthritis	27.9%	27.9%	29.5%
Asthma	9.4%	11.2%	10.5%
Diabetes	6.3%	8.9%	7.9%
High Blood Pressure	22.9%	36.2%	27.7%
Overweight Adults	35.4%	37.2%	38.4%
Obese Adults	20.8%	26.2%	29.6%
Adults Smokers	10.8%	26.9%	21.0%
<p><i>Oregon BRFSS County Combined Dataset 2006-2009</i></p>			
Adult Mental Health Consumers/2009-2010	896	1,080	2,437
Adult Mental Health Consumers – Homeless/ 2009-2010	33	49	132
Homeless Adults with Substance Abuse/2009-2010	35	12	41
<p><i>Oregon PATHY FFY 2011 Application – Pages 66-68</i></p>			
Homeless Student Counts	325	484	922
Students Eligible for Free/Reduced Lunch 2011/2012	39.9%	64.5%	46.8%
<p><i>Oregon Department of Education – School District Homeless Student Counts 2008-09</i>  <i>Oregon Department of Education – Students Eligible for Free/Reduced Lunch 2011-12</i></p>			

## Youth

### *Out of Home Placements*

According to Northwest Benchmarks 2010 Study, 9.7% of homeless youth 18 and under per 1000 have experienced an out-of-home placement including foster care.

<b>Out of Home Placements 2010</b>	<b>Total youth population</b>	<b>Out of Home Placement</b>
Benton	21,142	2,179
Linn	23,171	2,388
Lincoln	8,910	918

### *Juvenile Arrests*

Youth leaving juvenile detention centers or involved in crimes have been linked to problems in youth homelessness. Below is a table of juvenile arrests per county in 2008.

<b>Juvenile Arrests in 2008</b>	
Benton	79
Linn	180
Lincoln	181

### *High School drop-out rates*

<b>High School Drop Out Rates 2008</b>	<b>Compiled from District records – amounts are approximate</b>
Benton	1.4%
Linn	4.4%
Lincoln	4.3%

### *Births to Teen Mothers*

According to the Oregon Permanency Round Table, 2010, nearly half of youth on the street and a third of youth in shelters report having been pregnant in the past. In fact, the pregnancy rate for homeless youth aged 15-19 is over 10 times higher than the rate of at-home youth.

<b>Births to teen Mothers 10-17 years of age, 2010</b>	
Benton	30
Linn	120
Lincoln	42

## Domestic Violence

More than 1 of every 8 Oregon women 18 to 64 years of age are estimated to have been victims of physical abuse (physical assault, sexual coercion, or injury) by an intimate partner during 1998. These are not isolated incidents; 3 of 4 female victims experienced multiple acts of physical abuse. The 1998 Oregon Domestic Violence Needs Assessment shows that 98,000 women were victims of physical abuse, 74,900 victims of sexual coercion, and 49,000 victims of injury.

- Annually, females experience over 10 times as many incidents of violence by an intimate as compared to males. On average each year, women experienced 572,032 violent victimizations at the hands of an intimate, compared to 48,983 incidents committed against men (Ronet Bachman, Ph.D., U.S. Department of Justice Bureau of Justice Statistics, "Violence Against Women: A National Crime Victimization Survey Report," January 1994, p. 6).
- Up to 50% of all homeless women and children in the U.S. are fleeing domestic violence. Yet there are nearly 3 times as many animal shelters in the U.S. as there are shelters for battered women and children: 3,800 for animals, 1,500 for battered women (Senate Judiciary Committee Hearings, 1990; Schneider, 1990).
- Ninety-seven percent of the partners of abused women in Oregon are male. Abusive partners represent all social and economic groups. Abusive partners are 2.7 times more likely to have histories of alcohol use problems than non-abusive partners, and 7 times more likely to have histories of drug use problems.
- Twenty-two percent of women physically abused during the past 10 years in Oregon obtained restraining orders against their partners. However, restraining orders were violated for 62% of these women. Three-fourths of those women reporting restraining order violations reported multiple violations.

## Transportation

Oregon is a largely rural state. This lack of density poses problems for the provision of public transit, whether through fixed route or demand response service. People living in the rural areas and who lack cars and access to public transportation are at a strong disadvantage. With no access to these transit resources, they may be limited to relying on friends, family, or associates for travel. This reliance may severely limit the flexibility of travel and limit those individuals' independence. When transit is not available, older adults and people with disabilities, in particular, experience more restrictions on their ability to travel and must rely more heavily on informal networks or formal supportive services to meet their needs. Rural public transit also plays a vital role for agricultural workers.

The lack of transit options in rural areas, therefore, leaves many rural citizens at a tremendous economic as well as social disadvantage. Lincoln County Transit has worked for several years to develop regional linkages. Regular service to Tillamook County is in place, and in 2012, service to Benton County was expanded to seven days a week. The transit agency is exploring the feasibility of a mid-valley link on the Highway 18 corridor.

## Post-incarceration re-entry

According to the Pew Center for the States report, Oregon has over 14,000 inmates in the state prison system. Below are last year's numbers of releases into the tri-counties. According to a

report entitled “Homelessness and Prison Re-entry”, from the National Alliance to End Homelessness, people discharged from State prisons are susceptible to becoming homeless.

- More than 10 percent of those coming into prisons and jails are homeless in the months before incarceration. For those with mental illness, the rates are 20 percent.
- Forty-nine percent of homeless adults have reportedly spent five or more days in a city or county jail over their lifetimes, and 28 percent have been incarcerated in a state or federal prison.

<b>Release into Counties 2011-2012</b>	
Benton	134
Linn	628
Lincoln	187

## Seniors

The U.S. Department of Housing and Urban Development reported in 2009 that over 250,000 people aged 55 and over were in transitional housing, shelters, or homeless.

Statistics from Oregon’s 10 Year Plan to End Homelessness, November 2011, indicate the number of homeless people 55 and older is about 20.74% of the homeless population as a whole – about 17,309 adults in Oregon. Counts for various counties are unreliable and vague at best, but what we know is that homeless elders face challenges that are very different from those experienced by younger adults or families.

For seniors, the ravages of homelessness can accelerate and magnify the effects of aging, including:

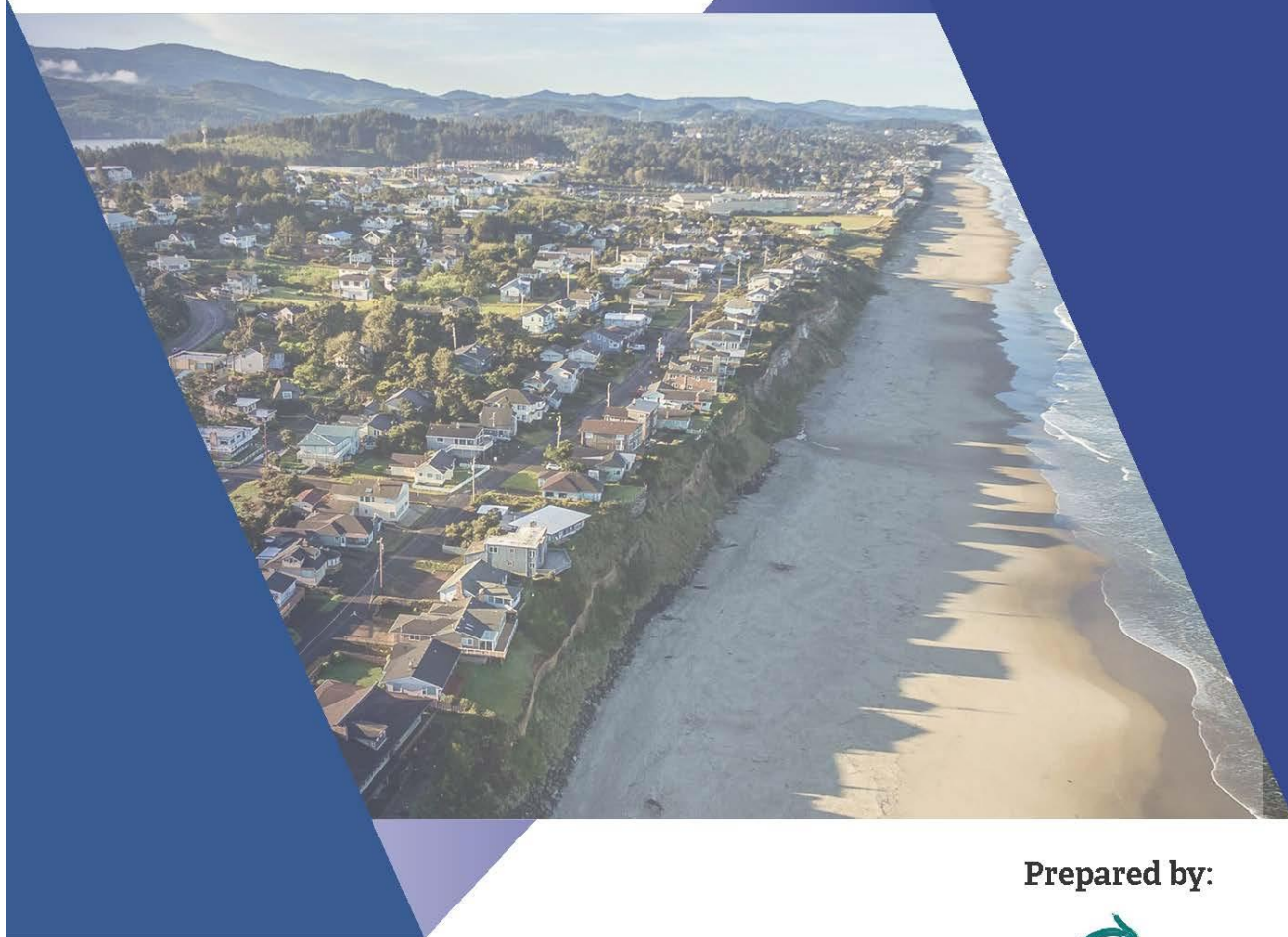
- increased physical frailty
- chronic disease
- impaired mental function
- loneliness and isolation

# City of Lincoln City

## Economic Opportunities Analysis and Housing Needs Analysis



April 2017



Prepared by:



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## INTRODUCTION

The Lincoln City Economic Opportunities Analysis (EOA) and Housing Needs Analysis (HNA) provide a factual basis for the City to ensure there is sufficient land to accommodate population and employment growth over the next 20 years. The EOA and HNA also establish policies and objectives to guide planning efforts that seek to make Lincoln City a more economically viable community and provide housing options that meet the needs of its residents.

### Oregon Regulatory Requirements

Lincoln City is undergoing a review of its Comprehensive Plan per Oregon requirements. As part of the Comprehensive Plan update, the City must address the requirements of Goal 9 (Economic Development, OAR 660-009) and Goal 10 (Housing).

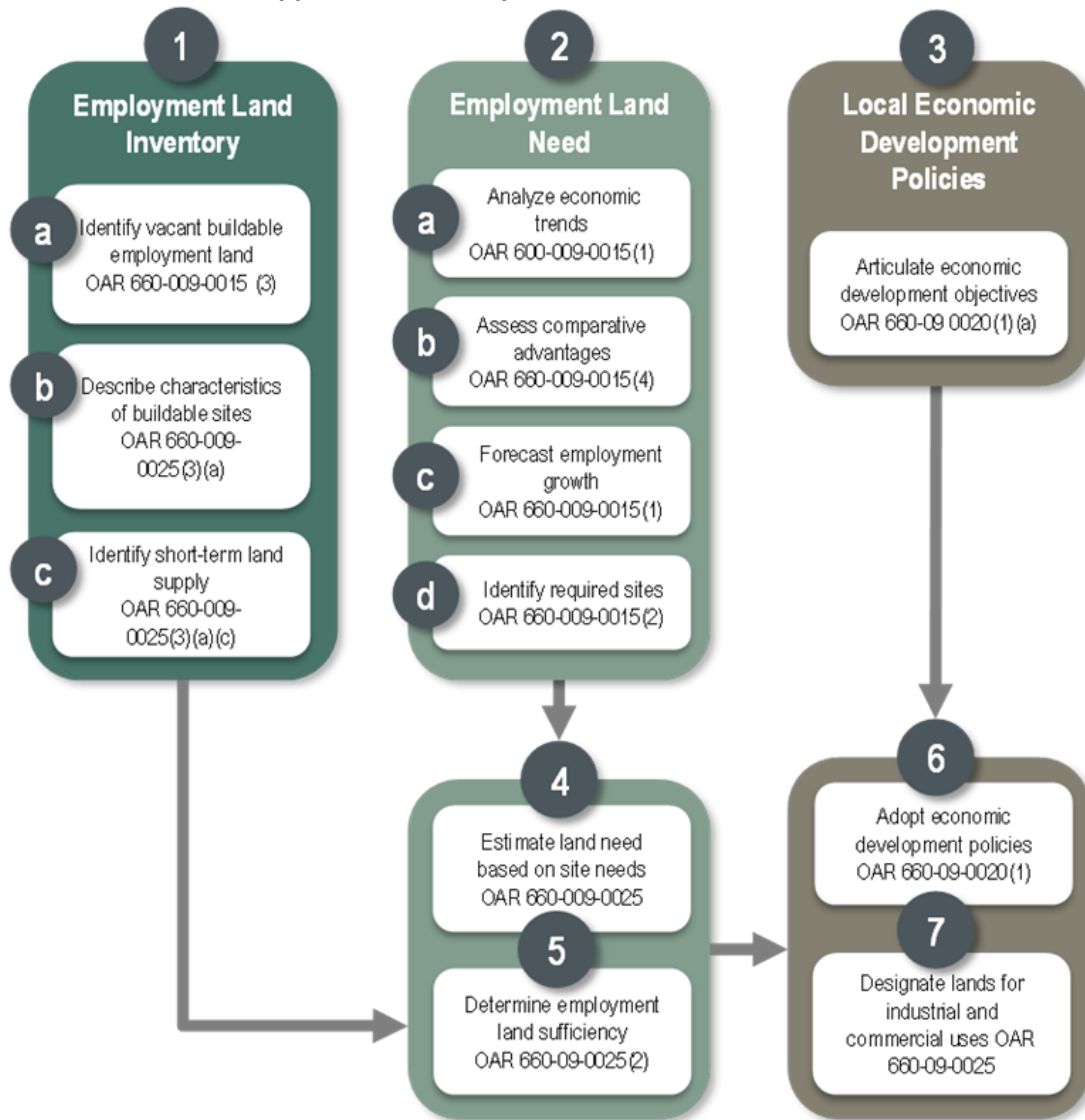
These goals require cities to periodically review and update the following:

- Local vision for strengthening local economies through the adoption of local economic policies that include community economic development objectives;
- Local urban growth requirements (land needs) for providing an adequate land needed to accommodate 20-year employment and population growth forecasts. Land needs are to be based upon:
  - Current analysis of vacant and part-vacant buildable lands that are zoned or planned to accommodate employment and housing growth.
  - Forecast land needs and housing requirements in a manner that's consistent with regional growth forecasts and coordinated population growth forecasts.

### Methodology

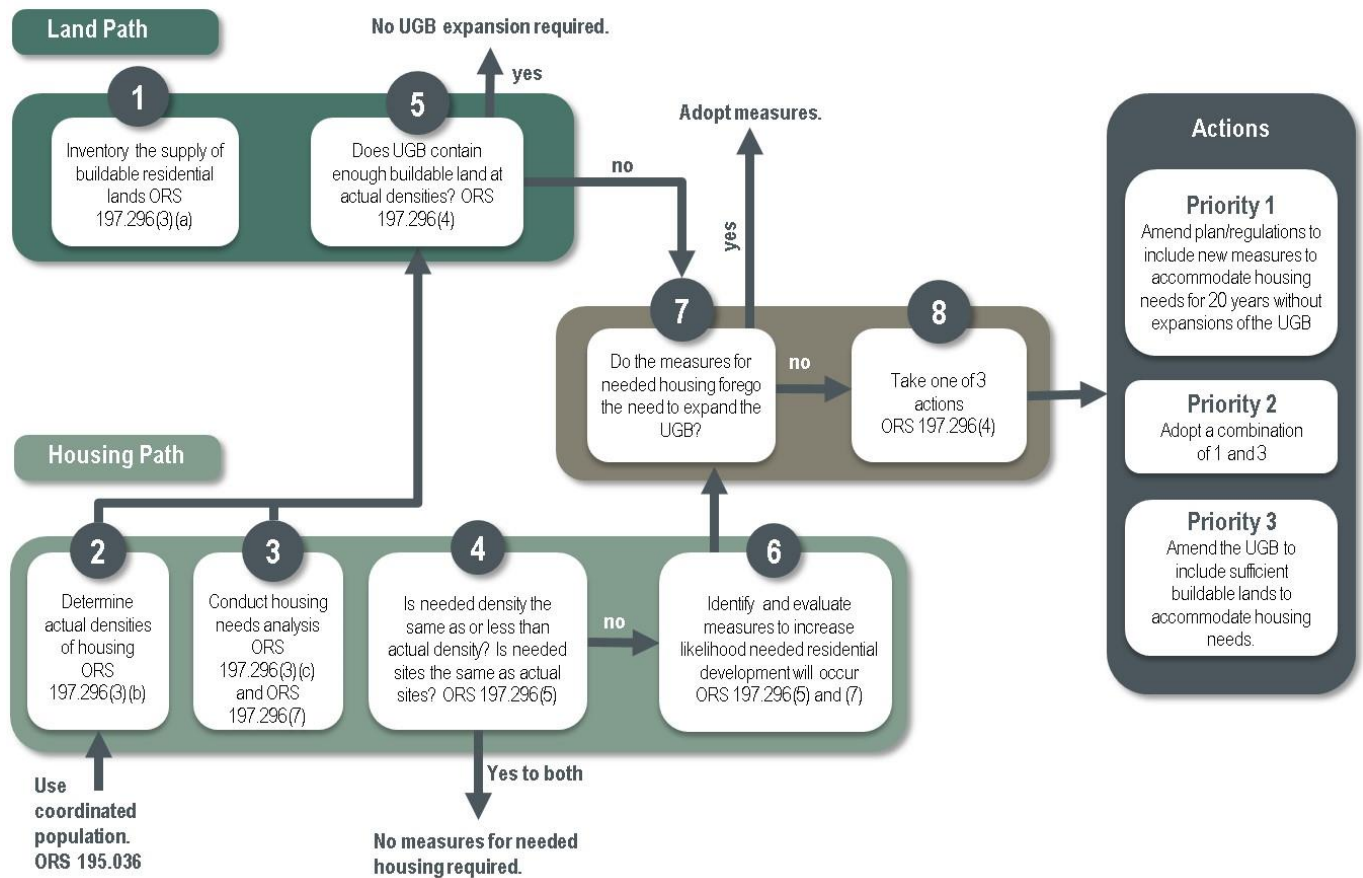
The technical and political approach used for the Lincoln City EOA and related steps are illustrated in Exhibit 1. This approach has been deemed to be consistent with the DLCDC Goal 9 administrative rule, the supporting OAR 660 guidance, as well as other supporting guidance provided per the *DLCDC Industrial & Other Employment Lands Analysis Guidebook (2005)* and the *Economic Development and Employment Land Planning Guidebook (July 2010)*.

**Exhibit 1. Economic Opportunities Analysis Process**



The approach used for the Lincoln City HNA and related steps are illustrated in Exhibit 2. This approach is consistent with the DLCD Goal 10 administrative rule, the supporting statutes, as well as guidance provided per the DLCD guidebook titled: *Planning for Residential Growth (1997)*. ORS 197.296 applies specifically cities of 25,000 people or more, but the statute is generally followed to determine housing needs for Lincoln City (pop. 8,485). Also, since the local coordinated population forecast for Lincoln City will not be release by Portland State University until July 2017 (per Oregon legislative amendments adopted in 2013), this analysis forecasts future Lincoln City population growth based on the City’s expected “capture” of Lincoln County forecasts prepared by the Oregon Office of Economic Analysis.

**Exhibit 2. Housing Needs Analysis Process**



**ECONOMIC DEVELOPMENT AND HOUSING OBJECTIVES**

The Lincoln City Economic Development and Housing Objectives are based on a discussions held by the TAC at their July 7, 2016 and September 27, 2016 meetings. The economic development objectives reflect the economic history of Lincoln City, changes affecting that tradition and new opportunities for economic development. The housing objectives reflect housing strengths, challenges and opportunities. The intent of these objectives is to guide the decisions of the TAC and planning team throughout the process. The objectives will serve as the basis for new comprehensive plan goals and policies.

**Economic Development Objectives**

- Encourage local businesses that provide family-wage jobs to locate in Lincoln City.
- Support the growth of existing businesses and entrepreneurs.
- Foster Lincoln City’s recreation and tourism based economy, particularly during off-peak times (e.g. pursue a regional sports complex).
- Support the success of businesses that provide for the day-to-day needs of Lincoln City residents, including but not limited to the growing population of retirees.
- Encourage development of a local workforce with the skills that Lincoln City businesses need.
- Encourage the development of housing affordable to Lincoln City’s workforce.

- Develop telecommunications and other infrastructure necessary to support home-based businesses and workers.
- Improve the transportation system to support economic development. Explore the use of Devil’s Lake for transportation purposes.
- Coordinate economic development efforts with local and regional partners.

### **Housing Objectives**

Encourage the development of affordable and workforce housing:

- Investigate ways to reduce fees on new construction of affordable and workforce housing, while ensuring new infrastructure is not underfunded.
- Facilitate development of affordable housing on city-owned properties.
- Periodically review the development code’s regulations and zoning map to ensure they encourage a variety of housing types, such as accessory dwelling units, tiny houses, big houses and senior housing.
- Involve employers in efforts to provide and support workforce housing.
- Enact strategies to ensure that sufficient appropriately zoned land is available within the city and outside the tsunami inundation zone, such as increasing densities and annexing new lands.
- Design attractive neighborhoods that offer housing within walking distance to schools, jobs, shopping, and services.
- Streamline the permitting process for affordable and workforce housing.

## **ECONOMIC TRENDS AND FORECASTS**

### **Economic Overview**

This section includes an economic and market analysis of office, commercial, industrial and public government development for the Lincoln City area. This analysis focuses on the expected level of demand for new development related to job growth in Lincoln City over the next 20 years.

The United States (U.S.) economy is growing slowly since the last Great Recession.<sup>1</sup> Trends indicate moderate growth in the U.S. gross domestic product (GDP), which is the dollar value of all goods and services produced. The U.S. economy is expected to realize 2.0% year-over-year GDP growth in 2016 and a 2.2% year-over-year growth rate in 2017, compared with the 2.4% experienced in 2015. U.S. GDP growth in 2017 is expected to be much higher at 2.4% as consumer prices and wage growth pick up (Exhibit 3)

The U.S. Consumer Price Index (CPI) also has begun to increase consistently, though some years have been stronger than others, with an increase of 0.1% in 2015 marking the low end and a 1.4% increase in 2016 marking the high end since the end of the last recession.

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<sup>1</sup> According to the National Bureau of Economic Research, the “Great Recession” occurred between December 2007 and June 2009.

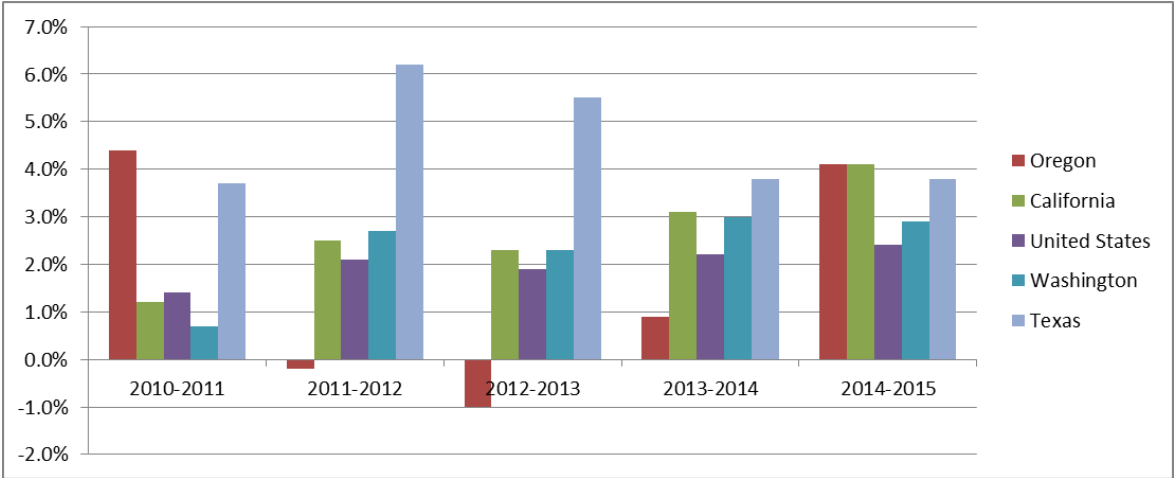
**Exhibit 3. Global GDP Growth Projection**

	GDP			CPI		
	2015	2016 est.	2017 proj.	2015	2016 est.	2017 proj.
Advanced Economies	1.9%	1.8%	2.2%	0.3%	0.9%	1.5%
<b>United States</b>	<b>2.4%</b>	<b>2.0%</b>	<b>2.2%</b>	<b>0.1%</b>	<b>1.4%</b>	<b>2.4%</b>
Eurozone	1.5%	1.6%	1.9%	0.0%	0.2%	1.2%
United Kingdom	2.3%	1.6%	1.9%	0.0%	0.6%	1.4%
Japan	0.6%	0.3%	1.2%	0.8%	0.0%	1.0%
Korea	2.6%	2.6%	2.8%	0.7%	0.9%	1.9%
Canada	1.1%	1.9%	2.7%	1.0%	1.5%	1.9%
Developing Economies	4.0%	3.9%	4.0%	4.7%	5.5%	5.3%
China	6.9%	6.5%	4.0%	1.4%	2.1%	2.0%
India	6.6%	7.2%	7.6%	6.0%	4.9%	5.2%
Mexico	2.5%	2.6%	2.8%	2.7%	2.9%	2.8%
Brazil	-3.9%	-4.2%	-1.0%	9.0%	9.0%	7.2%
Russia	-3.7%	0.3%	1.7%	15.6%	7.3%	5.9%

Source: Wells Fargo Bank, Forecast as of June 27, 2016. Abbreviations: CPI - Consumer Price Index, GDP - Gross Domestic Product  
 Compiled by FCS GROUP.

Oregon’s GDP has fluctuated significantly since the end of the Great Recession. According to the U.S. Bureau of Economic Analysis, the Oregon economy grew at the 22<sup>nd</sup> fastest rate in the U.S. since 2010 in terms of percent GDP growth, as shown in Exhibit 4.

**Exhibit 4. GDP Growth in Oregon, the United States and Select States**

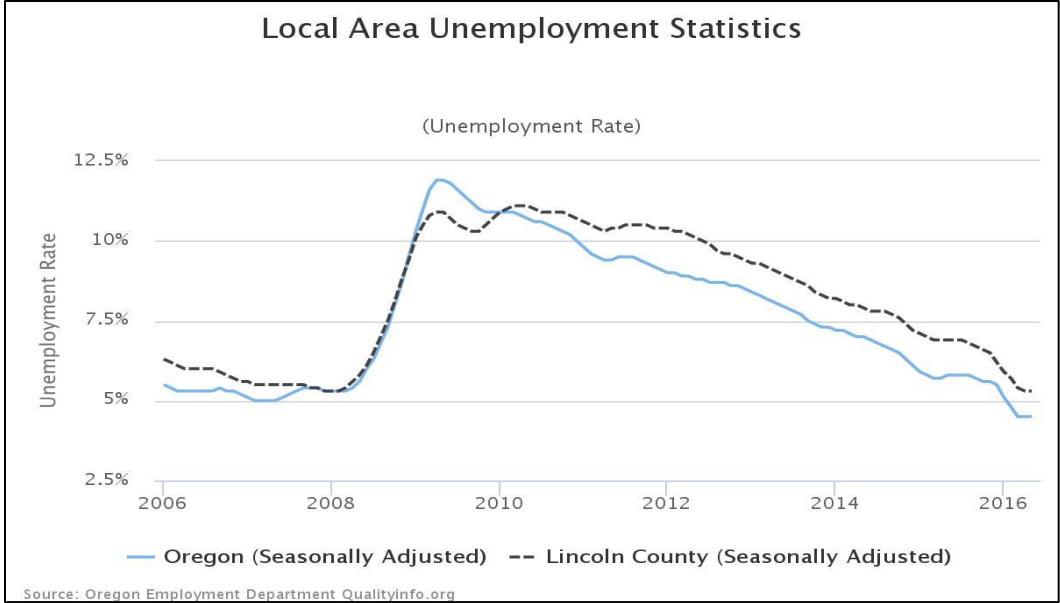


Source: US Bureau of Economic Analysis, Compiled by FCS Group.

Despite modest GDP growth for the state, many rural areas of Oregon are still recovering from the high unemployment brought on by the Great Recession. The statewide unemployment rate peaked at a seasonally adjusted rate of 11.6% in May 2009 before dropping to 4.5% in May 2016 then increasing to 5.5% as of September 2016, as shown in Exhibit 5. Lincoln County has followed the state trend closely, consistently maintaining an unemployment rate within one percentage point of the state average.

Like most coastal counties in Oregon, Lincoln County experienced relatively higher unemployment levels than the state. As of September 2016, Lincoln County had an unemployment rate of 6.3% and total employment is down about 1,600 jobs from the high recorded before the Great Recession.

**Exhibit 5. Unemployment Rates, Lincoln County and Oregon, 2006-2016**



Since the unemployment rate is a measure of the percentage of workers that are actively looking for a job, it does not reflect factors regarding labor participation rates and under-employment (workers that have accepted low paying jobs since other jobs are not available locally). Labor participation rates, the share of civilian population that is employed or unemployed) have been decreasing nationally since 1998 and are relatively low in Lincoln County (51%) compared with the state average (61%).

**Population**

Lincoln City’s economy is driven to a large degree by tourism. Hence, population and visitation from Oregon and west coast residents has a major bearing on local and service employment. National migration patterns point towards faster population growth for Oregon and the western U.S. than the nation as a whole. According to the U.S. Census Bureau, population increases in the West are projected to grow at an average annual rate of 1.6% compared to 1.0% nationally over the next 20 years.

Over the last 15 years, population in Lincoln City increased by more than 14%, up from 7,437 residents in 2000 to 8,485 in 2015. Lincoln City’s average annual growth rate (AGR) in population has consistently outpaced the growth rates exhibited by Lincoln County as a whole (Exhibit 6).

**Exhibit 6. Population Trends**

	2000	2010	2015	AGR 2000-2010	AGR 2010-2015
Lincoln City	7,437	7,930	8,485	0.6%	1.4%
Lincoln County	44,479	45,857	47,225	0.3%	0.6%
Oregon	3,421,399	3,761,925	4,013,845	1.0%	1.3%

Source: U.S. Census Bureau and Portland State University Population Research Center.

Abbreviations: AGR = average annual growth rate

Compiled by FCS Group.

Lincoln County population is projected to increase by 0.66% annually between 2015 and 2030 while Oregon is projected to grow by 1.1% annually during the same period (Exhibit 7).

**Exhibit 7. Population Forecasts**

	2015	2020	2025	2030	2035	AGR
Lincoln County	47,225	49,535	51,371	52,857	53,895	0.66%
Oregon	4,013,845	4,252,100	4,516,200	4,768,000	4,995,200	1.10%

Source: Office of Economic Analysis, Department of Administrative Services, State of Oregon,

Forecasts of Oregon's County Populations and Components of Change, 2010-2050.

Compiled by FCS Group. AGR = average annual growth rate.

**Income and Employment**

Income levels in Lincoln City are well below Lincoln County and the state, but this income gap is closing. Between 1999 and 2014, income for Lincoln City residents has increased measurably, outpacing the County and the state in income growth. Similarly, Lincoln City's per capita income has trended upward, gaining on Oregon and the U.S. while keeping pace with Lincoln County. Increases in local income came despite two recessions occurring during the 2000-2014 timeframe (Exhibit 8).

**Exhibit 8. Income Trends**

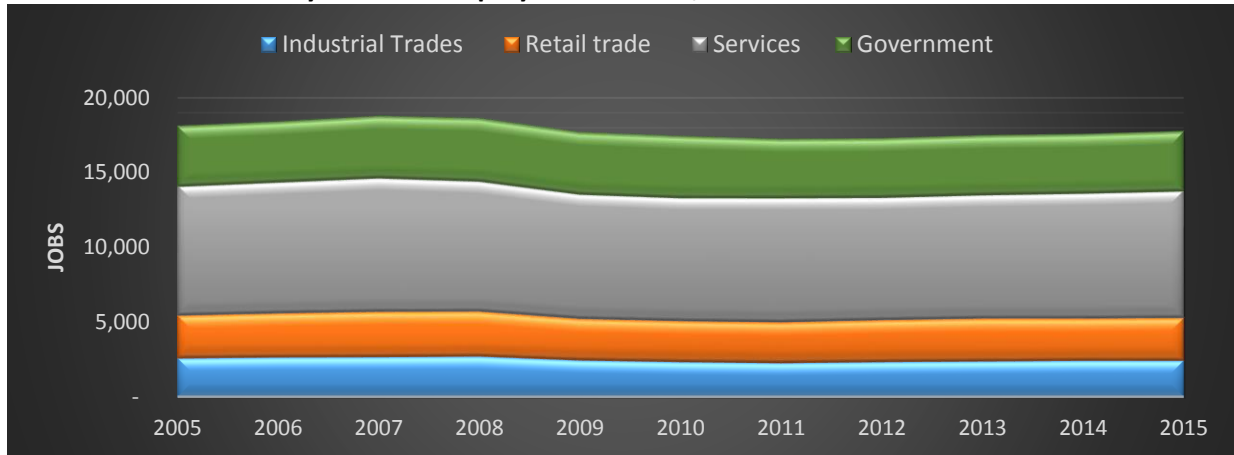
		1999	2014	AGR
Median Household Income	<b>Lincoln City</b>	<b>\$24,779</b>	<b>\$35,524</b>	<b>2.4%</b>
	Lincoln County	\$32,690	\$42,429	1.8%
	Oregon	\$40,818	\$50,521	1.4%
	U.S.A.	\$41,851	\$53,482	1.6%
Per Capita Income	<b>Lincoln City</b>	<b>\$15,597</b>	<b>\$20,895</b>	<b>2.0%</b>
	Lincoln County	\$18,692	\$25,130	2.0%
	Oregon	\$20,940	\$27,173	1.8%
	U.S.A.	\$21,587	\$28,555	1.9%

Source: Census (in 1999 dollars) and 2014 ACS 5-year estimates

Compiled by FCS Group. AGR = average annual growth rate.

At the end of 2014, the total number of total “covered jobs”<sup>2</sup> in Lincoln County was still below pre-recession levels, particularly in the services sector. However, over the past four years (2011-2015) employment has improved within all four major job sectors (Exhibit 9). These employment estimates tend to understate the total number of employees that work in Lincoln County because the Oregon Employment Department job counts tend to exclude home-based workers and other workers that are not “covered” by unemployment insurance. More detailed information is found in Appendix A.

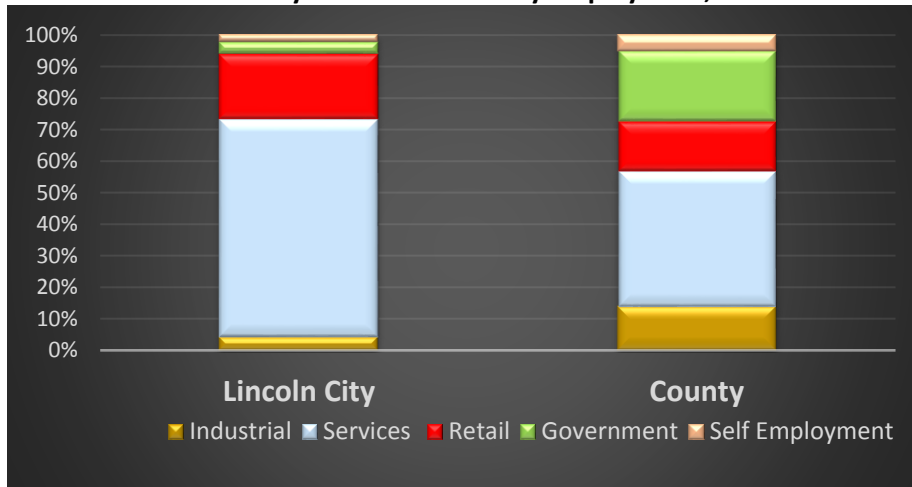
**Exhibit 9. Lincoln County Covered Employment Trends, 2005-2015**



Source: Oregon Employment Department; FCS GROUP.

Exhibit 10 shows the top two employment sectors within Lincoln City; services and retail.

**Exhibit 10.: Lincoln City and Lincoln County Employment, 2014**



Source: Oregon Employment Department; FCS GROUP.

<sup>2</sup> Covered jobs reflect average annual at-place-of-work employment for the reporting of workers’ compensation insurance by the Oregon Employment Department.

The top employers in Lincoln City include health care (Samaritan North Lincoln Hospital), entertainment (Chinook Winds Casino), and several retail and food service establishments (Exhibit 11). Note, this list excludes Lincoln County school district employment.

**Exhibit 11. Largest Employers in Lincoln City**

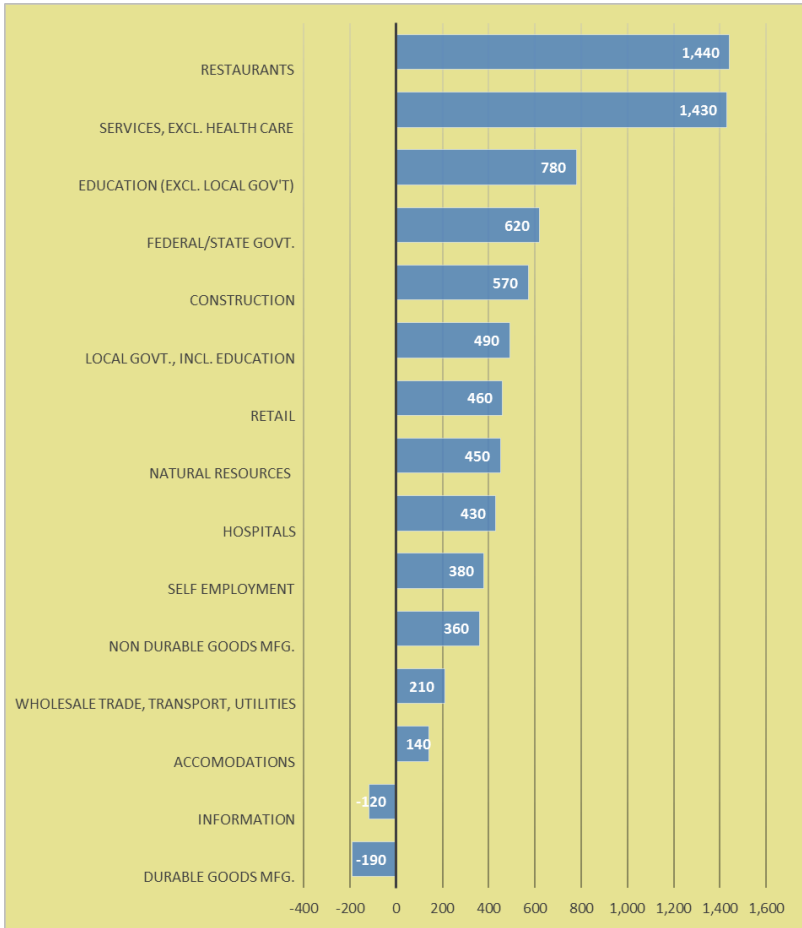
Name	Employment
Surftides Inn on the Beach	50 to 100
Kyllos Seafood & Grill	50 to 100
Lakeview (assisted living)	50 to 100
Inn at Spanish Head	50 to 100
Contractors Clearing House, Inc.	50 to 100
Mo's Restaurant	50 to 100
Safeway Stores, Inc.	100 to 150
City of Lincoln City	150 to 200
Samaritan North Lincoln Hospital	300 to 400
Chinook Winds Casino	750 to 1,000

Source: Dun and Bradstreet (2014), FCS GROUP.

**Employment Growth Forecast**

The Oregon Employment Department (OED) prepares employment forecasts for defined “regions” in the state. Lincoln County is a part of Oregon’s “Northwest Region” which includes four north coastal counties: Lincoln, Clatsop, Columbia and Tillamook. As shown in Exhibit 12, the Northwest Region is expected to experience positive growth over the next 10 years in all job sectors, with the exception of information sector and durable goods manufacturing. The sectors that should see the most jobs added include: restaurants, services, education, federal/state government, construction, retail, natural resources (such as timber and fishing), hospitals and independent contractors.

**Exhibit 12. Northwest Oregon Job Growth by Industry, 2014-2024**



Source: Oregon Employment Department. Compiled by FCS Group. Includes Lincoln, Clatsop, Columbia and Tillamook counties.

**Location Quotient Analysis**

Location quotient (LQ) analysis is a way of determining which business sectors are clustered in Lincoln City compared to other Oregon coastal counties. This approach reveals what makes the local economy unique relative to a broader geography. The LQ analysis indicates existing and potential emerging business clusters within Lincoln City based on their size, as measured by payroll, and growth potential. The data used for the cluster analyses were derived from 2014 OED wage and salary employment statistics.

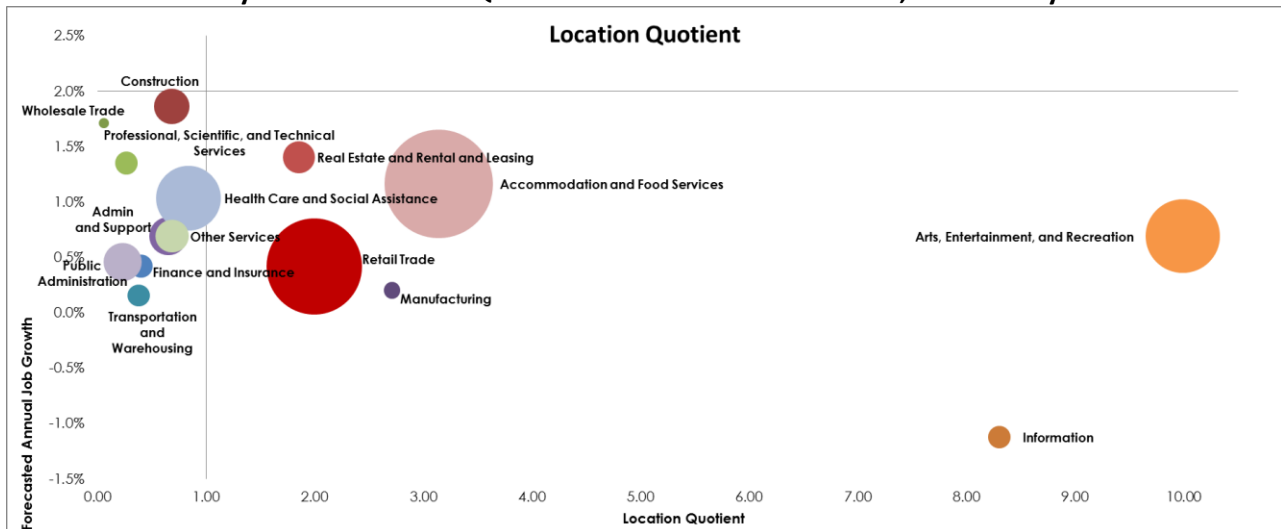
As shown in Exhibit 13, the “Arts, Entertainment and Recreation” business cluster, which includes the Chinook Winds Casino, has a particularly high LQ. The LQ for this cluster is 10, signifying that the business cluster is 10 times more concentrated in Lincoln City than average.

An LQ of less than 1.0 may represent a business cluster with either a competitive disadvantage (e.g. lack of access to key markets) or pent-up demand. Clusters with pent-up demand could represent “emerging” opportunities if the job growth rate is projected to be higher than average. For example, the Health Care and Social Assistance cluster has a 0.9 LQ and a high job growth forecast, so it may now be in position to expand if local employment sites are available.

The LQ analysis for Lincoln City identifies potential target business clusters for Lincoln City, such as:

- Arts, Entertainment and Recreation has a high LQ and 1.0% annual job growth forecast, which could represent expansion of casino-related entertainment, arts/writers’ galleries and workshops, and destination-oriented recreation (e.g., sporting events, weddings).
- Accommodations and Food Services is a high LQ cluster expected to support new or expanded hotels and restaurants, meeting facilities and culinary arts programs.
- Health Services is a potential emerging cluster with lower than average LQ and could include hospital expansion, specialty treatment center, health services training center, etc.
- Business Services sector has pent-up demand that may require new office locations or home-based businesses for professional services, such as engineering, accounting and legal services.
- Niche Manufacturing has a high LQ and could result in artisan businesses that require flex space for specialty product manufacturing, food processing, furniture/cabinet warehouse/showroom, etc.

**Exhibit 13. Industry Cluster Location Quotients and Forecasted Growth, Lincoln City**



Source: Compiled by FCS Group based on Oregon Employment Department data from 2014.

**Tourism Market**

Visitor spending has remained a bright spot along the central and north coast of Oregon. Lincoln City enjoys access to abundant recreational areas, such as the Siuslaw National Forest, Devils Lake, Siletz Bay, river estuaries and nearby Salishan Resort and Depoe Bay. Major attractions also include Chinook Winds Casino and Resort and local breweries and wineries. The U.S. 101 corridor is an Oregon Scenic Byway as well as an “All-American Road.” Lincoln City also is home to major events including the Siletz Bay Music Fest and the Fall Kite Festival, which draw thousands to the area.

Exhibit 14 depicts trends in visitor spending within Lincoln County from 2009 to 2015. Trends show visitor spending in Lincoln County reached record levels in 2015 at \$519.5 million, up 4.9% from the prior year.

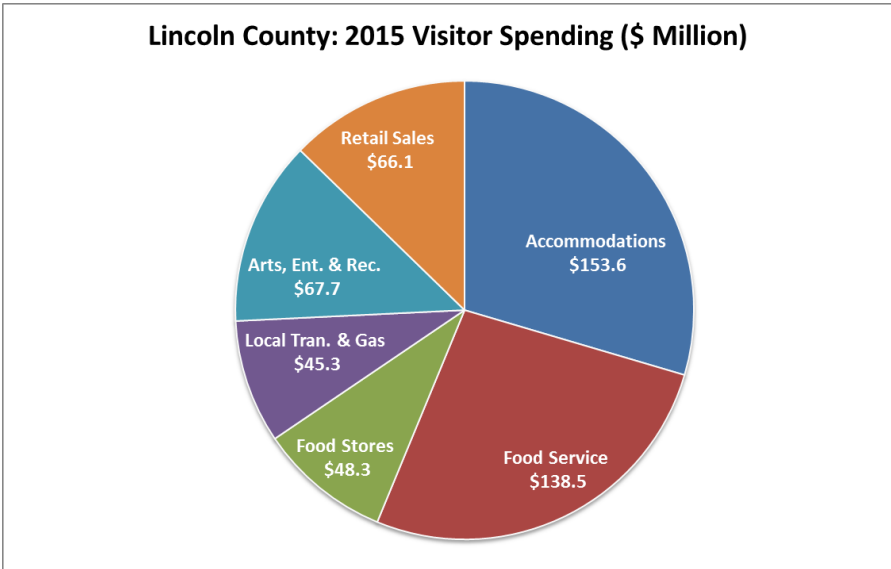
**Exhibit 14: Lincoln County Visitor Spending By Category in Millions, 2009-2015**

	2009	2010	2011	2012	2013	2014	2015
Accommodations	\$ 117.3	\$ 120.5	\$ 119.3	\$ 121.7	\$ 127.3	\$ 138.6	\$ 153.6
Food Service	\$ 104.8	\$ 105.1	\$ 102.3	\$ 105.9	\$ 116.3	\$ 129.0	\$ 138.5
Food Stores	\$ 39.4	\$ 38.2	\$ 39.0	\$ 40.4	\$ 43.0	\$ 46.1	\$ 48.3
Local Tran. & Gas	\$ 39.6	\$ 45.4	\$ 51.0	\$ 51.3	\$ 52.3	\$ 53.6	\$ 45.3
Arts, Ent. & Rec.	\$ 58.5	\$ 57.2	\$ 55.6	\$ 56.6	\$ 60.5	\$ 64.9	\$ 67.7
Retail Sales	\$ 56.9	\$ 56.8	\$ 55.8	\$ 56.7	\$ 60.3	\$ 64.0	\$ 66.1
<b>Total</b>	<b>\$ 416.5</b>	<b>\$ 423.2</b>	<b>\$ 423.0</b>	<b>\$ 432.6</b>	<b>\$ 459.7</b>	<b>\$ 496.2</b>	<b>\$ 519.5</b>

Source: Dean Runyan Associates "Oregon Travel Impacts" June 2016. Compiled by FCS Group

Exhibit 15 illustrates the distribution of tourism spending in Lincoln County in 2015 and underscores the economic benefits received by business types including restaurants, hotels, retail stores, arts and entertainment, food stores and auto service centers.

**Exhibit 15. Lincoln County Visitor Spending By Category in Millions, 2015**



Source: Dean Runyan Associates "Oregon Travel Impacts" June 2016.

**Business Openings and Closures**

Lincoln City has witnessed several business openings/expansions in the past four years. The business activity listed in Exhibit 16 reflects diverse industries ranging from food service establishments to construction contractors and health care establishments. Over the past four years, 14 businesses have opened, two have expanded, and two establishments closed.

**Exhibit 16. Lincoln City Business Openings and Closures, August 2014 to June 2016**

	Business Name	Date
<b>Openings</b>	Ocean Freeze	4/27/2016
	Autobahn	3/30/2016
	Subway	3/9/2016
	NW Septic Service	9/23/2015
	Oregon State Credit Union	9/9/2015
	Snap Fitness	8/30/2015
	Corner Café	8/22/2015
	Dutch Bros. Coffee	7/15/2015
	Red Hook Restaurant	2/25/2015
	Taft Athletic Club	1/7/2015
	Momiji Gourmet Japanese	10/8/2014
	Dress Barn	10/8/2014
	Goodwill Industries	10/1/2014
	Lincoln City Veterans Clinic	10/1/2014
	Samaritan Coastal Clinic	8/20/2014
	<b>Closures</b>	Beachtown Coffee
Beach Dog Café		4/29/2015

Source: Oregon Employment Department

\* Denotes that a firm is expanding

Compiled by FCS Group.

**MARKET OPPORTUNITIES**

Since 2011, Lincoln City has approved nearly 20 commercial building permits for a mix of office, retail and lodging construction. This section summarizes local market opportunities for commercial retail, office, industrial and lodging development along with required land and sites to accommodate such uses.

**Retail**

The existing retail inventory in Lincoln City predominantly consists of retail outlets, shopping centers, boutique stores, auto-oriented strip centers and individual “build to suit” buildings. Current vacancy rates for retail space in Lincoln City are relatively low at an estimated five percent of available inventory.

An analysis of retail sales data to identify existing retail trade flows within the Lincoln City market area examines the consumer retail demand and existing estimated sales within a 15 and 30 minute drive time of Lincoln City (to/from city hall).

The retail trade flow analysis measures the difference between potential sales from resident demand within the footprint of the analysis area and the actual sales in the same area. An examination of the 30-minute trade area indicates that Lincoln City currently serves as a regional retail hub that attracts more than \$371 million in annual sales, including \$77 million in “net sales inflow” from outside the City that supports local stores.

The retail trade analysis summary in Exhibit 17 shows that Lincoln City has an overall net retail inflow in general retail sales and food and drink sales.

**Exhibit 17. Lincoln City Retail Market Trade Area Profile 2016**

	Trade Area (Drive Time)*	
	15 minutes	30 minutes
<b>Population</b>	10,668	16,994
<b>Households</b>	4,984	8,015
<b>Aggregate Income</b>	\$276,653,244	\$371,182,948
<b>General Retail Demand and Sales (Supply) within Trade Area</b>		
Demand	\$131,657,978	\$233,937,392
Supply	\$209,003,451	\$237,389,333
Retail Trade Outflow/(Inflow)	<b>\$(77,345,473)</b>	<b>\$(3,451,941)</b>
<b>Food &amp; Drink Demand and Sales (Supply) within Trade Area</b>		
Demand	\$11,484,416	\$19,761,594
Supply	\$32,278,200	\$40,489,781
Retail Trade Outflow/(Inflow)	<b>\$(20,793,784)</b>	<b>\$(20,728,187)</b>

Source: \* drive time from city hall; Dun & Bradstreet data compiled by ESRI and FCS Group.

Despite an overall net retail inflow into Lincoln City there is still a significant retail outflow for certain store groups that are under-represented in the city at this time. The detailed trade flow analysis of individual store groups provided in Appendix B, indicates that the following store groups have high levels of retail outflow, which means most local residents now travel outside the trade area to make purchases:

- Automotive sales and parts
- Home appliances and electronics
- General merchandise
- Building materials and garden supplies

If half of the current retail sales outflow in these categories can be captured by new commercial developments in Lincoln City, the retail development potential from intercepting trade outflow could range from 41,000 to 91,000 square feet of floor area. This would help support new general merchandise establishments, such as a Fred Meyer, and additional automotive sales and service establishments.

In addition to attracting new retail development to intercept retail sales outflow, future increases in spending from visitors and new residents would support additional commercial development. Over the next 20 years, an increase in trade activity in Lincoln City would likely result in increased sales per existing establishment as well as demand for new retail businesses.

While online retail purchases continue to increase, up nearly 15% from last year nationally according to *internetretailer.com*, these sales account for less than 2% of total retail demand in Lincoln City (based on data provided in Appendix B). Increasing online retail sales may lead to additional demand for sub-regional warehouse/distribution buildings and jobs in Lincoln City.

**Lodging**

As tourism increases, so too will demand for overnight accommodations. An analysis of the lodging market within Lincoln City indicates that the market is currently served by 25 “competitive” lodging establishments, including nine (9) full-service hotels and 16 limited-service facilities (Exhibit 18). In addition, an estimated 500 short-term rentals are marketed through various websites, such as Air B&B and VRBO. The number of homes and condos being utilized for shared arrangements, such as has increased significantly since 2010. We estimate that this short-term rental segment currently accounts for approximately 91,250 annual room nights of demand, which equates to nearly 20% of total annual room night demand in Lincoln City.

**Exhibit 18. Lincoln City Accommodations**

Lodging Type	Facilities	Rooms	Est. Avg. Annual Occupancy Rate	Annual Room-night demand
Hotels with Meeting Facilities	9	1,038	70%	265,209
Other Hotels/Motels/B&Bs	16	478	70%	122,129
Air B & B rooms	n/a	500	50%	91,250
<b>Total</b>	<b>25</b>	<b>2,016</b>		<b>478,588</b>

Source: Hotels.com (Appendix C) and Air B&B.com, survey by FCS Group.

Exhibit 19 shows the results of an evaluation of local lodging demand by market segment, including: tourists/visitors, groups (organized events, weddings, conventions) and business travelers. Each segment’s growth is based on the trends and forecasts that have been described in previous sections of this report.

**Exhibit 19. Lodging Demand Segments**

Demand Segment	Annual Growth Rate	Source
Visitors	3.90%	Dean Runyan Travel Impacts in Lincoln County: 2009-2015, real dollars
Groups (weddings, conventions)	1.10%	Oregon Office of Economic Analysis pop. projected for Oregon: 2015 to 2040
Business Travelers	0.70%	OED 2014-2024 Job Forecast for Northwest Oregon

The lodging demand analysis indicates that over the next 20 years there will be demand for approximately 1,600 new hotel/motel rooms in Lincoln City (**Exhibits 20.1-4**). If the existing lodging supply is not expanded to accommodate increases in demand, there will be market pressure to convert single family dwellings to short-term rentals. However, the potential supply of permitted short-term rental units would be subject to City policy regulations.

**Exhibit 20.1: Estimated 2016 Room-Night Demand by Lodging Type**

Lodging Type	Visitors	Groups	Business Travelers	Total
With Meeting Facilities	65%	20%	15%	100%
Without Meeting Facilities	90%	0%	10%	100%

**Exhibit 20.2: Estimated 2016 Room-Night Demand by Lodging Type**

Lodging Type	Visitors	Groups	Business Travelers	Total
With Meeting Facilities	172,386	53,042	39,781	265,209
Without Meeting Facilities	109,916	0	12,213	122,129
<b>Total</b>	<b>282,302</b>	<b>53,042</b>	<b>51,994</b>	<b>387,338</b>

Source: Hotels.com and Hotel Staff; compiled by FCS Group.

**Exhibit 20.3 Projected 2035 Room-Night Demand by Lodging Type**

Lodging Type	Visitors	Groups	Business Travelers	Total
With Meeting Facilities	370,521	66,015	45,737	482,273
Without Meeting Facilities	236,250	0	14,041	250,292
<b>Total</b>	<b>606,771</b>	<b>66,015</b>	<b>59,778</b>	<b>732,564</b>

Source: Hotels.com and Hotel Staff; compiled by FCS Group.

**Exhibit 20.4: Projected 2035 Lodging Demand**

Existing Lodging Rooms	Net New Room-Night Demand	Total Supportable Rooms*	Net New Supportable Rooms*	% Needing Meeting Facilities
1,516	345,226	3,153	<b>1,637</b>	<b>66%</b>

Source: \* assumes 70% minimum required average annual occupancy; FCS GROUP.

**Industrial and Office Potential**

Office and industrial construction activity in Lincoln City has been limited in recent years. Office building vacancy rates appear to be in the 7-10 percent range, and there are few available small (less than two acre) “build to suit” commercial and industrial parcels for sale or lease.

Future office and light industrial job growth in Lincoln City will likely be attributed to expanding service businesses (health care and personal services), new home-based businesses and small artisan “maker” establishments.

### **Recommended Target Uses**

Based on the previous analysis and findings, several “target business types” have been identified that are consistent with market trends and community development objectives. Target business opportunities are summarized in Exhibit 21 and include:

- **Health Care services:** hospital expansion and specialty treatment centers along with supporting medical office professions, in-home nursing care, etc.
- **Entrepreneurs and Professional Businesses:** home-based businesses and small office buildings that can accommodate growing small businesses, such as civil engineering, environmental consulting, legal and accounting professionals. A business accelerator program and high school and the Oregon Coast Community College training programs would help foster business growth and local job creation.
- **Artisan Makers and Sub-regional Warehouses:** businesses that require light industrial/flex buildings for expanding specialty manufacturing operations, such as glass making, cabinet making, food/beverage processing. Also warehouse/distribution businesses, such as a warehouse/retail showroom and a sub-regional distribution facility.
- **General Retail:** particular focus on general merchandise site(s) for establishments such as Fred Meyer and/or Dollar General. Since the city currently has a floor area “footprint” maximum that limits total floor area for a retail business to 60,000 square feet in the General Commercial zone, the ability to attract a Fred Meyer will likely be hampered unless local regulations are changed to allow larger footprints if special conditions are met, such as the ability to mitigate traffic impacts.
- **Food/Beverage Services:** food and beverage services and training programs already are key components of the Lincoln City economy. The City currently sponsors the Culinary Center within the city hall/library building and there are a variety of cuisines, breweries and distilleries along the North Coast. Expansion of the food/beverage cluster could be assisted by a designated food cart pod area and continued partnerships with Oregon Coast Community College and local high school training programs.
- **Continuing Care Facilities:** an established location for retirees with full-service health care provided by Samaritan North Lincoln City Hospital and other health service establishments, Lincoln City is well positioned to attract new facilities that offer a wide range of treatment or care. This could include new retirement communities, Alzheimer’s care facilities and assisted living facilities that provide services to occupants, such as:
  - Physical therapy
  - Personal concierge
  - Restaurant dining
  - Medication management
  - Transportation services
  - Nursing care
  - Cleaning services
  - Cultural, spiritual and educational events

- **Lodging:** new or expanded overnight accommodations will be needed to accommodate growth in visitation, group and business demand from overnight travelers. New facilities that accommodate events and trade association conventions could augment demand, particularly during off-peak shoulder months.
- **Arts/Entertainment/Recreation:** another way to enhance off-peak visitation is to provide locations and events related to arts, entertainment and recreation. A mix of indoor and outdoor facility options could include an indoor/outdoor market place, indoor recreation/events center, and outdoor locations for mountain biking, zip line tours and eco-tours on kayaks and stand up paddle boards.

**Exhibit 21. Recommended Target Uses for Lincoln City**

Target Use	Market Potential	Potential Revenue Generation for Lincoln City	Potential Job Creation	Avg. Salary	Pays Above County Avg.
Health Care Services	●	●	●	\$51,820	<input checked="" type="checkbox"/>
Entrepreneurs and Prof. Services	●	●	●	\$32,260	<input type="checkbox"/>
Contractors & Light Manufacturing (Flex Industrial)	●	●	●	\$48,765	<input checked="" type="checkbox"/>
Retail (General Merchandise Stores)	●	●	●	\$24,989	<input type="checkbox"/>
Food Services	●	●	●	\$18,796	<input type="checkbox"/>
Continuing Care Facilities	●	●	●	\$25,716	<input type="checkbox"/>
Lodging	●	●	●	\$20,696	<input type="checkbox"/>
Arts/Recreation/Entertainment	●	●	●	\$24,364	<input type="checkbox"/>

Legend: Good: ● Fair: ● Poor: ●

Source: FCS GROUP based on EOA findings and TAC input. Wages based on 2015 Lincoln County OED data.

**Employment Land Needs**

Each of the following three employment land needs scenarios takes into account Lincoln County and Northwest Oregon growth forecasts for population and jobs. This analysis also bases future land needs on expected levels of total employment, which includes both “covered” and “non-covered” workers based on the ratio of total jobs to covered jobs for each sector.<sup>3</sup> Appendix D includes detailed job growth scenarios and assumptions.

<sup>3</sup> This approach of adjusting covered jobs to total jobs has been endorsed by Business Oregon in various economic studies, including *The Economic Impact of Oregon’s Public Ports* (2014) by FCS GROUP and Northwest Economics.

- **Employment Growth Scenario A:** assumes the existing level of estimated employment in Lincoln City will grow at a 0.85% AGR, which is consistent with the population growth forecast for Lincoln City and Lincoln County described in the next section.
- **Employment Growth Scenario B:** assumes that the OED 10-year job growth forecast for each employment sector in the Northwest Oregon region is extrapolated to 20 years and Lincoln City is successful in intercepting half of current retail trade outflow.
- **Employment Growth Scenario C:** assumes that the upper-range of job growth is likely to accrue under the two aforementioned job growth scenarios.

As indicated in Exhibit 22, the total net new job growth for Lincoln City over the next 20 years is projected to range from 1,567 to 1,730 jobs depending on the scenario. The category with the greatest expected job growth is Services, followed by Retail and Home-based businesses.

**Exhibit 22. Lincoln City 20-Year Net New Job Growth Forecast**

Category	Scenario A <sup>2</sup>	Scenario B <sup>3</sup>	Scenario C <sup>4</sup>
Industrial 1	78	67	78
Services	1,054	1,195	1,195
Accommodations	211	239	239
Food Services	247	280	280
Retail	309	332	332
Government	36	18	36
Work At Home	90	80	90
<b>Total</b>	<b>1,567</b>	<b>1,692</b>	<b>1,730</b>

<sup>1</sup> Includes natural resources, construction, manufacturing, wholesale trade, transportation, information, warehousing & utilities.

<sup>2</sup> Growth rates consistent with OEA pop forecast for Lincoln County.

<sup>3</sup> Growth rates consistent with OED employment sector growth forecast: 2014-2024 for region consisting of Lincoln, Benton, Clatsop, Tillamook counties; plus 50% retail outflow capture.

<sup>4</sup> Growth rates assume upper-end of Scenario A and B forecasts.

Source: derived from Appendix E. FCS GROUP.

Based on the job growth forecasts shown above, it is estimated that Lincoln City will require between 45 and 52 acres of net buildable vacant land to meet 20-year employment growth forecasts (Exhibit 23). This assumes that existing buildings and redevelopment areas could accommodate approximately 16 percent of the overall job growth through “refill” (jobs added in vacant or underutilized space) and “redevelopment” (jobs added through the reuse of existing buildings and redeveloped sites).

Services would primarily consist of lodging and restaurant demand plus office requirements for health care and professional services. It is anticipated that up to 1,600 new lodging rooms would be needed over time. It is likely that each hotel would require a site of two to five acres.

Retail uses would be accommodated primarily through one additional large format general merchandise store, such as Fred Meyer or Dollar General. As new population and housing is added, a small neighborhood center with anchor grocery store would be needed on a five-acre site. Other

miscellaneous retail uses could be accommodated through refill, infill (development on sites under one acre) and redevelopment

Artisan “maker” businesses could be accommodated through a mix of one to two-acre sites and in industrial flex buildings (e.g., 12,000 square foot single level tilt-up buildings).

In addition to home-based businesses, Lincoln City should plan for a few new one or two-level office buildings as part of a professional center, with proximity to the hospital. Business services, such as insurance, real estate, finance, accounting and consulting may also be accommodated as part of a new retail shopping center.

Government uses reflected in this analysis pertain primarily to health and safety occupations such as police and fire, which may require additional space needs over time. The need for other public or community facilities, such as schools and parks facilities are not included in this analysis.

**Exhibit 23. Lincoln City 20-year Employment Vacant Land Needs (buildable acres)**

Job/Use Type	Scenario A	Scenario B	Scenario C	Site Requirements
<b>Private Employment</b>				
Industrial	5.4	6.9	8.0	2 to 5 acre parcels; full infrastructure services
Services				
Accommodations	10.1	11.5	11.5	1 to 4 acre parcels, visibility
Food Services	7.0	7.9	7.9	1+/- acre parcels, visibility
Office/Other Services	10.5	11.9	11.9	1+/- acre parcels and home based
Retail	10.9	11.7	11.7	10+/- acre parcel, plus 3-ac. parcel
<b>Private Subtotal</b>	<b>43.9</b>	<b>49.9</b>	<b>51.0</b>	
<b>Government</b>	1.1	0.6	1.1	2-acre parcel, emergency access
<b>Total</b>	<b>45</b>	<b>50</b>	<b>52</b>	

Source: FCS GROUP, derived from Appendix F.

**Special Siting Land Needs**

It should be noted that these employment growth scenarios omit potential land needs attributed to special siting requirements for major facilities, such as schools, parks and recreational areas. It is possible that the TAC or City Council may identify certain desired uses that would enhance the land need requirements stated above.

**RESIDENTIAL LAND NEEDS**

This section presents the housing needs analysis for Lincoln City. The purpose of this analysis is to address the requirements for planning needed housing in urban areas for small cities (population less than 25,000) using the methodology described in Exhibit 2 on page 3.

**Lincoln City Housing Needs**

A City’s defined housing need must be based on the statewide land use Goal 10 mandate to plan for housing that meets the need of households at all income levels. This entails understanding resident

“permanent” population (owner and renter) housing demand as a primary focus of housing need and non-resident seasonal housing demand as a secondary market for housing. The issue of housing affordability and the need for workforce housing also is discussed in this section using U.S. Department of Housing and Urban Development guidelines.

#### Steps in the Housing Needs Analysis

The method used in this HNA is consistent with Goal 10 requirements for small cities and comports with most requirements used for larger cities as well. The key steps include:

- Step 1. Describe demographic characteristics of the population that relate to housing tenancy (owner and renter households).
- Step 2. Identify national, state and local demographic and economic trends and factors that may affect the demand for different housing types.
- Step 3. Forecast the amount of resident population and households expected over the next 20 years for Lincoln County and Lincoln City. This HNA includes two population growth scenarios.
- Step 4. Determine the types of housing that are considered to be “attainable” or affordable based on household income.
- Step 5. Estimate the number of additional housing units required for permanent households and seasonal residents by structure type.
- Step 6. Determine the “base scenario” buildable land needs for housing types and land use designation, based on ranges in net density by structure type.
- Step 7. Consider another scenario that takes into account local policies that support increased development of workforce housing and cap the amount of housing that is used as short-term rentals.

According to ORS 197.307, “needed housing” refers to housing types that meet the need for housing within an urban growth boundary (UGB) at particular price ranges and rent levels, and must include the following types:

- Attached and detached single family dwelling units and multiple family housing for owners and renters.
- Government assisted housing.
- Mobile home or manufactured homes (as part of dwelling parks).
- Manufactured homes on individual lots planned and zoned for single-family residential use that are in addition to lots within designated manufactured housing parks.
- Housing for farmworkers. Farmworker housing is not considered applicable to this Lincoln City HNA as there are no current farms or farmworker housing units that exist within the city.

#### Existing Housing Inventory and Tenancy

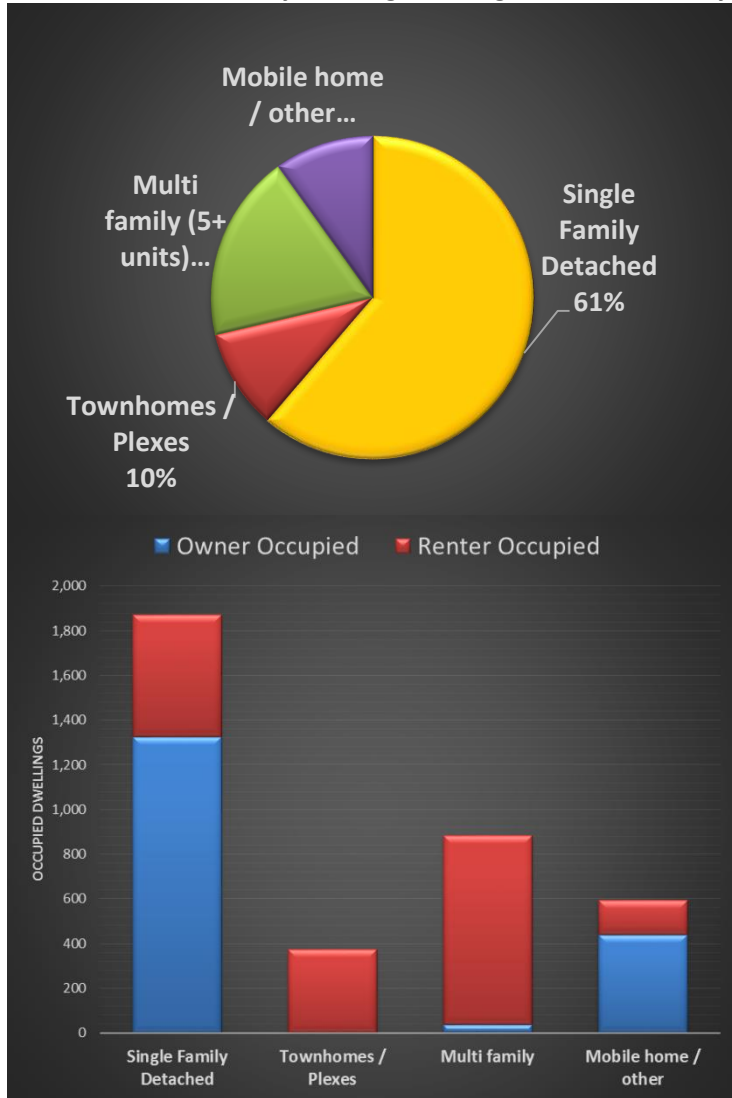
The current housing mix in Lincoln City consists of primarily of single family detached homes, with 61% of the total housing stock. Multifamily housing accounts for 19% of the housing inventory. Townhomes/plexes<sup>4</sup> and mobile homes each account for 10% of the housing inventory. Among

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<sup>4</sup> “Plexes” include duplex, tri-plex and quad-plex buildings.

permanent residents, owner-occupied housing is concentrated in the single family detached and mobile home categories (see Exhibit 24).

**Exhibit 24. Lincoln City Existing Housing Mix and Tenancy**



Source: U.S. Census, American Community Survey, 2014.

According to the American Community Survey (ACS), there were 5,734 housing units in Lincoln City in 2014 (most recent data available). As indicated below in Exhibit 25, the housing inventory is fairly evenly distributed among owner-occupied dwellings, renter-occupied dwellings and second homes/short-term rentals.

**Exhibit 25. Lincoln City Existing Housing Characteristics**

Housing Type	Owner-Occupied Dwelling Units	Renter-Occupied Dwelling Units	Second Homes & Short Term Rentals	Other Vacant Units	All Dwelling Units
Single Family Detached	1,325	545	1,100	91	3,061
Townhomes / Plexes	0	374	183	18	576
Multi-family (5+ units)	36	846	550	43	1,475
Mobile home / other	440	153	-	29	622
<b>Total Units</b>	<b>1,801</b>	<b>1,918</b>	<b>1,834</b>	<b>181</b>	<b>5,734</b>
Distribution	31%	33%	32%	3%	100%

Housing Type	Owner-Occupied Dwelling Units	Renter-Occupied Dwelling Units	Second Homes & Short Term Rentals	Other Vacant Units	All Dwelling Units
Single Family Detached	74%	28%	60%	50%	53%
Townhomes / Plexes	0%	19%	10%	10%	10%
Multi-family (5+ units)	2%	44%	30%	24%	26%
Mobile home / other	24%	8%	0%	16%	11%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

Source: American Community Survey, 2010-2014; compiled by FCS GROUP.

Population and Housing Forecast

As mentioned previously, Lincoln County and Lincoln City have both shown measurable increases in population and households over the past few decades. The share of Lincoln County population that resides within Lincoln City has increased from 16.7% in 2000 to 18.0% in 2015. Hence, over the past 15 years, approximately 38% of the net change in Lincoln County population occurred within Lincoln City.

As indicated in Exhibit 26, according to the long-term growth forecast provided by the Oregon Office of Economic Analysis, Lincoln County population is expected to increase by 4,147 permanent residents over the next 20 years.

**Scenario A: Baseline Housing Forecast**

The baseline housing forecast scenario takes into account trends in population and seasonal housing demand given recent housing capture rates for Lincoln City. Scenario A assumes that Lincoln City will continue to capture 38% of the County’s growth by adding 1,583 residents over the next 20 years, which equates to a 0.85% annual average growth rate for Lincoln City. The baseline scenario also assumes that average household size (people per household) will continue its downward trend from 2.21 people per household in 2016 (est.) to 2.10 in 2036 (forecast), as “baby boomers” (residents born between 1946 and 1964) become empty nesters, retirees move into the area, and “millennials” (residents born between 1981 and 1997) delay starting families.

The resulting baseline housing forecast for Lincoln City identifies the need for 948 net new dwellings for permanent residents over the next 20 years (Exhibit 26). If we assume the current level of seasonal housing (second homes and short-term rentals) and vacant inventory remain at current levels (36% of total inventory), there would be additional demand for approximately 536 housing units. The combination of housing for permanent residents and seasonal housing is expected to require 1,484 dwellings over the next 20 years (Exhibit 26).

**Exhibit 26. Lincoln City Housing Needs Forecast, Baseline Scenario A**

	Estimate 2015	Estimate 2016	Forecast 2036	Proj. Change 2016-36	Proj. AAGR
Lincoln County Population	47,225	47,423	51,571	<b>4,147</b>	0.42%
<b>Lincoln City Population</b>	<b>8,485</b>	<b>8,601</b>	<b>10,183</b>	<b>1,583</b>	<b>0.85%</b>
City/County Share	18.0%	18.1%	19.7%	<b>38.2%</b>	
<b>Lincoln City Housing Needs</b>					
Group Quarters Population	85	86	102		
Population in Households	8,400	8,515	10,082		
Avg. Household Size	2.22	2.21	2.10		
Resident Housing Units	3,784	3,853	4,801	<b>948</b>	1.11%
<b>Total Housing Units</b>	<b>5,922</b>	<b>6,030</b>	<b>7,513</b>	<b>1,484</b>	<b>1.11%</b>
Seasonal & Vacant Housing Units	2,138	2,177	2,713	<b>536</b>	1.11%
Percent of housing stock	36%	36%	36%	<b>36%</b>	
Second Homes		2,000	2,492	<b>492</b>	
Short Term Rentals		497	619	<b>122</b>	

Source: Estimates based on 2014 ACS data and current Lincoln City permitting activity. Forecasts consistent with OEA 2015-2049 population forecast for Lincoln County, and projected 2010 to 2015 Lincoln City capture rates by FCS GROUP.

**Scenario B: Baseline + Workforce Housing Forecast**

Scenario B is intended to address the current workforce housing imbalance along with the baseline demand forecast included with Scenario A. Through interviews, stakeholders identified the current lack of existing “affordable” workforce housing as an important issue that likely accounts for high levels of in-commuting by Lincoln City workers that travel long distances from their homes to their place of work. As indicated in the following map shown as Exhibit 27, the local “covered workforce” includes approximately 1,478 workers that live and work in Lincoln City; 1,937 workers that live in Lincoln City and commute outside the City to work and 2,896 workers that in-commute to jobs in Lincoln City.

**Exhibit 27. Lincoln City Worker Commute Pattern, 2014**



Source: U.S. Census, On-the-Map database; FCS GROUP.

As indicated in Exhibit 28, an estimated 2,921 people in-commute to Lincoln City daily from a distance of 25 miles or greater based on 2014 Census data. If adequate workforce housing is provided in Lincoln City for 25% of these workers (preliminary policy goal), it would require 330 workforce dwellings to offset the current housing imbalance.<sup>5</sup> In Scenario B, the total housing need consists of the baseline demand (1,484 units) plus the added workforce housing demand (330 units), or 1,814 dwellings.

**Exhibit 28. Lincoln City Housing Needs Forecast, Workforce Housing Scenario B**

	Estimate 2015	Estimate 2016	Forecast 2036	Proj. Change 2016-36
Existing Workforce In-commuters	2,896	2,921		
Avg. Household Size	2.22	2.21		
Housing Unit Demand	1,305	1,322		
City Capture Rate Policy Goal*			25%	
Existing Pent Up Workforce Housing Demand		----->	330	<b>330</b>
Baseline Scenario: Resident Housing Units		3,853	4,801	<b>948</b>
Baseline Scenario: Seasonal & Short-term Units		2,177	2,713	<b>536</b>
<b>Total Housing Units</b>	<b>5,922</b>	<b>6,030</b>		<b>1,814</b>

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

Source: U.S. Census, On The Map, 2014. FCS GROUP.

<sup>5</sup> Note, this level of workforce housing demand reflects a potential local (City) workforce housing policy aimed at generating affordable workforce housing for at least 25% of the existing workforce that now in-commutes from over 25 miles away. The ability to achieve this goal would be enhanced by a broader Lincoln County policy goal of accommodating a (higher) level of workforce housing as a share of net new jobs generated in the County. Communities throughout the U.S. have similar policies; such as Teton County, WY which has adopted a policy that requires 65% of the workforce to be accommodated in affordable workforce housing within cities and rural development centers. Developers of commercial developments that generate new employment must either: develop a calculated share of workforce housing on site; or pay housing mitigation fees.

Residential Land Needs Forecast

The next step in the housing needs analysis is to identify the required housing unit types and requisite land needs. This is accomplished by applying the expected distribution of housing characteristics (shown in Exhibit 25) to each growth forecast discussed above and applying an average development density level for each dwelling unit type based on permitting activity in the city over the past five years.

**Scenario A: Baseline Housing Forecast**

In baseline forecast Scenario A, Lincoln City should plan for 1,484 additional dwelling units over the next 20 years. Housing distribution would likely resemble current characteristics with the need for 459 owner-occupied dwellings, 489 renter-occupied dwellings and 536 short-term rental units (Exhibit 29). The expected housing mix under this scenario would consist of 798 single family detached homes, 160 townhomes/duplexes, 385 multifamily units and 141 manufactured housing units.

The amount of required land area required to accommodate this level of housing development is approximately 206 acres (Exhibit 29). Much of the new single family detached and manufactured housing demand would require vacant land. Townhomes and multifamily developments could be accommodated through a mix of infill, redevelopment and vacant sites.

**Exhibit 29. Lincoln City Baseline Housing Forecast Scenario A**

	Owner-Occupied Dwelling Units	Renter-Occupied Dwelling Units	Second Homes & Short Term Rentals	Net New Dwelling Units	Average Density (DU per Net Buildable Acre)	Potential Land Need (Net Buildable Acres)*
<b>Housing Tenure Distribution:</b>	<b>459</b>	<b>489</b>	<b>536</b>	<b>1,484</b>	<b>7.2</b>	<b>206.3</b>
	<b>31%</b>	<b>33%</b>	<b>36%</b>	<b>100%</b>		
<b>Housing Unit/Type Distribution</b>						
Single Family Detached	344	132	321	798	6.0	152.9
Townhomes / Plexes	14	93	54	160	13.7	13.5
Multi family (5+ units)	9	215	161	385	18.6	23.8
Mobile home / other	92	49	0	141	10.0	16.2
<b>Total</b>	<b>459</b>	<b>489</b>	<b>536</b>	<b>1,484</b>	<b>7.2</b>	<b>206.3</b>

\* Assumes 15% of land area added for public roads and infrastructure.

**Scenario B: Baseline + Workforce Housing Forecast**

Under housing forecast Scenario B, Lincoln City should plan for 1,814 additional dwelling units over the next 20 years. In comparison with Scenario A, the future housing mix would be more oriented towards long-term rental housing and a bit less towards short-term rentals. Scenario B emphasizes multifamily, townhomes and manufactured housing units, which potentially provide a greater range of more affordable housing options than under Scenario A. The total housing need is expected to consist of 570 owner-occupied dwellings, 709 renter-occupied dwellings and 536 short-term rental units. The expected housing mix under this scenario would consist of 940 single family detached homes, 205 townhomes/duplexes, 484 multifamily units and 185 manufactured housing units. The

amount of required land area to accommodate this level of housing development is expected to be approximately 249 acres (Exhibit 30).

**Exhibit 30. Lincoln City Housing Forecast Scenario B**

	Owner-Occupied Dwelling Units	Renter-Occupied Dwelling Units	Second Homes & Short Term Rentals	Net New Dwelling Units	Average Density (DU per Net Buildable Acre)	Potential Land Need (Net Buildable Acres)*
<b>Housing Tenure Distribution:</b>	<b>570</b>	<b>709</b>	<b>536</b>	<b>1,814</b>	<b>7.3</b>	<b>248.6</b>
	<b>31%</b>	<b>39%</b>	<b>30%</b>	<b>100%</b>		
<b>Housing Unit/Type</b>						
Single Family Detached	427	191	321	940	6.0	180.2
Townhomes / Plexes	17	135	54	205	13.7	17.2
Multi family (5+ units)	11	312	161	484	18.6	29.9
Mobile home / other	114	71	0	185	10.0	21.3
<b>Total</b>	<b>570</b>	<b>709</b>	<b>536</b>	<b>1,814</b>	<b>7.3</b>	<b>248.6</b>

\* Assumes 15% of land area added for public roads and infrastructure.

Housing Attainability

Current housing prices in Lincoln City, as measured by home sales prices and rent levels, have been increasing in recent years as the vacant inventory tightens. Local home prices are being inflated to some extent by an influx of investment from “second home” buyers from outside the local market area.

An examination of current median family income (MFI) levels and U.S. Housing and Urban Development (HUD) guidelines help gauge housing attainability in Lincoln City. As indicated in Exhibit 31, the current (2014) MFI for Lincoln County was \$42,429. Using HUD guidelines for upper middle households earning 80% of the MFI, a four-person family would be able to afford monthly rents at \$849 or lower and homes priced at \$168,000 or less.

A survey of 22 apartment complexes in Lincoln City with 760 rental units indicates that the average apartment is now 35 years old, with monthly rents ranging from \$0.80 to \$1.10 per square foot of floor area for older units and \$1.20 to \$1.23 per square foot for the newer units (see Appendix G).

The ability to deliver an affordable two or three bedroom apartment unit at 80% of the MFI would mean that such a unit would be rented at \$850 or less, which is about 15-25% below current market prices for such a unit. A policy goal of providing 300 attainable apartments priced at 80% of the MFI would require total “incentives” of approximately \$17,000 to \$20,000 per dwelling unit.<sup>6</sup>

<sup>6</sup> Estimate calculated by FCS GROUP.

**Exhibit 31. Lincoln City and County Housing Attainability Guidelines**

<b>Lincoln County Median Family Income Level (2014)*</b>	<b>\$42,429</b>	
<b>Available Monthly Rent or Payment (@30% of income level)</b>		
	<b>Lower-end</b>	<b>Upper-End</b>
High (120% or more of MFI)	\$1,273	or more
Upper Middle (80% to 120% of MFI)	\$849	\$1,273
Lower Middle (50% to 80% of MFI)	\$530	\$849
Low (30% to 50%)	\$318	\$530
Very Low (less than 30% of MFI)	\$318	or less
<b>Approximate Attainable Home Price**</b>		
	<b>Lower-end</b>	<b>Upper-End</b>
High (120% or more of MFI)	\$252,000	or more
Upper Middle (80% to 120% of MFI)	\$168,000	\$252,000
Lower Middle (50% to 80% of MFI)	\$105,000	\$168,000
Low (30% to 50%)	\$63,000	\$105,000
Very Low (less than 30% of MFI)	\$63,000	or less

\* Based on Housing and Urban Development thresholds for Lincoln County in 2014.  
 Note, this analysis is generally consistent with 4-person household size characteristics.  
 \*\* Assumes 20% down payment on 30-year fixed mortgage at 6.0% interest.  
 Source: analysis by FCS Group using Housing and Urban Development, and US Census data.

Recent home sales and asking prices of homes in Lincoln City shows indicate that over the past two years, there have been 172 sales per year (Exhibit 32). The standing inventory is now well below four months for units priced at 80% MFI or lower.

**Exhibit 32. Lincoln City Housing Inventory, Absorption and Attainability**

Asking Sales Price	Current Listings	Avg. Annual Sales	Standing Inventory (months)	Housing Attainability Group
\$63,000 to \$105,000	0	2	0	Low (30% to 50% of MFI)
\$105,001 to \$168,000	13	41	4	Lower Middle (50% to 80% of MFI)
\$169,000 to \$252,000	41	64	8	Upper Middle (80% to 120% of MFI)
\$252,001 to \$300,000	15	24	8	High (120% or more of MFI)
\$300,001 to \$400,000	45	25	22	High (120% or more of MFI)
\$400,001 and higher	61	17	44	High (120% or more of MFI)
<b>Total</b>	<b>175</b>	<b>172</b>		

Source: Redfin; compiled by FCS GROUP as of 9/15/16.

**BUILDABLE LANDS INVENTORY**

The previous sections forecast a 20-year land demand in Lincoln City ranging from 251.3 acres to 300.6 acres, including 45 to 52 acres for employment uses and 206.3 to 248.6 for residential uses. The Buildable Lands Inventory (BLI) evaluates the existing supply of buildable land within Lincoln City’s city limits and urban growth boundary in accordance with OAR 660-024 and OAR 660-038.

### Methodology

Lincoln City's BLI is comprised of existing vacant and partially vacant (sub-dividable) tax lots as well as City-owned land that will be available for future development. All tax lots within the Lincoln City UGB are classified into the following categories:

- **Vacant** – tax lots that have an improvement value of less than \$10,000 are considered vacant
- **Partially Vacant** – Tax lots that contain enough land to be subdivided without need of rezoning. There are two sub categories:
  - **Partially Vacant Residential** – Residential tax lots that have at least one half acre of buildable land. One quarter acre was subtracted from the buildable land to account for the existing dwelling. An aerial photography scan deemed existing multi-family parcels to be not well suited for subdividing and therefore not designated as partially vacant.
  - **Partially Vacant Employment** – Parcels with commercial zoning that have at least two acres of buildable/unconstrained land. Aerial photography helped in determining the amount of buildable land.
- **Undevelopable** – Vacant land that is either constrained by more than 90%, is deemed unbuildable by existing use (right of way, common land for home owner association, etc.), or zoning disallows for future development (Parks, Open Space, Marine Water, Agricultural Conservation, Timber Conservation).
- **Public** – Lands in public or semi-public ownership. Public lands where identified by Lincoln County's property class and additional data provided by Lincoln City. There are two subcategories:
  - **Public** – Land in public or semi-public ownership that is considered unavailable for future development.
  - **Public available** – Land identified and owned by Lincoln City that is available for future development.
- **Developed** – Occupied tax lots in private ownership with an improvement value of \$10,000 or above that cannot be subdivided under current zoning or redeveloped.
- **Redevelopable** – Developed tax lots with an improvement value that is lower than the land value with at least 10,000 square feet of unconstrained land.

Following buildable land requirements, all significant environmental constraints are deducted from gross vacant land area to estimate buildable land area. These constraints include open water (such as Devil's Lake), wetlands, riparian buffers, floodways, slopes of more than 25 percent, and the 100-year floodplain. Because much of the city's current development lies within the floodplain and construction does happen within the floodplain, the analysis allows for only 50% development within the floodplains. All other constraints are applied with a 100% reduction. All GIS data was provided by the City. Buildable Lands Inventory maps are found in Appendix H.

### **Buildable Vacant Land Supply**

The total buildable vacant land inventory (vacant and partially vacant land) for the Lincoln City UGB area is approximately 1,312 acres on 2,084 parcels after accounting for the variety of environmental constraints described above. This includes approximately vacant land, partially vacant land, and public land that the City has made available for development.

Employment and Mixed Use Lands

The buildable land inventory for employment uses in Lincoln City includes approximately 188.4 acres on 382 tax lots, as shown in Exhibit 33. The total acres of employment lands are well distributed among varying lot sizes. The inventory of commercial land includes 78.4 acres on 288 parcels. Of the 288 parcels, 274 are less than one acre. More than 18 acres of vacant land is on parcels of 1 to 5 acres and there is one parcel of greater than 10 acres. Likewise, 57 of the 62 vacant mixed use parcels are less than one acre, while accounting for only 30% of the 23.1 total vacant mixed use acres. The inventory of industrial land includes 87.0 acres on 32 parcels. More than half of the acreage is on three lots totaling 57.6 acres.

**Exhibit 33. Buildable Employment and Mixed Use Land Inventory**

	< 1 acre		1 to 5 acres		5 to 10 acres		> 10 acres		Total	
	Lots	Acres	Lots	Acres	Lots	Acres	Lots	Acres	Lots	Acres
Commercial	274	47.7	13	18.6	0	0.0	1	12.0	288	78.4
Mixed Use	57	6.9	4	5.7	2	12.2	0	0.0	62	23.1
Industrial	17	4.5	9	12.9	3	12.0	3	57.6	32	87.0
<b>Total</b>	<b>348</b>	<b>59.1</b>	<b>26</b>	<b>37.2</b>	<b>5</b>	<b>24.2</b>	<b>4</b>	<b>69.6</b>	<b>382</b>	<b>188.4</b>

Source: Fregonese Associates and Cogan Owens Greene, LLC.

Redevelopable/Refill Supply

The inventory of available employment and mixed use lands also includes an evaluation of the relative level of redevelopment potential for each developed tax lot in Lincoln City. While this is not a stated requirement within OAR 660, Division 9, it is considered an important factor in deciding which land use growth scenario to target. The analysis of redevelopment opportunities is based on the ratio of assessed improvement value to land value for each tax lot. The results provided in Exhibit 34 indicate that there is approximately 121.7 acres of redevelopable land on 162 tax lots. Approximately 54 acres is classified as having high redevelopment potential and 67.8 acres have moderate redevelopment potential. Most of the parcels available for redevelopment are designated for commercial or industrial use.

**Exhibit 34. Redevelopable Employment and Mixed Use Land Inventory**

	High (< 0.50)		Moderate (0.50 to 1.00)		Total	
	Lots	Acres	Lots	Acres	Lots	Acres
Employment	77	45.0	56	62.6	133	107.6
Mixed Use	16	8.9	13	5.2	29	14.1
<b>Total</b>	<b>93</b>	<b>53.9</b>	<b>69</b>	<b>67.8</b>	<b>162</b>	<b>121.7</b>

Residential Lands

The buildable land inventory for residential uses in Lincoln City includes approximately 1,124.5 acres on 1,702 tax lots, as shown in Exhibit 35. Nearly 93% of the residential land supply, or 1,041 acres, is dedicated to single family homes. The remaining 83.5 acres is designated for multi-family development. Buildable residential lands are well-distributed among various lot sizes.

**Exhibit 35. Buildable Residential Land Inventory**

	< 1 acre		1 to 5 acres		5 to 10 acres		> 10 acres		Total	
	Lots	Acres	Lots	Acres	Lots	Acres	Lots	Acres	Lots	Acres
Single Family	1,282	202.5	99	154.19	28	138.6	15	217.6	1,448	1,041.0
Multi-family	227	32.29	25	37.24	2	13.92	0	0.0	254	83.5
Total	1,509	234.8	124	191.4	30	152.5	15	217.6	1,702	1,124.5

Source: Fregonese Associates and Cogan Owens Greene, LLC.

**Reconciliation of Land Demand and Supply**

Employment Land Need and Parcel Requirements

As indicated in Exhibit 23, the estimated demand for employment lands in Lincoln City ranges from 45 to 52 acres, including 5 to 8 acres of industrial land and 38 to 43 acres of commercial land. With a vacant employment land supply of 188 acres, the City has a surplus of more than 136 acres of employment land and has sufficient land to meet both commercial and industrial needs. In addition, the City has approximately 122 acres of employment land available for redevelopment.

Residential Land Need and Parcel Requirements

As indicated in Exhibits 29 and 30, the estimated demand for residential lands in Lincoln City ranges from 206 to 249 acres. With a vacant residential land supply of 1,124 acres, the City has a surplus of approximately 876 acres of buildable residential lands.

**SUGGESTED ECONOMIC DEVELOPMENT AND HOUSING POLICIES**

The following suggested goals and implementation policies for economic development and housing were developed in coordination with the Technical Advisory Committee and consider the comments from Lincoln City community members found in Appendix G. The suggested policies will be considered and refined as part of the Lincoln City’s Comprehensive Plan update process.

**Economic Development**

**1. Land Availability.** Plan for suitable commercial and industrial land on sites that offer choice in characteristics (e.g., size, locations, visibility) in an amount that can accommodate the business development the city desires in the next 20 years.

1. On the Comprehensive Plan map, designate an adequate supply of land for commercial and industrial use in desired locations to accommodate the desired types and amount of economic development and growth.
2. Monitor the supply of commercial and industrial lands, home occupations and businesses as part of mixed use within the city.
3. Ensure an adequate supply of commercial and industrial land with suitable zoning and access to infrastructure to respond to economic development opportunities as they arise.

**2. Planning.** Coordinate economic development efforts with local and regional partners.

1. Create an economic development team with representatives from the City, economic development partners, and local businesses and residents to guide local economic development efforts.

2. Prepare a five-year economic development strategy and action plan that implements the community vision and goals using recommendations in the Economic Opportunity Analysis. In the action plan, assign responsibilities, timeframe and tools for the City and other partners to use and a method for evaluating progress.
  3. Coordinate economic development efforts with local and regional economic development agencies and organizations, including the Urban Renewal Agency, Lincoln City Chamber of Commerce, Economic Development Alliance of Lincoln County, Small Business Development Center, Oregon Cascades West Council of Governments, Bay Area Merchants Association, and others through representation at group meetings, periodic meetings with key individuals and review of new plans and publications.
  4. Encourage new commercial and industrial development and redevelopment outside of the tsunami inundation zone.
  5. Consider joining the Oregon Main Street Program.
- 3. New Businesses.** Encourage businesses that provide family-wage jobs<sup>7</sup> to locate in Lincoln City.
1. Develop a plan to attract the types of businesses needed to achieve the community's vision and goals.
  2. Support efforts to create a quality of life (e.g., schools, health care, housing, transportation, attractive neighborhoods) that draw telecommuters and encourages residents to start and grow businesses.
  3. Facilitate the development of industrial lands for manufacturing and other export-oriented businesses that tend to provide higher-wage jobs.
  4. Work with the Chamber of Commerce and other partners to develop a marketing plan and materials that describe Lincoln City's advantages and amenities for businesses.
  5. Encourage property owners and their representatives to prepare sites for development and help owners to market them.
  6. Review the municipal code to identify opportunities to clarify, and where possible, simplify Lincoln City's zoning code and land use application processes.
  7. Consider incentives to lower development costs.
- 4. Local Businesses.** Support the success and growth of existing businesses and entrepreneurs.
1. Maintain open communications with local business owners and provide available staff support and share technical resources for economic development projects initiated by the business community and as needed, provide leadership to facilitate general improvement (e.g., design standards, parking issues, infrastructure improvements).
  2. Administer existing and explore new programs that support local businesses, such as Urban Renewal's Façade Improvement Loan Program, Local Program Support Grant, Energy Efficiency Loan Program and Business Expansion Loan Program.
  3. When possible, use local businesses to supply materials and supplies for City operations and functions.
- 5. Tourism Industry.** Foster Lincoln City's recreation and tourism based economy.
1. Participate in the development of tourism-related businesses to attract visitors.

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<sup>7</sup> Find definition of family-wage jobs for Lincoln County at Oregon Employment Department site: [https://www.oregon.gov/PRISM/docs/family\\_and\\_living\\_wage\\_definitions.pdf](https://www.oregon.gov/PRISM/docs/family_and_living_wage_definitions.pdf)

2. Coordinate with tourism-related businesses and destinations within and around Lincoln City to market Lincoln City to potential visitors.
3. Encourage indoor and outdoor events and activities that draw people to the city year round.
4. Consider developing a sports complex to attract regional sports tournaments.
5. Explore the development of additional attractions to the city.

**6. Community Needs.** Support businesses that provide for the day-to-day needs of Lincoln City residents, including but not limited to the growing population of retirees.

1. Research opportunities to zone land for small-scale commercial development in or near areas where a substantial amount of residential development is planned.
2. Support development and redevelopment in commercial nodes to stimulate new or improved commercial services, especially businesses that serve the permanent population.
3. Encourage businesses that serve residents in locations that facilitate walkable neighborhoods.
4. Periodically, study how retirees spend their money and what support they desire or need

**7. Workforce Development.** Encourage development of a local workforce with the skills that Lincoln City businesses need.

1. Periodically administer a survey of local businesses and those considering locating in Lincoln City to identify workforce needs.
2. Work with the Small Business Development Center, the economic development team and other community partners to support workforce and entrepreneurial training opportunities to meet the needs of Lincoln City's businesses and attract new businesses the city desires.
3. Frequently assess the need for and encourage the development of housing attainable to Lincoln City's workforce.
4. Support elementary, middle school, high school and alternative high school programs that stimulate civic engagement, and a work ethic, job skills, and entrepreneurship that command higher wages. .

**8. Infrastructure.** Provide adequate infrastructure efficiently and fairly to support employment growth.

1. Coordinate capital improvement planning to ensure infrastructure availability on employment land and pursue funding for needed infrastructure to support economic development activities
2. Promote Improvements to the transportation system that support economic development. Explore the use of Devils Lake for transportation purposes.
3. Facilitate county-wide conversations with businesses and public and nonprofit partners to further develop a transit system for the local workforce and promote its use.
4. Facilitate the development of telecommunications and other infrastructure necessary to support home-based businesses and workers.
5. Seek opportunities to provide incubators for small and emerging businesses.
6. Make infrastructure or place making improvements in commercial districts, such as streetscape, sidewalk, storefront or façade, and wayfinding improvements.

## Housing

**1. Housing Supply and Variety.** Provide a sufficient quantity and variety of housing to meet community needs.

1. Annex where feasible and zone an adequate supply of residential land outside the tsunami inundation zone to accommodate the city's housing needs.

2. Promote a variety of residential densities and housing types in all price ranges to meet a range of housing needs.
3. Revise plan designations, zoning districts and regulations as needed to implement the mix of housing indicated in the adopted Housing Needs Analysis.
4. Periodically review development code regulations and the zoning map to ensure they encourage a variety of housing types, such as accessory dwelling units, “plexes”, tiny houses, big houses, senior housing, manufactured homes, etc.
5. Consider incentives that encourage development outside the tsunami zone while ensuring sufficient revenue to serve new development (e.g., transfer of development/redevelopment rights).
6. Discourage development within all tsunami zones, using techniques such as zoning inundation areas for uses other than residential, adding criteria for approving conditional uses and variances to restrict residential density in hazard areas, and encouraging transfer of development/redevelopment rights.
7. Zone multifamily housing in areas close to shopping, employment, parks, services and public transportation, and outside of the tsunami inundation zone.
8. Control the number and location of vacation rentals to preserve adequate housing for residents and protect the quality of life in the city’s residential neighborhoods.

**2. Housing Affordability.** Provide for a range of housing opportunities outside the tsunami inundation zones to address the needs of all economic segments of the community.

A. For properties outside the tsunami inundation zones, evaluate the following incentives and tools:

1. Explore innovative approaches to setting fees and system development charges (SDCs) on new construction of affordable housing to be as low as possible while ensuring necessary infrastructure to make neighborhoods cost-effective places to live and good investments for homeowners.
2. Explore offering expedited review and permitting for residential or mixed-use projects that meet certain criteria (e.g., receive local, state or federal affordable housing funding).
3. Consider offering property tax exemptions to low-income rental housing projects that meet certain criteria in accordance with state law (e.g., receive local, state or federal affordable housing funding.)
4. Consider applying system development charges (SDCs) on a square foot or fixture count basis, so smaller homes pay less and larger homes pay more.
5. Consider deferring SDCs and providing other incentives for Accessory Dwelling Units (ADUs).
6. Periodically review density bonuses for effectiveness as an incentive to providing affordable housing and adjust, as necessary.
7. Consider setting parking requirements to the minimum standards that will meet the community’s needs in order to reduce land utilized for parking, reduce the cost of housing development, and encourage walking, transit use and a compact development pattern.
8. Give priority to capital improvement projects that support development of affordable homes and neighborhoods.
9. Consider providing grant or loan programs provided by or through the city to reduce housing costs.
10. Facilitate development of vacant or under-developed land by bringing together property owners, developers, and financiers through a local accelerator program.
11. Give priority to capital improvement projects that support development of affordable homes and neighborhoods outside the tsunami inundation zone.

B. Partnerships

1. Involve major employers in efforts to develop and support housing attainable by their workforce.
2. Facilitate development of affordable housing on publicly-owned properties and preserve its attainability.
3. Explore public/private/nonprofit partnerships to preserve or develop additional housing for very low, low, and moderate income households.
4. Develop and nurture local and regional affiliations and alliances to provide affordable housing.
5. Explore local and regional funding options to support development of housing for low- and moderate-income households.
6. Work with local organizations, other jurisdictions and health and social service organizations to on a coordinated, regional approach to homelessness.
7. Coordinate with Tribal, County, State and housing developers to identify, obtain and leverage funding sources for the development of new housing for very low, low, and moderate-income residents, as determined by appropriate percentages of area median family Income in the Housing Needs Assessment.
8. Work with partners to provide workshops that:
  - a. Assist developers with the design and finance of affordable housing.
  - b. Educate first time homebuyers.
  - c. Pair property owners with developers.
9. Look into establishing a non-profit development corporation.

C. Affordable Housing Fund

1. Establish and oversee an affordable housing program that increases the supply of housing attainable to low to middle income individuals and families.
2. Utilize affordable housing resources (e.g., land, funds, staff support) to make dwelling units affordable to households with very low, low and medium incomes.
3. Consider ways to expand the affordable housing fund, such as a housing levy, construction excise tax, or dedicated percentage of building permit valuation for all building permits.
4. Utilize affordable housing funds only outside the tsunami inundation zone.

D. Regulations

1. Allow affordable housing throughout the city and especially in areas with good access to transit, employment, education and shopping.
2. Consider an inclusionary housing program that requires multifamily developments of 20 units or more to designate up to 20% of the units for rent or sale at no more than 80% MHI. OR Designate a certain percentage of new multifamily construction of at least 20 units as affordable to those making 80 percent of area median income or less in exchange for density bonuses or property tax exemptions.
3. Consider pre-approving ADU and other housing designs to lower housing costs for residents.
4. Periodically examine and revise the municipal code to reduce barriers to new affordable housing development
5. Utilize various mechanisms to ensure the continued affordability of housing that is the result of City initiatives.
6. Enforce regulations that ensure maximum safety for residents and residential property owners. Notify potential buyers and developers about risk of tsunami, flooding and other potential hazards.

7. Consider zoning property in the tsunami inundation zone for the lowest possible single-family density or low intensity non-residential uses.
8. Include in the municipal code zoning regulations that ensure multi-family buildings and special needs housing are attractive for the residents and for their neighborhoods.

**3. Special Needs.** Encourage housing options outside the tsunami zones for special needs populations, including independent living for seniors, assisted living, memory care, drug and alcohol rehab and mental health facilities.

1. Integrate housing for people with special needs into neighborhoods, avoiding concentrations.
2. Encourage the development of senior-friendly housing, particularly in areas within walking distance of services and amenities.
3. 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.
4. Support public and private housing and services for people who are homeless.
5. Review municipal code to ensure compliance with the Affirmatively Furthering Fair Housing rule.<sup>8</sup>
6. Educate the public regarding zoning and fair housing laws.

**4. Vacation Rentals.** Control the number and location of vacation rentals to preserve adequate housing for residents and protect their quality of life.

1. Maintain an appropriate balance in residential zones between housing for residents and short-term vacation rental properties for visitors.
2. Fine tune vacation rental policies as needed to protect residential neighborhoods.

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<sup>8</sup> See [https://www.huduser.gov/portal/affht\\_pt.html](https://www.huduser.gov/portal/affht_pt.html).

# LINCOLN CITY ECONOMIC OPPORTUNITIES ANALYSIS AND HOUSING NEEDS ANALYSIS APPENDIX

April 2017

## Appendix A. Covered Employment Trends

Lincoln County Employment Trends by Sector, 2005-2015 (covered workers)

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2005-2015	
												Annual Growth Rate	
												Jobs	%
<b>Total nonfarm employment</b>	<b>18,120</b>	<b>18,410</b>	<b>18,780</b>	<b>18,630</b>	<b>17,720</b>	<b>17,470</b>	<b>17,280</b>	<b>17,310</b>	<b>17,500</b>	<b>17,590</b>	<b>17,780</b>	<b>(340)</b>	<b>-0.19%</b>
<b>Total private</b>	<b>14,100</b>	<b>14,380</b>	<b>14,660</b>	<b>14,450</b>	<b>13,580</b>	<b>13,360</b>	<b>13,350</b>	<b>13,360</b>	<b>13,540</b>	<b>13,650</b>	<b>13,800</b>	<b>(300)</b>	<b>-0.21%</b>
Mining and logging	160	160	150	160	130	130	140	140	150	160	160	-	0.00%
Construction	830	900	960	980	830	740	670	660	660	670	720	(110)	-1.41%
Manufacturing	1,120	1,110	1,060	1,110	1,050	1,030	1,030	1,060	1,080	1,130	1,100	(20)	-0.18%
Durable goods	290	280	250	250	210	190	170	170	160	170	170	(120)	-5.20%
Nondurable goods	830	830	810	850	840	840	860	890	930	960	920	90	1.03%
Food manufacturing	220	240	260	280	280	290	320	330	370	390	360	140	5.05%
Trade, transportation, and utilities	3,330	3,410	3,520	3,450	3,200	3,160	3,150	3,270	3,350	3,290	3,310	(20)	-0.06%
Retail trade	2,830	2,920	3,000	2,970	2,730	2,680	2,690	2,760	2,830	2,800	2,840	10	0.04%
Food and beverage stores	710	720	720	710	690	660	660	670	650	660	710	-	0.00%
Transportation, warehousing, and utilities	340	330	340	330	300	310	320	320	340	350	340	-	0.00%
Information	220	210	210	210	180	180	180	170	170	190	180	(40)	-1.99%
Financial activities	780	810	880	860	810	790	780	740	750	750	730	(50)	-0.66%
Professional and business services	1,080	1,170	1,090	980	880	870	940	1,000	1,000	960	1,000	(80)	-0.77%
Education and health services	1,620	1,660	1,740	1,790	1,850	1,850	1,830	1,730	1,700	1,710	1,810	190	1.12%
Leisure and hospitality	4,330	4,280	4,420	4,320	4,060	4,020	4,020	4,030	4,110	4,240	4,250	(80)	-0.19%
Accommodation and food services	4,130	4,070	4,220	4,130	3,840	3,790	3,820	3,810	3,890	4,000	4,040	(90)	-0.22%
Accommodation	1,950	1,920	1,950	1,880	1,730	1,710	1,730	1,710	1,720	1,760	1,810	(140)	-0.74%
Food services and drinking places	2,170	2,150	2,270	2,250	2,120	2,080	2,090	2,100	2,170	2,230	2,240	70	0.32%
Other services	630	660	630	590	590	590	610	570	580	550	540	(90)	-1.53%
<b>Government</b>	<b>4,020</b>	<b>4,040</b>	<b>4,120</b>	<b>4,180</b>	<b>4,140</b>	<b>4,110</b>	<b>3,930</b>	<b>3,940</b>	<b>3,950</b>	<b>3,940</b>	<b>3,980</b>	<b>(40)</b>	<b>-0.10%</b>
Federal government	250	240	260	270	280	300	320	370	350	330	320	70	2.50%
State government	830	820	800	770	790	820	770	750	740	760	830	-	0.00%
Local government	2,940	2,980	3,070	3,140	3,070	2,990	2,840	2,830	2,870	2,850	2,830	(110)	-0.38%
Indian tribal	1,090	1,090	1,100	1,100	1,050	1,050	1,040	1,040	1,040	1,030	1,020	(70)	-0.66%
Local education	730	730	750	780	790	750	660	630	660	670	670	(60)	-0.85%

Source: OED; compiled by FCS GROUP. Employment includes workers "covered" by unemployment insurance.

## Appendix B-1. Retail Inflow/Outflow Analysis, 15 Minute Trade Area

### Retail Marketplace Profile for Lincoln City 15-minute drive time from Lincoln City

Demographics within a 15 Minute Drive Time	
2016 Population	10,668
2016 Households	4,984
2016 Median Disposable Income	\$ 30,299
2016 Per Capita Income	\$ 25,933

### Lincoln City Retail Marketplace Profile within a 15 Minute Drive Time

Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Supportable Net New SF with 50% Outflow Capture*
Motor Vehicle & Parts Dealers	441	26,640,408	3,533,410	23,106,998	27,000
Furniture & Home Furnishings Stores	442	3,256,245	5,183,217	(1,926,972)	0
Electronics & Appliances Stores	443	7,416,552	6,854,185	562,367	1,000
Bdlg. Materials, Garden Eqpt. & Supply Stores	444	6,107,209	7,178,595	(1,071,386)	0
Food & Beverage Stores	445	23,666,104	36,765,605	(13,099,501)	0
Health & Personal Care Stores	446 & 4461	6,847,675	14,887,419	(8,039,744)	0
Gasoline Stations	447 & 4471	7,426,707	22,503,976	(15,077,269)	0
Clothing & Clothing Accessories Stores	448	5,918,366	23,989,687	(18,071,321)	0
Sporting Goods, Hobby, Book & Music Stores	451	3,611,587	8,403,381	(4,791,794)	0
General Merchandise Stores	452	19,789,319	8,457,344	11,331,975	13,000
Miscellaneous Store Retailers	453	7,304,778	38,164,128	(30,859,350)	0
Nonstore Retailers	454	2,188,612	804,304	1,384,308	n/a
Food Services & Drinking Places	722	11,484,416	32,278,200	(20,793,784)	0
<b>Total</b>		<b>131,657,978</b>	<b>209,003,451</b>	<b>(77,345,473)</b>	<b>41,000</b>

\* assumes 5% vacancy rate and \$400 in annual sales per net square foot of floor area.

NAICS = North American Industrial Classification System.

Source: ESRI, Marketplace Profile; Urban Land Institute, Dollars and Cents of Shopping Centers; FCS GROUP.

## Appendix B-2. Retail Inflow/Outflow Analysis, 30 Minute Trade Area

### Retail Marketplace Profile for Lincoln City 30-minute drive time from Lincoln City

Demographics within a 30 Minute Drive Time	
2016 Population	16,994
2016 Households	8,015
2016 Median Disposable Income	26,581
2016 Per Capita Income	21,842

### Lincoln City Retail Marketplace Profile within a 30 Minute Drive Time

Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Supportable Net New SF with 50% Outflow Capture
Motor Vehicle & Parts Dealers	441	48,200,215	4,254,611	43,945,604	52,000
Furniture & Home Furnishings Stores	442	5,679,664	5,641,918	37,746	0
Electronics & Appliances Stores	443	12,926,031	7,111,670	5,814,361	7,000
Bdlg. Materials, Garden Eqpt. & Supply Stores	444	11,220,313	7,982,513	3,237,800	4,000
Food & Beverage Stores	445	41,874,793	45,377,168	(3,502,375)	0
Health & Personal Care Stores	446 & 4461	12,308,754	15,258,432	(2,949,678)	0
Gasoline Stations	447 & 4471	13,309,167	24,438,693	(11,129,526)	0
Clothing & Clothing Accessories Stores	448	10,168,245	25,582,074	(15,413,829)	0
Sporting Goods, Hobby, Book & Music Stores	451	6,482,359	8,861,966	(2,379,607)	0
General Merchandise Stores	452	34,745,215	8,918,253	25,826,962	31,000
Miscellaneous Store Retailers	453	13,268,092	42,522,279	(29,254,187)	0
Nonstore Retailers	454	3,992,950	949,975	3,042,975	n/a
Food Services & Drinking Places	722	19,761,594	40,489,781	(20,728,187)	0
<b>Total</b>		<b>233,937,392</b>	<b>237,389,333</b>	<b>(3,451,941)</b>	<b>94,000</b>

\* assumes 5% vacancy rate and \$400 in annual sales per net square foot of floor area.

NAICS = North American Industrial Classification System.

Source: ESRI, Marketplace Profile; Urban Land Institute, Dollars and Cents of Shopping Centers; FCS GROUP.

## Appendix C. Summary of Competitive Lodging Facilities

Facility	Rooms	Meeting Facilities	Avg. Daily Room Rates	Year Built	Amenities
Chinook Winds Casino Resort	227	10-200 people	\$74-225	1995	Golf resort, fitness center, play palace, arcade, free concerts, casino
Salishan Spa and Golf Resort	205	10-350 people	\$251-332	N/A	Spa, golf resort, pool & fitness center, dining
Surftides Lincoln City	154	3 rooms	\$130-245	2001	Restaurant, free internet, indoor heated pool
Inn At Spanish Head	120	10-150 people	\$225-349	1969	Outdoor ocean view heated pool, fitness room, elevator to beach, oceanfront penthouse restaurant and bar
Liberty Inn	77	80 people	\$102-231	1998	Complimentary full breakfast buffet, indoor heated pool, pet friendly, exercise facility
Ashley Inn & Suites	75	1 room	\$112-209	1995	Salt water pool, complimentary full breakfast, exercise room, washing machines and dryers
Motel 6 Lincoln City	72	No	\$77-99	N/A	Free morning coffee, free expanded cable, pets allowed, kids stay free
The Coho Oceanfront Lounge	65	30 people	\$151-212	1969 (2004)	Indoor heated swimming pool, fitness room, wireless internet access
Comfort Inn and Suites	62	No	\$129-189	1977	Free breakfast, exercise room, free newspaper, indoor whirlpool/hot tub
Best Western Plus Landmark Inn	62	10-75 people	\$117-162	N/A	Exercise facilities, wireless internet connection, complimentary breakfast, indoor pool
Quality Inn	57	No	\$89-114	1996	Free full breakfast, spa, exercise room, business center
Ester Lee Motel	53	No	\$72-129	1941	Fabulous views of the ocean and surf, free Wi-Fi, most with full kitchens, paved access down to beach
Nordic Oceanfront Inn	53	36 people	\$69-179	1978	Free continental breakfast, free Wi-Fi, fireplace suites available, jacuzzi suites available
Sandcastle Beachfront Motel	39	No	\$70-155	1940	Quite and secluded, restaurants and shopping close by, kitchen units, newly upgraded cable
Sea Gypsy (Condos)	36	No	\$79-250	1971	Right on the beach, kitchens, indoor pool and dry sauna
Pelican Shores Inn	35	No	\$153-221	1965	Private beach access, complimentary continental breakfast, gas fireplaces, some oceanfront patios
Best Western Plus Lincoln Sand Suites	33	No	\$189-234	N/A	Property on beach, heated outdoor pool, patio area with gas barbecues, balcony available, ground floor has patios
Shearwater Inn	30	No	\$141-209	1998	Panoramic ocean views, gas fireplaces, suites with full kitchens, free wireless internet
WestShore Ocean Front Suites	20	No	\$149-169	1965	Private beach access, full kitchens, select rooms have semi-private decks and fireplaces, complimentary Wi-Fi
Starfish Manor Oceanfront Hotel	17	No	\$145-400	2005	Large ocean view whirlpool tubs, oceanfront decks, kitchenettes, free high-speed wireless internet
Overlook Motel (Apartments)	8	No	\$91-190	1920	Panoramic views of the ocean, full kitchens, pets welcome, most units have decks or patios
Hideaway Motel	6	No	\$95-150	1944	Beach access, ocean view, fully equipped kitchen, quiet and secluded
<b>Bed &amp; Breakfasts</b>					
Brey House	5	No	\$114-\$164	1941	Ocean view, fireplaces, kitchens, continental breakfast, private bath, free wireless internet access
Salmonberry Inn & Beach House	3	No	\$185	1970	Spa/hot tub, fireplaces, continental breakfast, internet available
Baywood Shores B & B	2	No	\$179 or \$199	2004	Kingsize bed, twoperson jacuzzi, private deck, ocean view, continental breakfast

Source: Hotels.com and TripAdvisor.com, survey by FCS Group.

## Appendix D. Lincoln City Job Growth Forecasts

Lincoln City 20-Year Employment Forecasts				Scenario A <sup>2</sup>		Scenario B <sup>3</sup>		Scenario C <sup>4</sup>		Net New Job Growth		
Category	Actual 2014	Est. 2016	Est. 2016 Total Jobs	Proj. 20-yr jobs based on Pop. Growth Forecast	AGR based on proj. City pop growth forecast	Proj. 20-yr jobs based on OED Growth Forecast	AGR based on OED Regional Forecast w/ 50% retail outflow capture	Proj. 2036 jobs	AGR	Scenario A	Scenario B	Scenario C
	Covered Jobs	Covered Jobs										
Industrial <sup>1</sup>	346	351	421	499	0.85%	488	0.74%	499	0.85%	78	67	78
Services	3,512	3,579	5,727	6,781	0.85%	6,921	0.95%	6,921	0.95%	1,054	1,195	1,195
Accommodations	702	715	1,145	1,355	0.85%	1,383	0.95%	1,383	0.95%	211	239	239
Food Services	823	839	1,342	1,589	0.85%	1,622	0.95%	1,622	0.95%	247	280	280
Retail	1,191	1,201	1,681	1,991	0.85%	2,013	0.90%	2,013	0.90%	309	332	332
Government	192	194	194	229	0.85%	212	0.45%	229	0.85%	36	18	36
Work At Home	87	88	490	580	0.85%	570	0.76%	580	0.85%	90	80	90
<b>Total</b>	<b>5,328</b>	<b>5,413</b>	<b>8,513</b>	<b>10,080</b>	<b>0.85%</b>	<b>10,205</b>	<b>0.91%</b>	<b>10,243</b>	<b>0.93%</b>	<b>1,567</b>	<b>1,692</b>	<b>1,730</b>

<sup>1</sup> includes natural resources, construction, manufacturing, wholesale trade, transportation, information, warehousing & utilities.

<sup>2</sup> growth rates consistent with OEA pop forecast for Lincoln County.

<sup>3</sup> growth rates consistent with OED employment sector growth forecast: 2014-2024 for region consisting of Lincoln, Benton, Clatsop, Tillamook counties; plus 50% retail outflow capture.

<sup>4</sup> growth rates assume upperend of Scenario A and B forecasts, with exception of government sector which assumes low-end forecast.

FCS GROUP.

## Appendix E. Lincoln City Employment Land Needs Forecast

Projected Employment & Land Need, Lincoln City, 20-Year Forecast							
Scenario A: 20-year Employment Land Need, Lincoln City							
Job/Use Type	20-Year Job Growth Forecast <sup>1</sup>	Avg. FAR	Building Floor Area Per Job <sup>2</sup>	20-Year Building Need (floor area SF)	Refill/ Redevelopment Share Capture	Refill/ Redevelopment Floor Area	20-Year Land Need (buildable acres) <sup>3</sup>
<b>Private Employment</b>							
Industrial	78	0.2	1,000	78,000	10%	7,800	5.4
Services	1,054						
Accommodations	211	0.35	750	158,000	15%	23,700	10.1
Food Services	247	0.30	400	99,000	20%	19,800	7.0
Office/Other Services	596	0.30	250	149,000	20%	29,800	10.5
Retail (baseline growth)	309	0.30	500	155,000	20%	31,000	10.9
<b>Private Subtotal</b>	<b>1,441</b>			<b>639,000</b>		<b>112,100</b>	<b>43.9</b>
<b>Government<sup>4</sup></b>	<b>36</b>	<b>0.30</b>	<b>500</b>	<b>18,000</b>	<b>30%</b>	<b>5,400</b>	<b>1.1</b>
<b>Total</b>	<b>1,477</b>			<b>657,000</b>	<b>18%</b>	<b>117,500</b>	<b>45.0</b>

Scenario B: 20-year Employment Land Need, Lincoln City							
Job/Use Type	20-Year Job Growth Forecast <sup>1</sup>	Avg. FAR	Building Floor Area Per Job <sup>2</sup>	20-Year Building Need (floor area SF)	Refill/ Redevelopment Share Capture	Refill/ Redevelopment Floor Area	20-Year Land Need (buildable acres) <sup>3</sup>
<b>Private Employment</b>							
Industrial	67	0.2	1,000	67,000	10%	6,700	6.9
Services	1,195						
Accommodations	239	0.35	750	179,000	15%	26,850	11.5
Food Services	280	0.30	400	112,000	20%	22,400	7.9
Office/Other Services	676	0.30	250	169,000	20%	33,800	11.9
Retail (from growth + 50% outflow capture)	332	0.30	500	166,000	20%	33,200	11.7
<b>Private Subtotal</b>	<b>1,593</b>			<b>693,000</b>		<b>122,950</b>	<b>49.9</b>
<b>Government<sup>4</sup></b>	<b>18</b>	<b>0.30</b>	<b>500</b>	<b>9,000</b>	<b>30%</b>	<b>2,700</b>	<b>0.6</b>
<b>Total</b>	<b>1,611</b>			<b>702,000</b>	<b>18%</b>	<b>125,650</b>	<b>50.4</b>

Scenario C: 20-year Employment Land Need, Lincoln City							
Job/Use Type	20-Year Job Growth Forecast <sup>1</sup>	Avg. FAR	Building Floor Area Per Job <sup>2</sup>	20-Year Building Need (floor area SF)	Refill/ Redevelopment Share Capture	Refill/ Redevelopment Floor Area	20-Year Land Need (buildable acres) <sup>3</sup>
<b>Private Employment</b>							
Industrial	78	0.2	1,000	78,000	10%	7,800	8.0
Services	1,195						
Accommodations	239	0.35	750	179,000	15%	26,850	11.5
Food Services	280	0.30	400	112,000	20%	22,400	7.9
Office/Other Services	676	0.30	250	169,000	20%	33,800	11.9
Retail (from growth + 50% outflow capture)	332	0.30	500	166,000	20%	33,200	11.7
<b>Private Subtotal</b>	<b>1,604</b>			<b>704,000</b>		<b>124,050</b>	<b>51.0</b>
<b>Government<sup>4</sup></b>	<b>36</b>	<b>0.30</b>	<b>500</b>	<b>18,000</b>	<b>30%</b>	<b>5,400</b>	<b>1.1</b>
<b>Total</b>	<b>1,640</b>			<b>722,000</b>	<b>18%</b>	<b>129,450</b>	<b>52.1</b>

Notes:

<sup>1</sup> Derived from Appendix D. Excludes home-based workers.

<sup>2</sup> Assumptions for job densities reflect "covered jobs" and are generally consistent with Oregon DLCD, Industrial and Other Employment Land Analysis Handbook, 2001.

<sup>3</sup> Assumes net land area is adjusted upwards by 15% for public road circulation, easements and utilities.

<sup>4</sup> Excludes special site requirements for city, school district, county, state and federal governments.

Source: FCS GROUP based on assumptions stated above.

## Appendix F. Lincoln City Apartment Inventory

Apartment Complex	Bedrooms	Bathrooms	# of Units	Total # of Units	Rental Rate (per month)	Square Feet	Year Built	Amenities
Oceanlake Estates Apartments	1	1	18	48	\$825	780	1972	Patio or balcony, washer and dryer, 4X4 ft. storage room
	2	2	25		\$950	980		
	3	2	5		\$1,200	1,250		
The Ridge Apartments	2 (Flat)	1	24	80	\$668.50	811	1984	Ample parking, kid's club, pet friendly recreation area
	2 (Townhouse)	1.5	16			1,010		
	3 (Flat)	1	24		\$792.50	1,001		
	3 (Townhouse)	1.5	16			1,178		
Hilltop Apartments	1	1	12	56	\$750	618	1997	Large walk-in closets, landlord pays water/sewer/garbage, free covered parking
	1	1			\$800	627		
	2	1	38		\$900	857		
	3	2	6		\$1,100	1,052		
Lakepointe Apartments	2	1	96	96	\$817.50	850	1994	Private balconies/porches, ocean and lake views, bonus storage space
Surfwood Manor Apartments	1	1	48	48	\$745	529	1978	Secured entrance, abundant natural light, open floor plan
	2	1			\$874	794		
Real Estate 100 Lincoln City: 537 SW 32nd St	1	1	3	3	\$795	966	1931	Ocean view, landlord pays water, sewer, garbage, electric, and gas
Pinehurst Apartments	1	1	8	44	\$750	700	1998	Pet play area, property manager on site, air conditioning
	2	1	36		\$875	850		
Total Property Management: 1540 NW 39th St	1	1	3	3	\$850	500	1946	All utilities included, gas fireplace, available month to month, close to ocean and casino
Total Property Management: 1815 NW Harbor Ave (Sandpiper Condos)	1	1	50	50	\$1,100	573	1981	Ocean views, most utilities paid for, granite counter tops, electric fireplace
Norris & Stevens Investment Real Estate Services (Sandpiper Condos)	2	1			\$875	945	1981	Private decks, storage available, recreation room, carports available
Lincoln Woods Apartments	1	1	19	107	\$625	592	1980	Swimming pool, walking distance to the beach, garage parking available
	2	1	41		\$725	776		
	3	1	47		\$825	943		
Sea Haven Apartments	1	1	40	40	\$500	550	1987	Balcony, property manager on site, heating, high speed internet access
Cedar Crest Townhomes	1	1	49	108	N/A	552	1985	Private patio, abundant natural light, open floor plan, scenic view
	2	1.5	49		\$850	884		
	3	1.5	10		\$1,000	1,023		
Lincoln Village	1	1	10	26	\$594	528	1973	Fully equipped kitchen, patio/deck/balcony, storage space, water, sewer, and garbage included
	2	1	10		\$704	756		
	3	1.5	6		\$784	1,120		
208 SW Keel Ave	2	1.5	20	20	N/A	900	1972	Barbecue area, property manager on site, 1 surface lot assigned parking space
Terrace Gardens	1	1	4	20	N/A	500	1964	Dogs allowed, 1 covered parking space, outdoor courtyard, carpet living space
	2	1	12		\$763	700		
	3	1.5	4		\$1,100	900		
West Devils Lake Apartments	1	1	4	50	\$603	700	1982	Balcony, storage units, on-site laundry, playground
	2	1	42		\$754	900		
	3	1	4		\$1,111	1,100		

## Lincoln City Apartment Inventory Continued

Apartment Complex	Bedrooms	Bathrooms	# of Units	Total # of Units	Rental Rate (per month)	Square Feet	Year Built	Amenities
Windward Place (Under Construction)	2	1	9	30	\$895	700	Currently under construction	Dogs allowed, balcony/deck, granite countertops, hardwood floors
	2	2	12		\$995	900		
	3	2	9		\$1,095	900		
Beacon Crest Apartments	1	1	13	41	\$537	713	2008	Close to outdoor attractions and shopping, kids park, additional storage, free internet, off street parking
	2	1.5	10		\$643	928		
	2	2			917			
	3	1.5	16		\$736	1,252		
	3	1.5			1,150			
	4	2	2	\$814	1,626			
Oregon Coast Property Management: 1941 NE 7th (Townhome)	2	1.5	1	1	\$1,200	N/A	1997	Dishwasher, disposal, microwave, refrigerator, stove, views
Oregon Coast Property Management: 3532 NE Quay	1	1	1	1	\$800	N/A	N/A	Fireplace, refrigerator, stove
Cascade View Commons Apartments	2	2	N/A	N/A	\$995	900	2014	Built in 2015, granite countertops, large covered decks, backs up to open space

Source: Apartments.com, and telephone survey by FCS GROUP.

## Summary of Apartment Survey Data

Bedrooms Per Unit	Average Rental Rate (per month)	Average Square Feet	Total # of Units in Survey	Rent per SF
1	\$734	629	184	\$1.168
2	\$852	861	429	\$0.990
3	\$961	1,068	147	\$0.900

Source: survey by FCS GROUP.

## Appendix G. Lincoln City Outreach Summary

The City of Lincoln City is conducting a study of housing needs and economic opportunities. The Lincoln City Economic Opportunities Analysis (EOA) and Housing Needs Analysis (HNA) will help the City ensure there is sufficient land to accommodate population and employment growth over the next 20 years. The EOA and HNA also establish policies and objectives to guide planning efforts that seek to make Lincoln City a more economically viable community and provide housing options that meet the needs of its residents.

To engage community members in the process, the City conducted several interviews and an online questionnaire to help assess current and future economic development and housing needs and issues. Seventy one respondents answered questions about their ideas and priorities related to economic development and housing. The following is a summary of interview and questionnaire results.

### Interviews

#### 1. What are the top 3 issues that are constricting Lincoln City's ability to add housing for its workers?

- Negative effects of housing bubble and Lincoln City is always late to the party. No new construction since 2008 besides new apartments by Bi-Mart. Rents have been low so no incentive to build and also lack of land to build.
- Prices of land, system development fees and taxation. Also the cost of building and property taxation.
- Seems to be an adequate supply of units for very low income and very high income, but not a lot in between.
- Community is perplexed about how to get moderately-priced housing here when market isn't self-correcting. There is plenty of demand, but now supply. A small number of units have been and are being built in that range, but it's not enough to meet the demand.
- The issue is seasonal. No one wants to rent during the summer and therefore do not give long-term leases. Many leases are nine months or month-to-month because there is a lot of money to be made from short-term summer rentals.
- Developers have said that city and county rules don't make it easy or attractive to do build moderately-priced housing.
- Geography is another barrier. Limited land supply due to ocean and coastal range drives up demand resulting in higher land costs. One factor that can make it not affordable for developers to build needed housing types.

#### 2. What types of public policies or incentives should be considered by the City to foster development of work force housing in Lincoln City?

- Encourage accessory dwelling units.
- Look into abatement on reimbursement for costs and fees. An 11-acre development was proposed and approved and recommended by the planning department, but denied by city council. Maybe because of the abundance of bare land on the market.

3. What is limiting Lincoln City’s ability to attract private business investment (ex., limited sites, proper zoning, high speed internet, etc.)?

- Stagnation. Not highly suited to industry. Suited for arts and internet based businesses from home. The city doesn’t necessarily discourage business. Highly suited for work from home business. Admit that 40% is tourism, 40% is supporting retirees, and other 20% is basic support.
- Complicated vacation rental industry. Not allowing people to have more than one. Time constraints of vacation rentals: six week process, long unknowns. Not giving a full range of usage. Should let market decide.
- For retail: constraints of parking, clear vision rule: limit what you can build, force property close to the highway. City creates unbuildable locations through regulation. Too many rules and regulations.
- System development fees too high and upfront. No consideration for help with offsite (sidewalks).

4. What types of public policies or incentives should be considered by the City to foster private business investment in Lincoln City?

- Universal high speed internet.
- Address transportation issues. How do people get from Portland or Salem to Lincoln City with public transport?
- Make things real simple. Don’t make them more complicated. Not a live person answering the phone at the city.
- Look at deferments for system development fees

5. Are there places the City should rezone or annex to expand residential and employment development opportunities in the future?

- Recently annexed Road’s End, 600 houses. Maybe Neotsu.
- Possibly the east side. Commercial area is so narrow, push commercial zone east and west. Can’t stay more than 30 days at anything that’s a condo because they didn’t meet the parking standard. Let people stay as long as they want. More second homes equal more money for restaurants and other things.

**Community Questionnaire**

1. Rank the economic development objectives from 1 (most important) to 8 (least important).

Objective	Responses	Score
Encourage the development of housing affordable to Lincoln City’s workforce.	66	6.70
Encourage businesses that pay good wages to locate, develop or expand in Lincoln City.	57	6.09
Encourage development of a local workforce with the skills that Lincoln City businesses need.	64	4.95
Support businesses that provide for the needs of Lincoln City residents, including, but not limited to, the growing population of retirees.	60	4.62
Improve the transportation system to support economic development.	70	4.49
Foster Lincoln City’s recreation and tourism based economy, with particular attention to off-peak seasons.	61	4.03
Develop the infrastructure necessary to support working from home.	62	3.71
Other.	30	2.63

- Youth work force programs.
- Those are all really important objectives - very hard to rank because #8 will seem like a low priority, but none of them are.
- Limit the number of vacation rentals.
- Encourage development of activity based businesses including, but not limited to the youth. Something affordable. We also need to encourage a youth homeless shelter.
- Diversify economy - we need a "back up" besides tourism.
- Develop or encourage a manufacturing guild to support existing and new cottage industries.
- Help to facilitate building of affordable homes for first time home buyers who will have it as a primary residence. Not just providing more rentals.
- Big companies create jobs.
- Provide shopping that reduces the need to go to the Valley for goods and services.
- Limit and enforce the laws regarding vacation rentals. They should not monopolize the housing market.
- Enterprise zones for non-tourism based businesses.
- Downtown parking to open up Highway 101 for turn lanes to keep the flow of traffic.
- More housing, less vacation rentals.
- Work to diversify the city's economy by recruiting high-paying businesses not specifically tied to tourism, recreation and the service sector. Improve the technical infrastructure necessary to grow high tech and other high wage sectors. Improve traffic flow so that Lincoln City does not continue to be known as a place to avoid.
- Expand our local community college and its offerings as well as its outreach and involvement with the local community, not just Newport.
- Limit vacation rental housing.to a minimum.
- Limit the vacation rental industry to make more homes available to local families.
- Improved availability of fiber optic internet to the home is key to attracting and retaining a modern, young workforce.
- Protect natural resources for their economic benefit as well as quality of life.

2. Identify Lincoln City’s strengths and weaknesses as a place to do business.

	Major Strength	Minor Strength	Minor Weakness	Major Weakness
Location on the Oregon Coast.	53	10	2	3
Proximity to US 101 and other transportation corridors.	33	19	9	6
Quality of life.	25	20	14	8
The local markets and volume of customers.	10	28	22	6
Available land and buildings for employment growth.	5	17	22	22
Public infrastructure (transportation, utilities, high speed internet, etc.)	5	14	28	20
General business climate.	3	25	26	13
Available financing.	3	17	27	14
Available, skilled workforce.	3	10	26	29

Interaction with firms in the same and/or related industries.	1	28	28	7
Permitting processes.	0	17	19	25
Development fees.	0	14	21	24
Other.	1	1	1	8

- Cost of living.
- The fact that we have no comfortable walking shopping district as well as not having an anchor grocery store such as Trader Joe's or WinCo to compete with Safeway.
- Ineffective city planners.
- Food costs are crazy out here.
- Lack of available housing for skilled/professional employees.
- Current interest from tech industry relocating business here.
- Lack of workforce housing.
- Oregon Coast Community College is a major strength.

3. City leaders want to encourage the development of affordable and workforce housing in Lincoln City. Rank the following to accomplish this from 1 (most important) to 7 (least important).

Objective	Responses	Score
Make city-owned property available for development of affordable housing.	53	5.04
Periodically review the city's development code and zoning map to encourage a variety of housing types, such as accessory dwelling units, tiny houses, apartment houses and housing for seniors.	62	4.90
Design attractive neighborhoods that offer housing within walking distance to schools, jobs, shopping and services.	52	4.33
Involve employers in efforts to provide and support workforce housing.	59	4.31
Ensure sufficient, appropriately zoned land is available within Lincoln City and outside the tsunami inundation zone.	50	4.22
Reduce fees for improving utilities, transportation and parks collected from new construction of affordable and workforce housing.	53	3.89
Other.	17	3.12

- Encourage development of inexpensive housing.
- Loans for housing rehab – less expensive than new construction.
- Monitor landlords' compliance with tenant laws. I'm not a renter, but I hear stories at least weekly of abuses and dismissal of both the letter and intent of the law.
- Providing low income down payment assistance.
- Reduce or eliminate vacation rental properties.
- Allow tiny homes and RV living in general residential zones.
- Limit vacation rentals to create more housing for residents.
- Provide more long term rental properties at an affordable cost.
- Encourage internet service providers to provide modern high speed internet access (100Mbps+ up/down) to Lincoln City.
- Encourage and foster the building of affordable housing.
- Identify vacant/underutilized housing units; develop incentives to convert to long-term housing.
- Reduce blight and enforce codes in neighborhoods to encourage private investment.

4. Which housing types does Lincoln City need most?

Housing Types	Responses
Cottage housing (small detached units clustered around a common green).	38
Single-family detached.	36
Attached single family, duplex/triplex, townhouse.	35
Accessory dwelling units (a small dwelling on the same lot as a single family house).	24
Courtyard apartments (in one-story and two-story building).	24
Subsidized units.	23
Senior housing.	20
Apartments, condominiums (in multi-story buildings).	19
Other.	12

- Houses with land.
- Not vacation homes.
- We need a variety of housing types, properly placed throughout town that fit in with surrounding neighborhoods.
- Alternative/natural homes.
- We need anything that will get our employed low income workers a place to live.
- No more low income apartments. They attract crime and the type of citizen we do not need in our community. We need people who contribute to society.
- Quality housing that rent costs do not exceed \$8,117 annually, or \$676 monthly, based on median income in Lincoln City.
- Quads and shared transient and low wage employee housing.
- Mixed use (retail/commercial below, apartments/condos above).
- Non-subsidized 3 plus bedrooms residences for families that are affordable.
- Everything needs increased.

5. Lincoln city needs units with how many bedrooms?

Number of Bedrooms	Responses
Three	48
Two	42
One	21
Studio (one room with separate bedroom)	16
Four	13
Five or more	4

6. What do you personally consider an affordable purchase price for a home?

Price	Responses
\$150,000 - \$200,000	29
\$100,000 - \$150,000	19
Less than \$100,000	10
\$200,000 - \$250,000	4
\$250,000 - \$300,000	2
More than \$300,000	1

7. Is there anything else we should know about economic development or housing in Lincoln City?

- It would be nice to have some small houses or studio apartments that accept pets. It's hard to find a nice affordable place to rent that accepts animals.
- I'm a long time property manager in Lincoln City. No one has approached me in recent years to discuss: vacancy factors, rent ranges or housing inventories. Seems like that would be a first step before jumping into development mode. We have consistently had inventory available. Finding qualified tenants is another matter. There are some high rents that do not serve the workforce workers at the lower ranges. But typically there are always some economical choices available.
- We need more activities for the youth. We also need more local businesses to help keep our economy up. Franchises do well in Lincoln City, but we can't forget about our local businesses who actually help our economy. If we could get a youth homeless shelter that would be great.
- How can we match housing that sits empty most or all of the time with people who lack stable or sufficient affordable housing?
- Until there's a manufacturing component in our city, we cannot thrive. Basing the economy in our climate (weather) on tourism will never get us beyond survival. "Idle hands are the devil's playground" is very observable in our area. Drug abuse would probably not be so rampant if people were too busy creating/building/manufacturing/working. A coalition or cooperative of "makers" would enable our city to be more than a weekend destination, we could be a force.
- Thank you for asking
- It's about time that the powers that run this town realize that it's the working people that keep this town going. Having housing costs over \$500 or \$600 for many people are way out of our reach. It isn't like the common worker is getting all of the vacation money that comes into this town. We need a stop to this high rent
- Rent is as bad as living in California. Need landlords to follow housing rules; they don't. If you have section 8 they make the rent way to high, so they don't have to accept you.
- Affordable housing especially monthly rentals is almost nonexistent in Lincoln City. You cannot expand work force without somewhere for minimum-low wage employees to live. May have to adopt a policy like Hood River did. There must be some balance.
- There are too many vacant commercial structures. Rezone for housing?
- There may be a future need for subsidized assisted living units near medical facilities; also a need for community meeting spaces in each of the "pearls". Is there a way to create more state/county jobs in Lincoln City with improved use of fiber optics? Better paying jobs can afford the more expensive homes.
- We have to diversify away from tourism for consistent, year-round wages.
- Why can't we find a place for tiny homes to help place some of our less fortunate with little to no income?
- Economic development certainly is linked to housing, but efforts must include developing high-wage jobs so workers can afford quality housing for themselves and their families, and not just low income housing for the low wage jobs that currently exist.
- There is an opportunity to create a legitimate walking shopping district with an anchor business such as a wave park (think ski resort for surfing) in the city owned property on the north end of town. If developed and designed right (using the Kelly's Slater Wave Pool technology) you could use the wave park as an anchor attraction and surround it with retail, restaurants, hotels and grocery stores that would all thrive around the wave park, making a legitimate walkable shopping district in Lincoln City. It would also be one of the first of its kind in North America, promptly putting it on the map as an international destination for surfing, especially since we

already have good waves here, on top of an artificial wave. Take a close look at the town Coolangata in Australia. While Australia is surely a different market than here, when the city made the decision to invest in pumping sand to create a world class wave, the town blew up practically overnight. Now it is a major international destination for surfers worldwide. A recent study done by Oxford University that measured the impact of surfing on local economies, in particular where good waves are breaking, concluded that good waves contribute \$51.2 Billion dollars each year to economic activity in their surrounding 50km. Developing a wave park with surrounding infrastructure modeled of what ski towns and resorts do would drastically change and boost Lincoln City's economy for the good.

- Define the word affordable based on the average working wage. Most I know, myself included, work 2 or more jobs and still cannot afford housing here.
- Please focus on housing that is affordable for the average income in Lincoln City. At the time of this writing best estimate was \$33,823 per year before taxes. According to HUD definitions, further refined by OR SB 1553 (March 2016 enacted), rents that are more than 30% of 80% of the local median income. 80% of the median income is \$27,058. 30% of that is \$8,117. That would mean annual rent costs above \$8,117 annually, or \$676 per month, are disproportionately burdensome to someone earning the median income in Lincoln City.
- Stop letting out of town money people from dictating how and where we can live.
- I believe Lincoln City should investigate multiple attractive small homes on residential lots. We also have a need for places for folks that live full time in their RVs to park.
- You have got to put in some control on tenant abuse.
- We need variety in good housing. No more cheap moldy apartments and no more vacation rentals in residential areas. And that does not mean rezone the areas so there can be vacation rentals everywhere.
- We need more options for true high speed internet to the home (i.e., fiber optic).
- We need to work toward encouraging vacation rental properties to become full time rentals. Maybe an incentive system or property tax break for transferring or owning a 30 day rental in Lincoln City. It's so much more profitable for these vacation rental owners to do nightly rentals that they are not incentivized to rent full time.
- I can't stress the urgency we need to have on the affordable housing/lack of housing in Lincoln City. We need to move fast on this issue. The best way to move fast is to use land already owned by the City to build clusters of tiny homes (300-1000 sq ft, studio to 3 bedroom) that are anchored by a green space. With quick action by the City to approve this type of construction we could have the project begun by the end of the year, and have the first (of many) of these tiny homes communities done in 2017. The key to keeping the purchase costs low would be to restrict the ability for homeowners to rent the units as vacation rentals; this type of community should have homes that range in price from about \$80-150k.
- Need to bring in the jobs that people can work that will provide a wage that can afford to rent/buy. And have properties that are reasonable in price to live in. Or we will keep losing our workforce.
- There are so many units that are vacant in many neighborhoods. Family properties that are held and not used. Vacant and underutilized properties offer the first opportunity for housing. No construction, just incentives and outreach to homeowners could get these back in play. Also help for full-time owners to build accessory dwelling units would be great, maybe low-interest loans or something. We would build one and rent it out.
- Annexation of Neostu and the East side of the lake needs to be done.

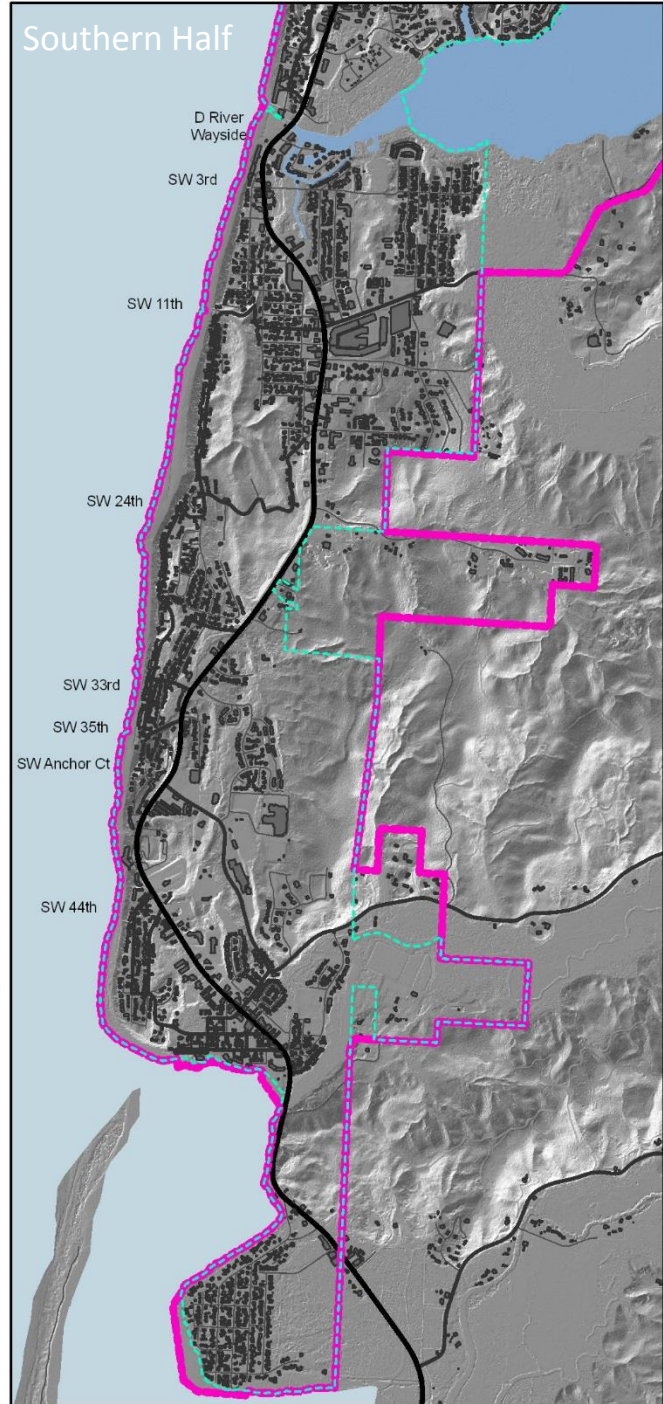
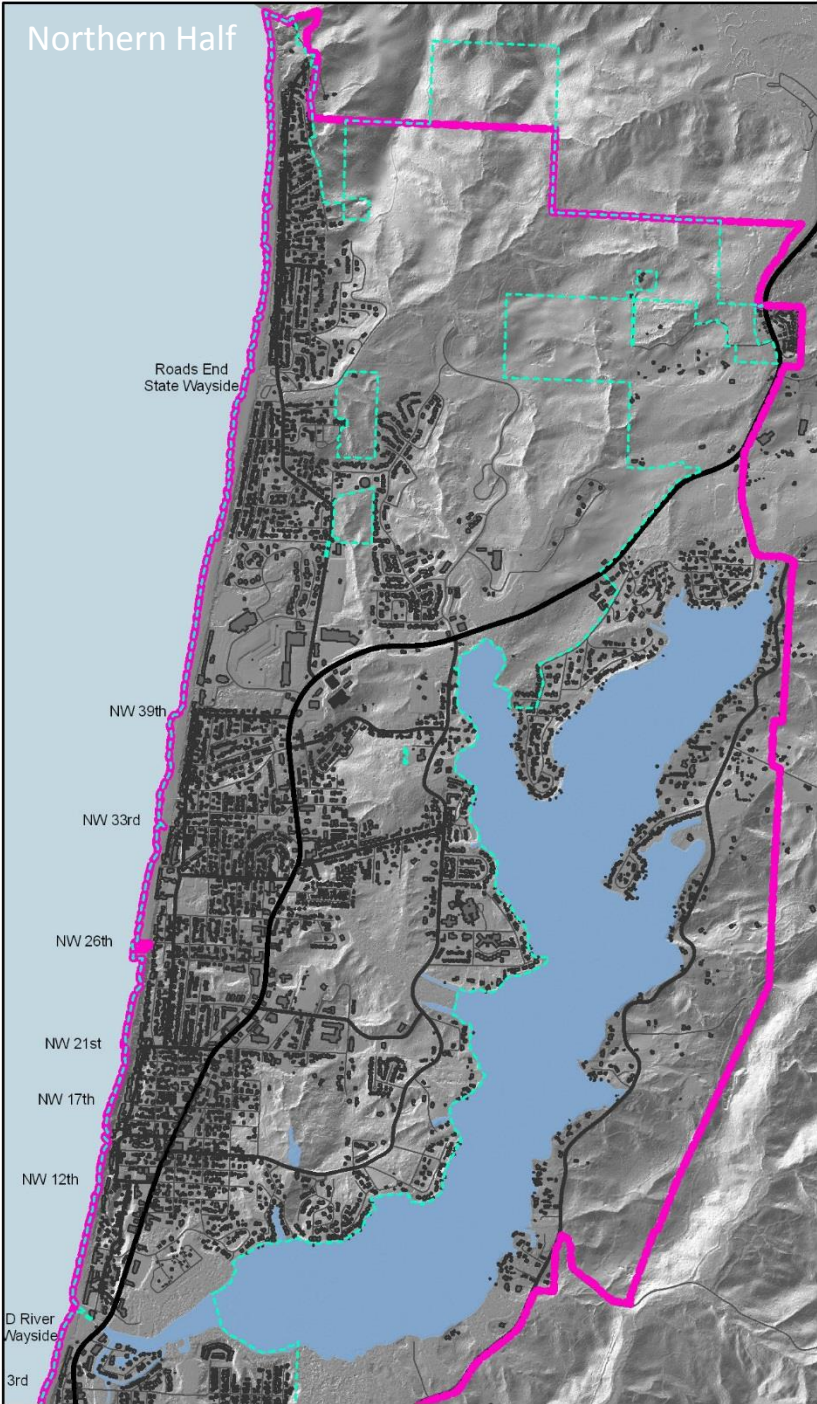
- We need any kind of housing that will help us retain a workforce for our service industry. We need to keep up good service to our tourists or we will lose them to other destinations. That's our only real industry and we need to act like we realize that.
- Stop planning and start building.
- Very few homes are on the market under 200,000. Basic 3 bedroom 2 bath should be available under 200,000.

# Lincoln City

3,830 acres within City Limits

Additional 1,826 acres within UGB

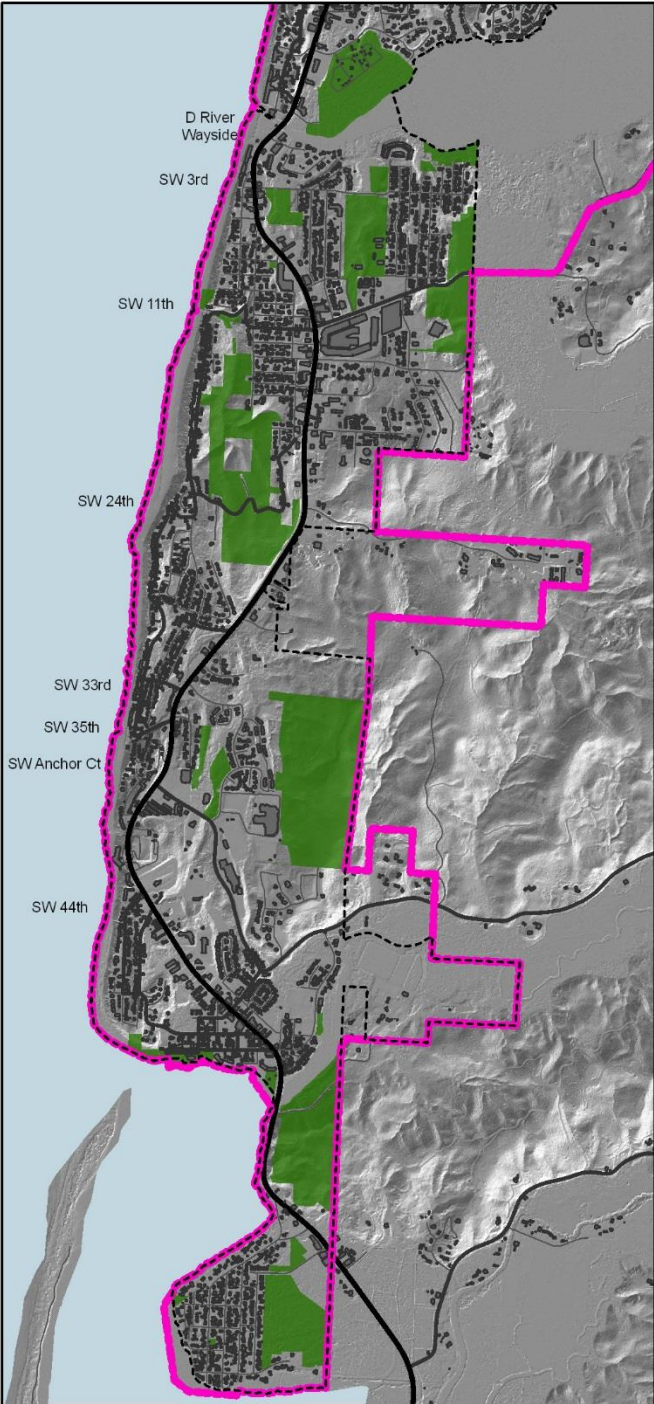
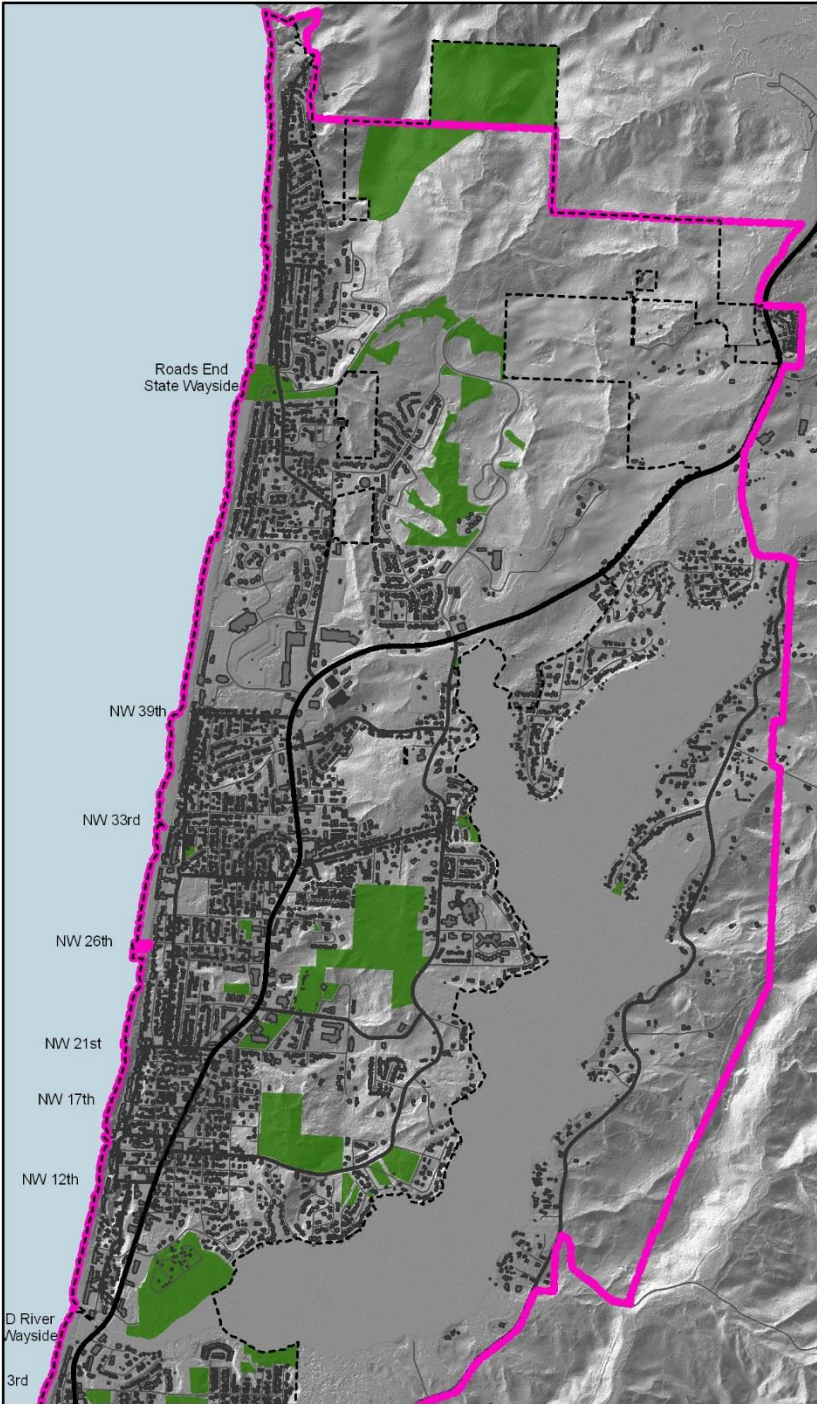
=> 5,656 acres total



-  City Limits
-  Urban Growth Boundary
-  Building
-  Highway 101
-  Major Road
-  Local Road
-  Ocean
-  Open Water

# Parks and Open Space

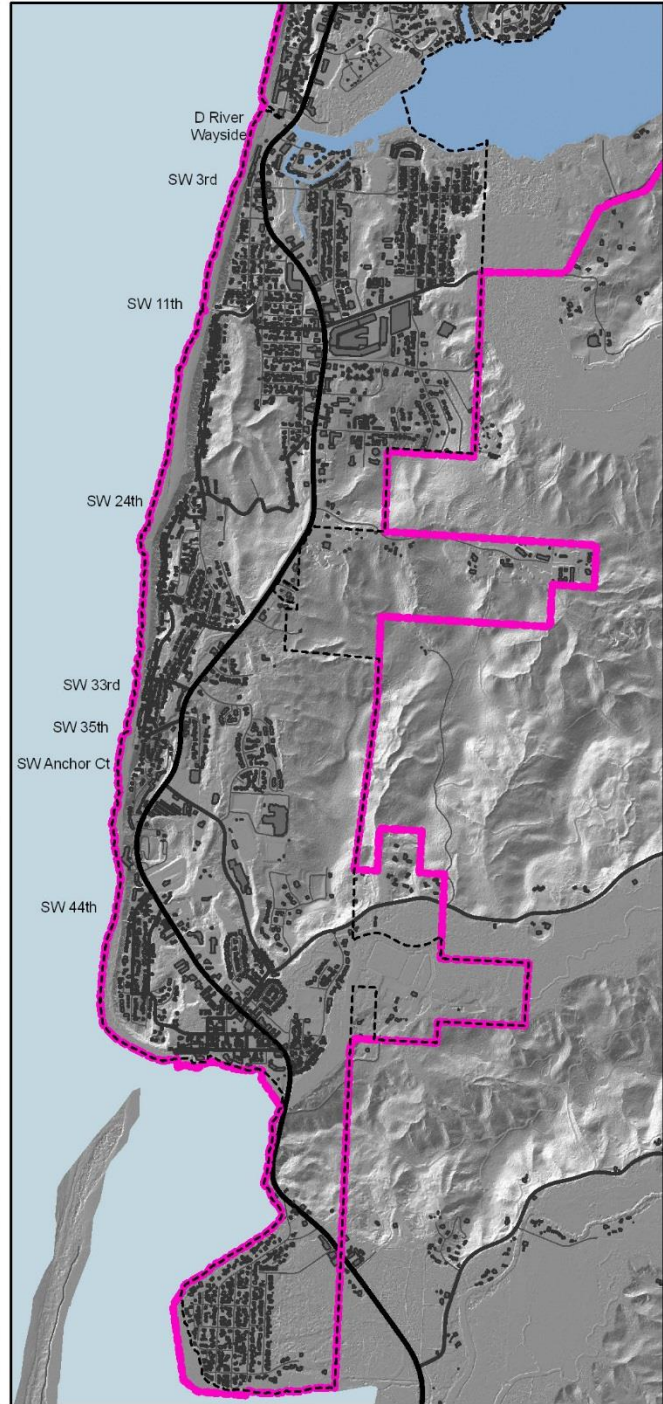
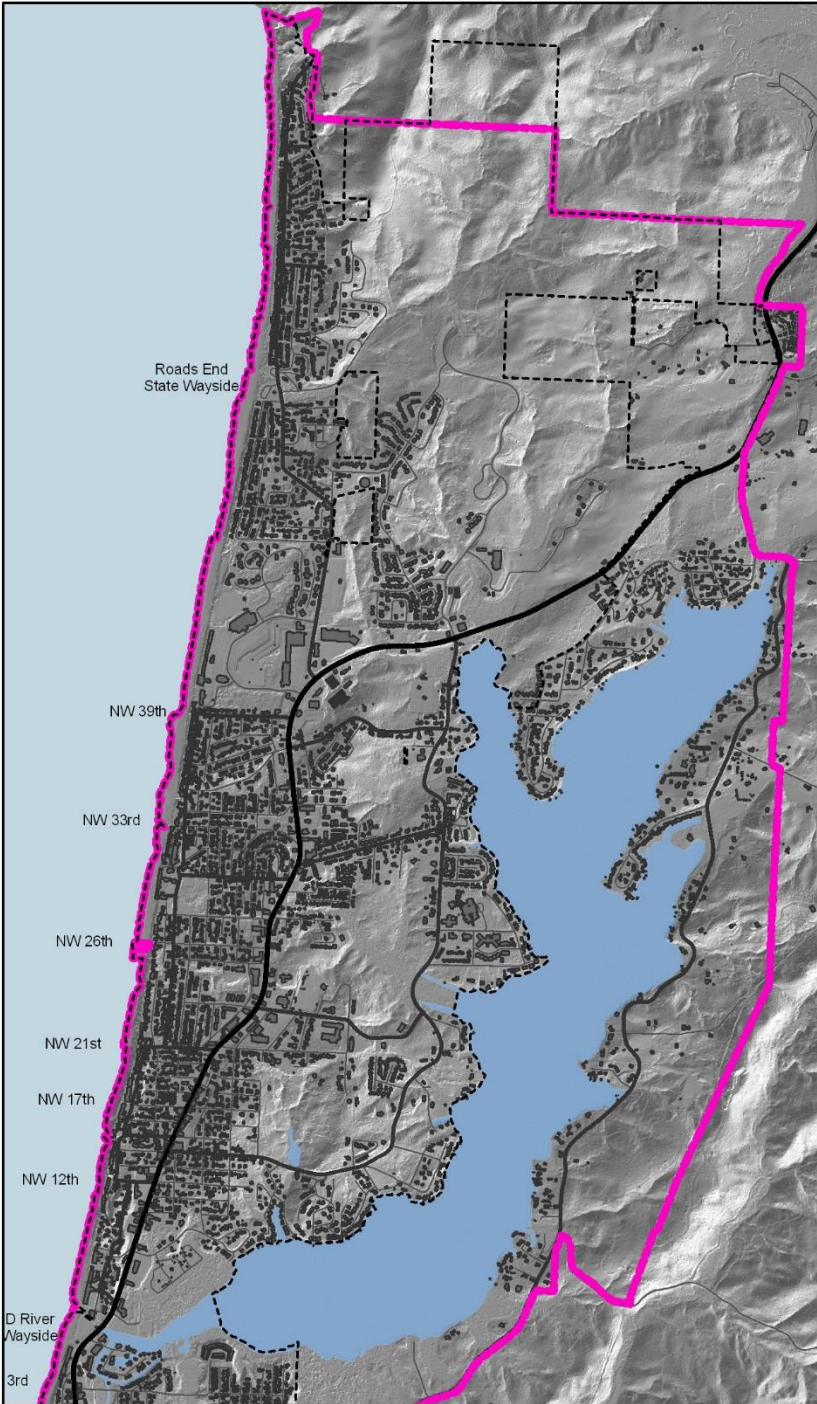
544 acres



- City Limits
- Urban Growth Boundary
- Building
- Highway 101
- Major Road
- Local Road
- Ocean
- Parks and Open Space

# Open Water

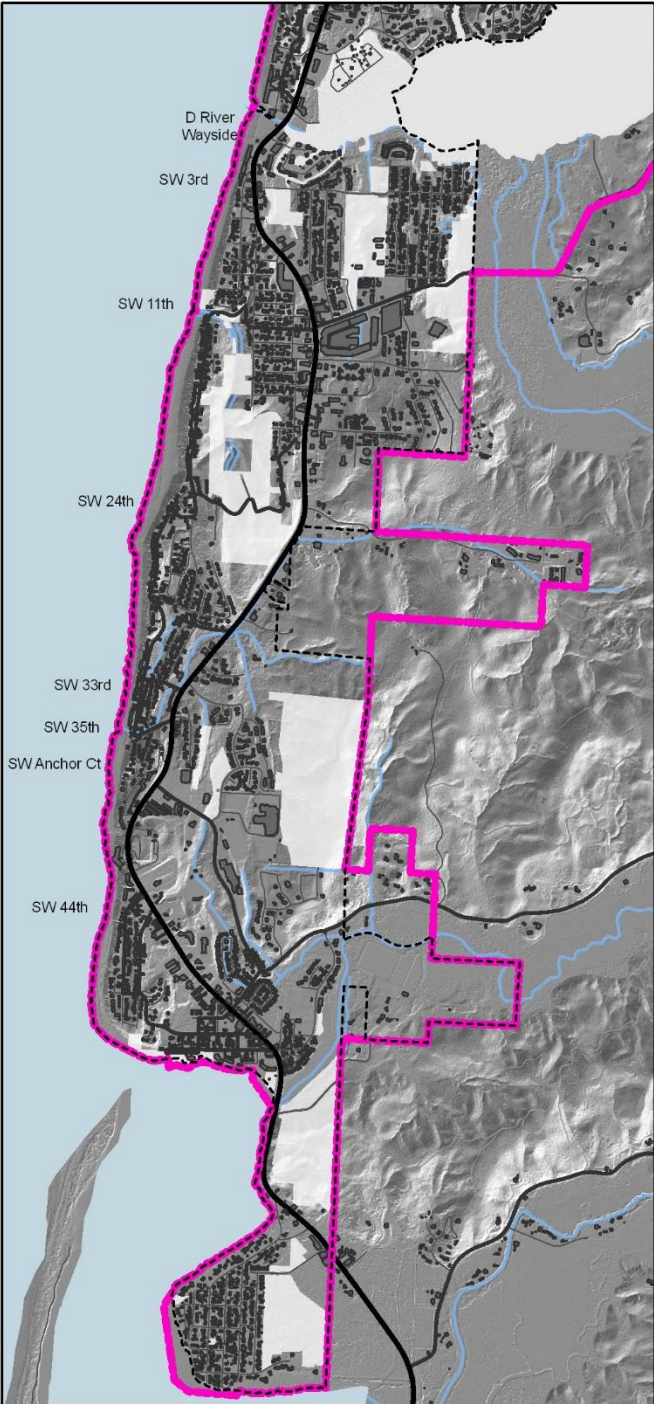
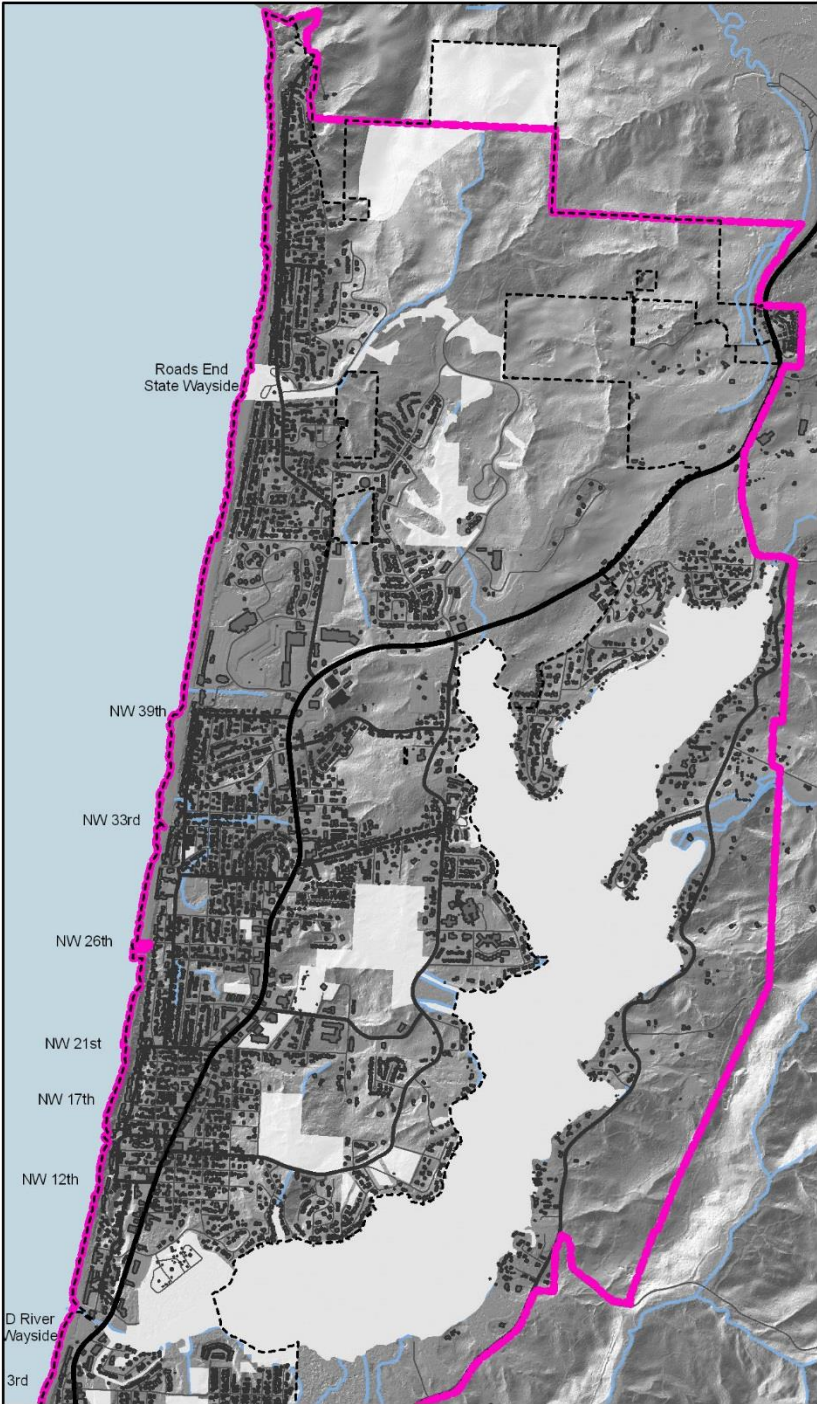
## 704 acres



-  City Limits
-  Urban Growth Boundary
-  Building
-  Highway 101
-  Major Road
-  Local Road
-  Ocean
-  Open Water

# Streams

## 90 acres

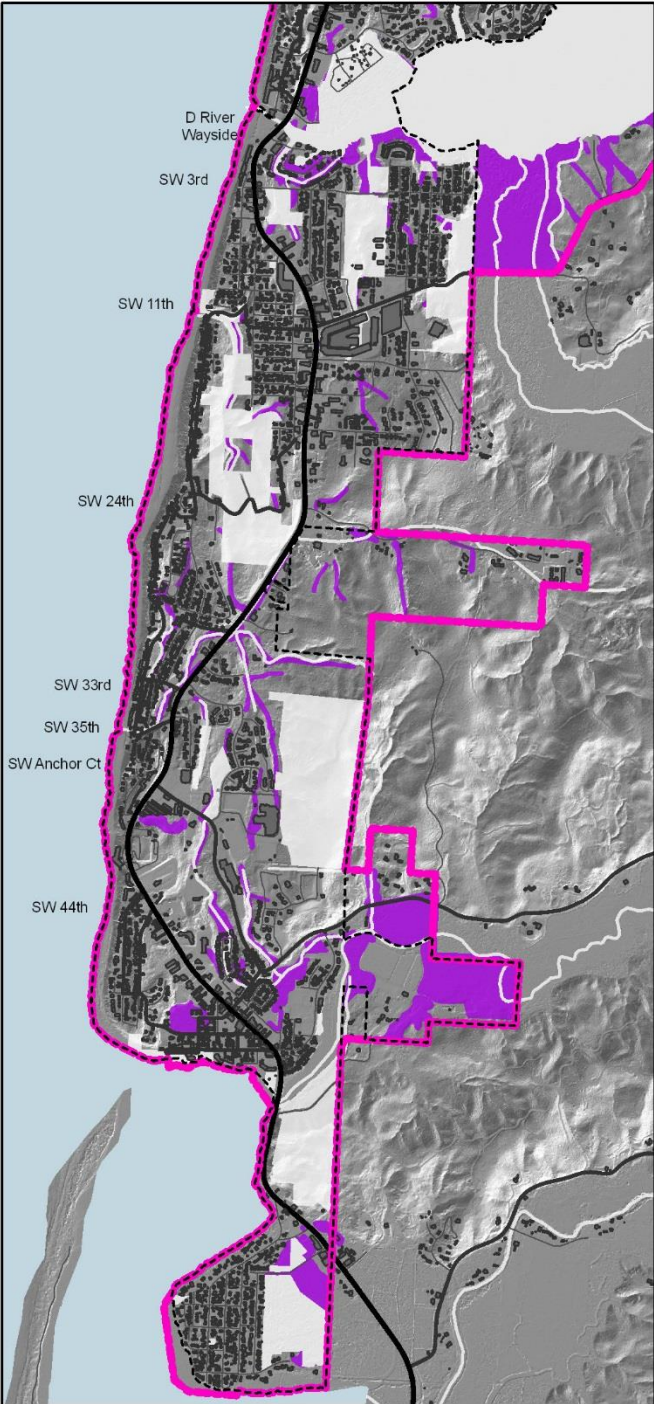
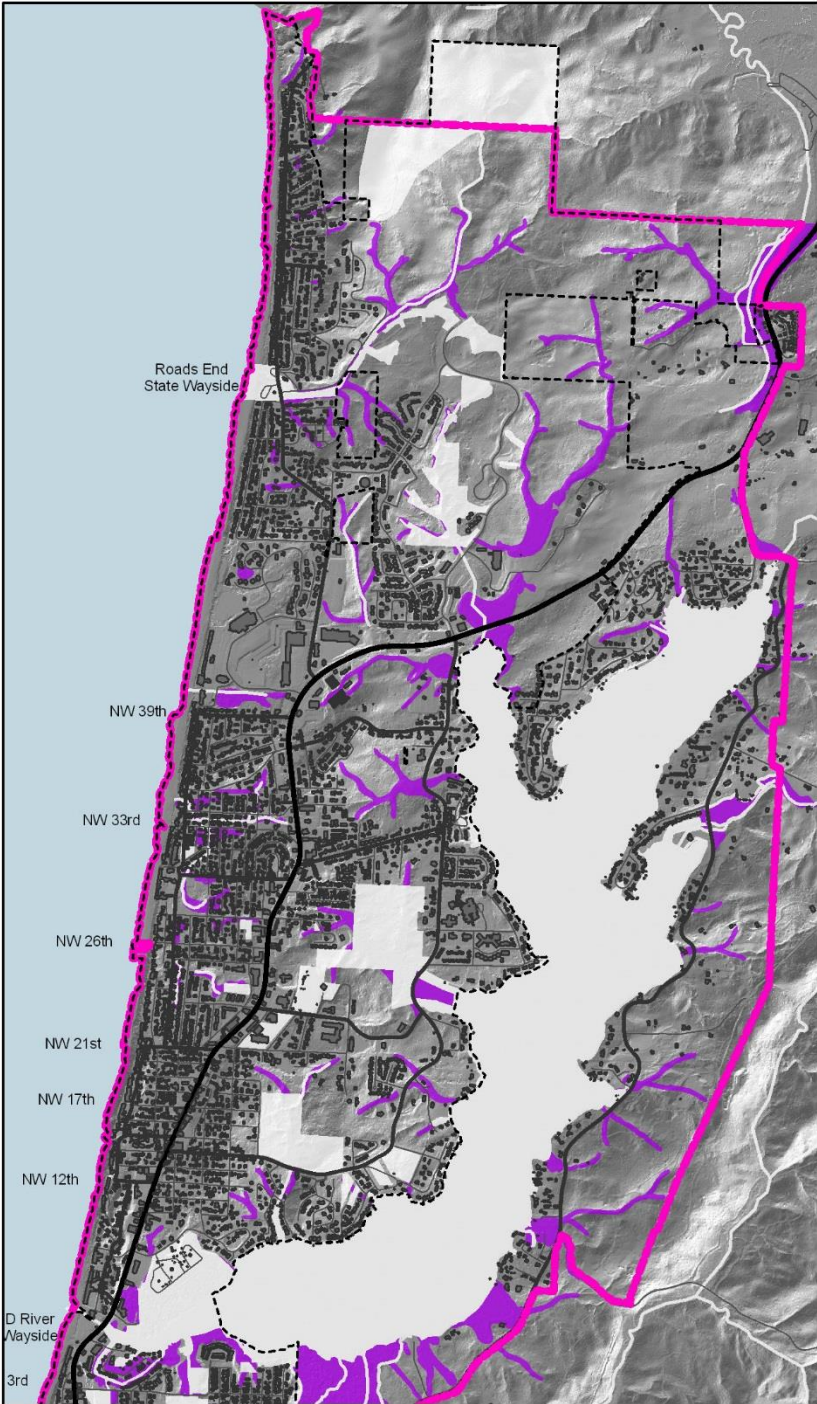


-  City Limits
-  Urban Growth Boundary
-  Building
-  Highway 101
-  Major Road
-  Local Road
-  Ocean
-  Riparian
-  Other Constraints

0 0.2 **Packet Pg. 129**

# Wetlands

## 428 acres

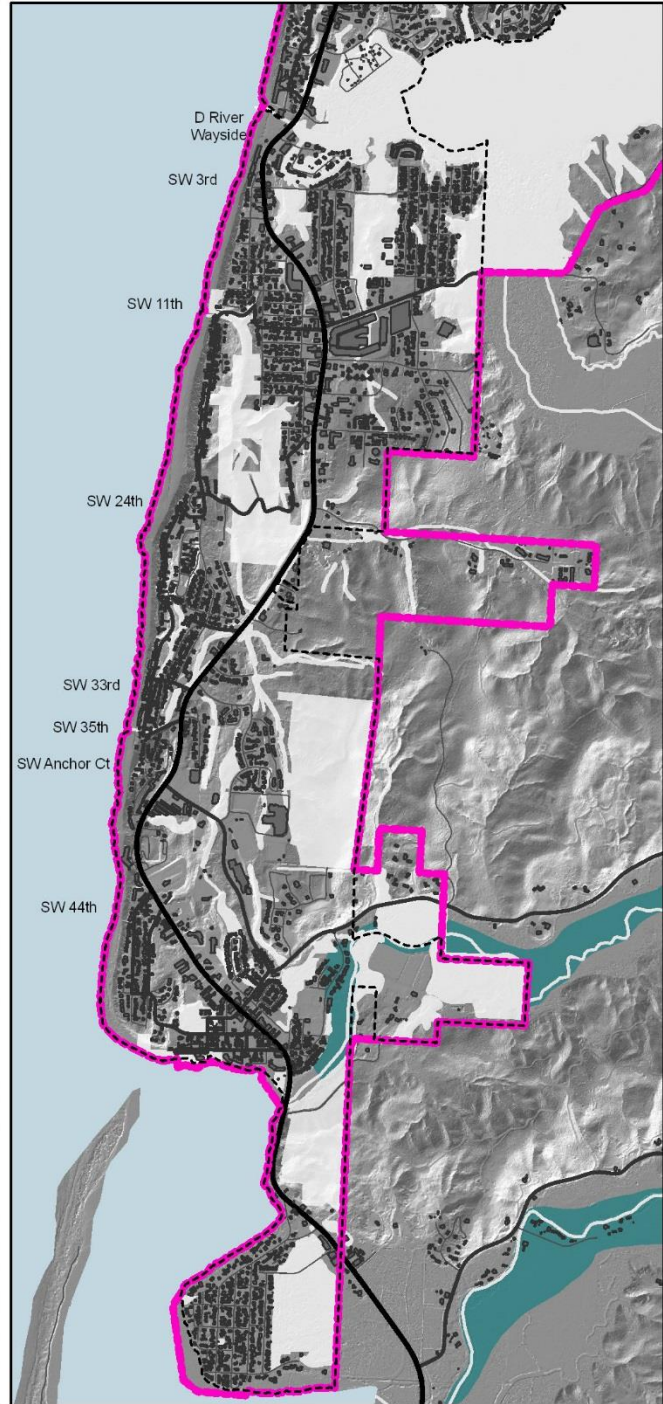
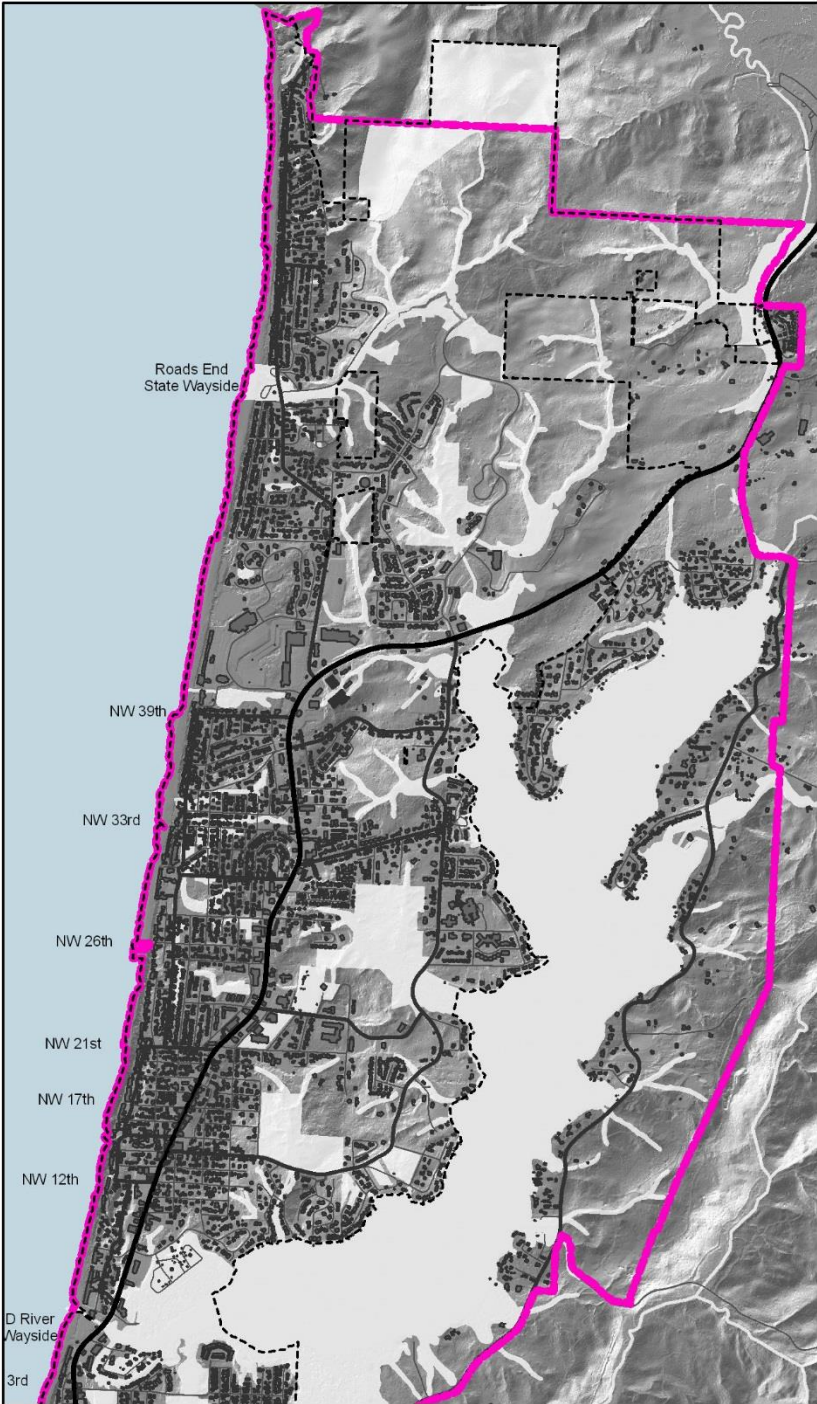


-  City Limits
-  Urban Growth Boundary
-  Building
-  Highway 101
-  Major Road
-  Local Road
-  Ocean
-  Wetlands
-  Other Constraints

0 0.2 **Packet Pg. 130**

# Floodway

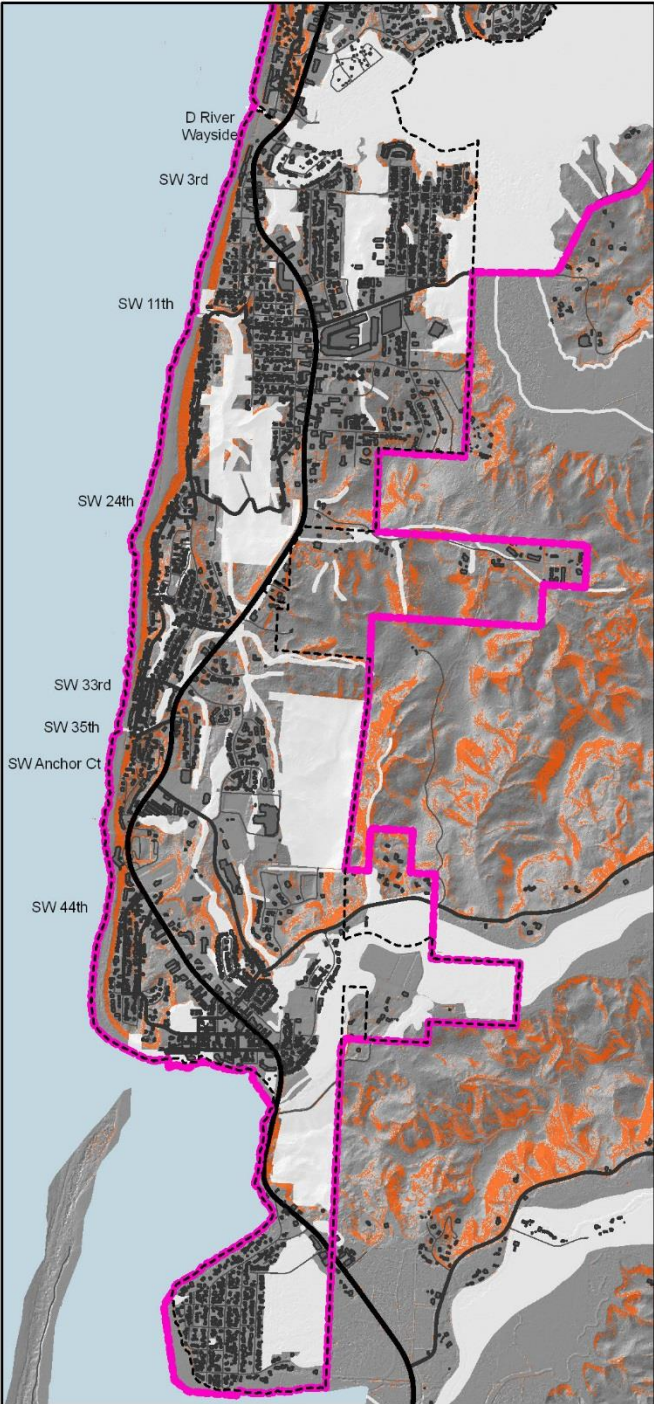
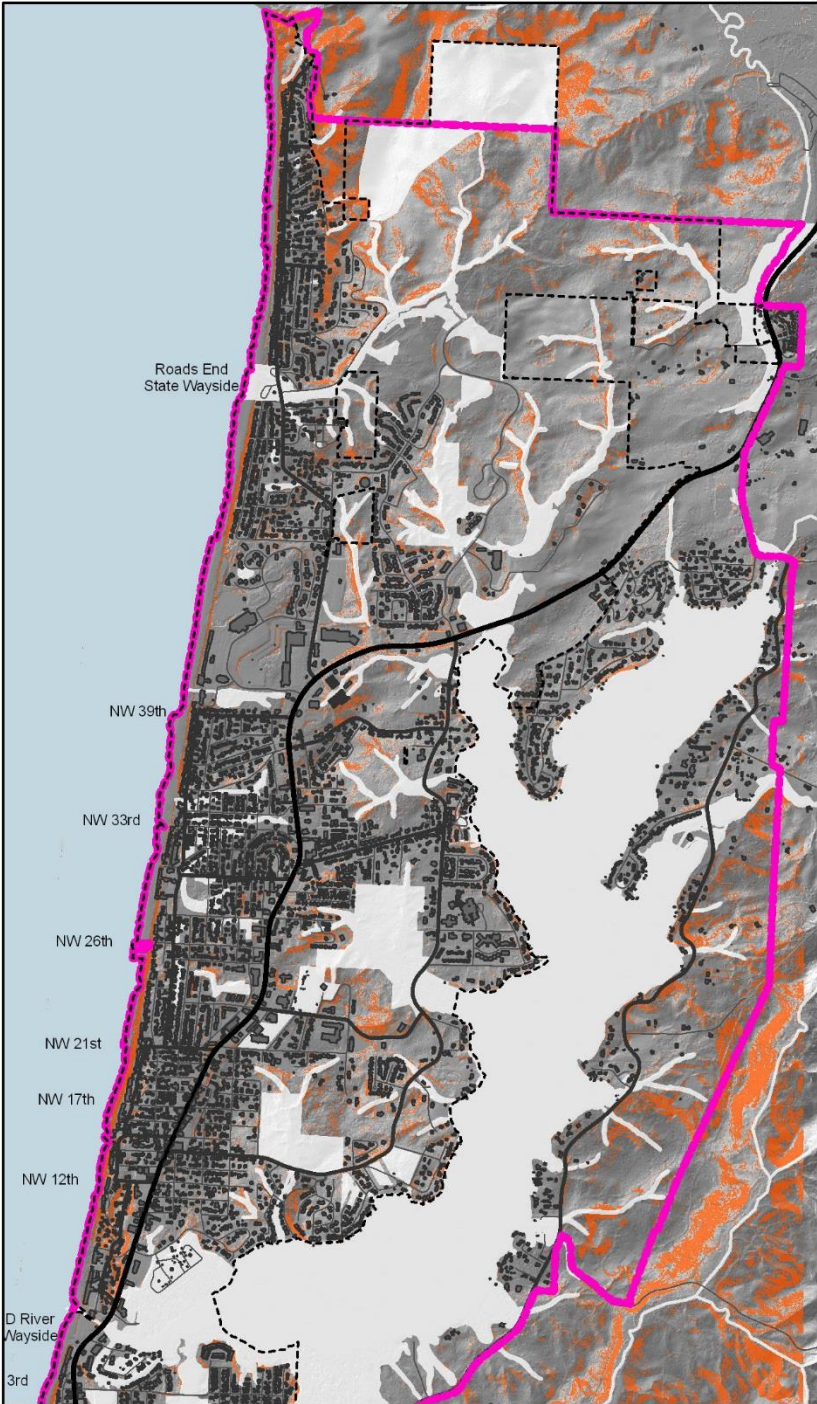
16 acres



-  City Limits
-  Urban Growth Boundary
-  Building
-  Highway 101
-  Major Road
-  Local Road
-  Ocean
-  Floodway
-  Other Constraints

# Slopes over 25%

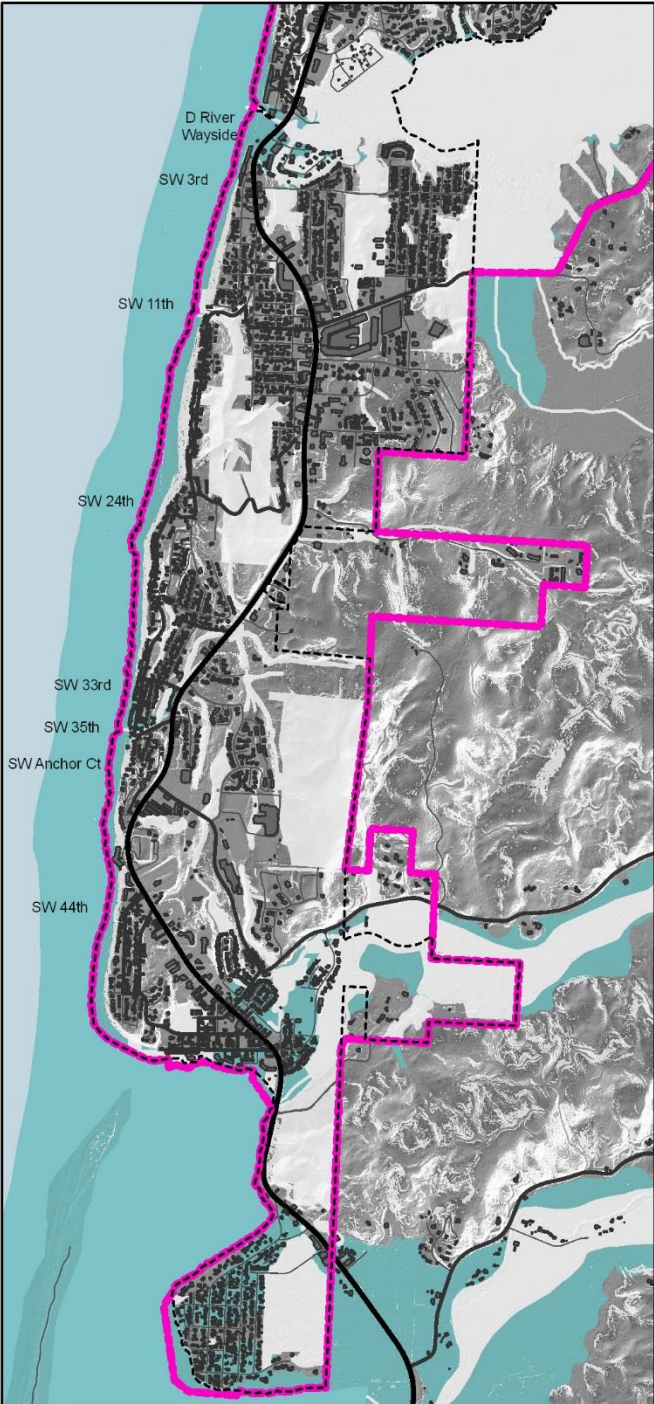
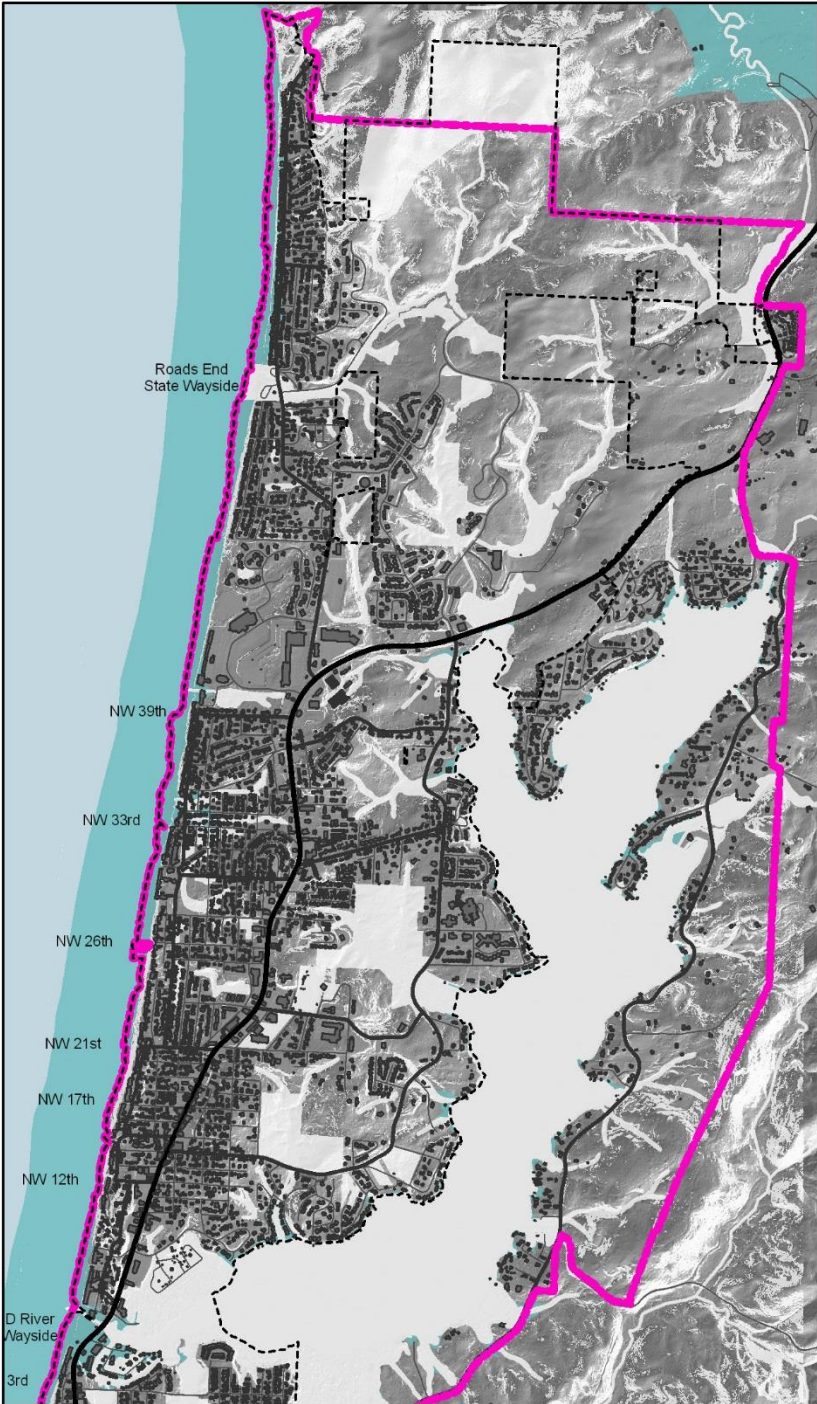
322 acres



-  City Limits
-  Urban Growth Boundary
-  Building
-  Highway 101
-  Major Road
-  Local Road
-  Ocean
-  Slopes 25%+
-  Other Constraints

# 100-Year Floodplain

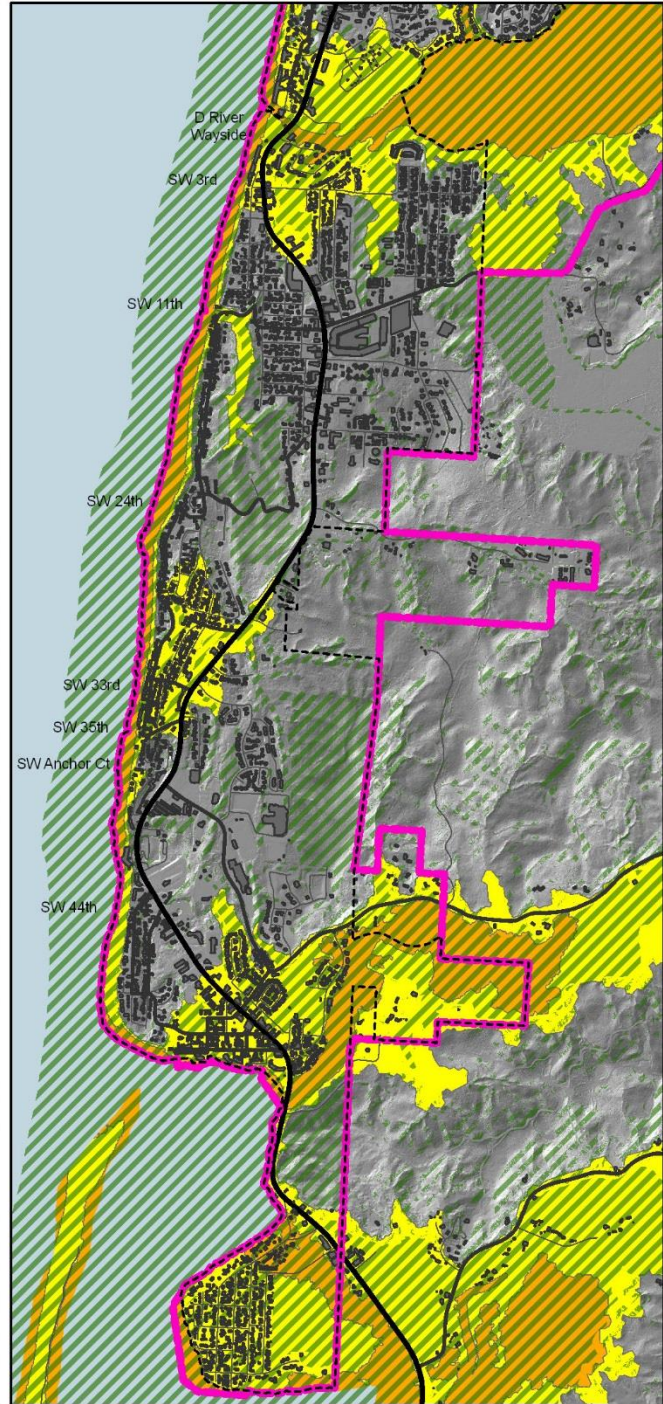
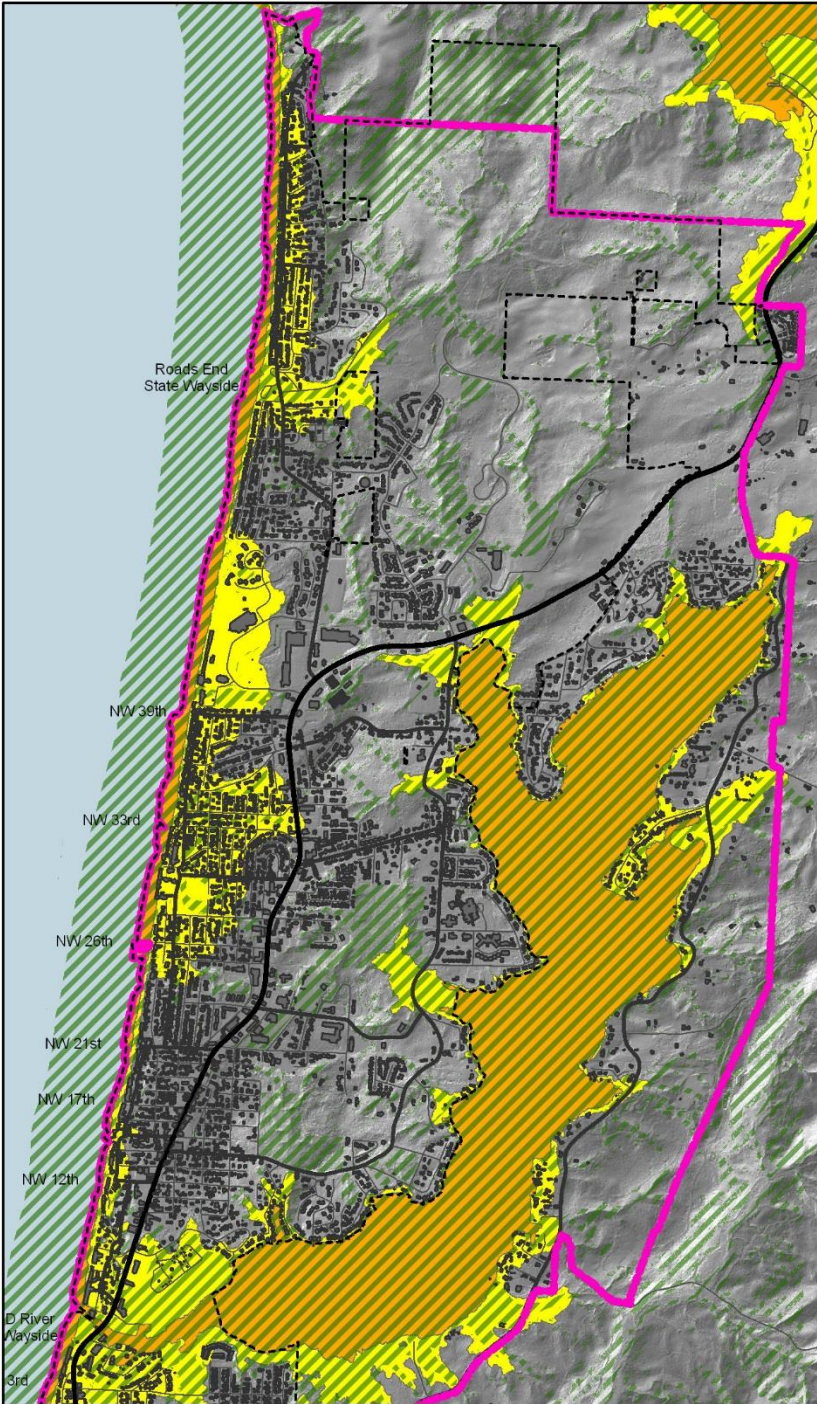
149 acres  
(total of 298 acres)



-  City Limits
-  Urban Growth Boundary
-  Building
-  Highway 101
-  Major Road
-  Local Road
-  Ocean
-  Floodplain
-  Other Constraints

# Evacuation Zones

Use as a possible guide for scenario development



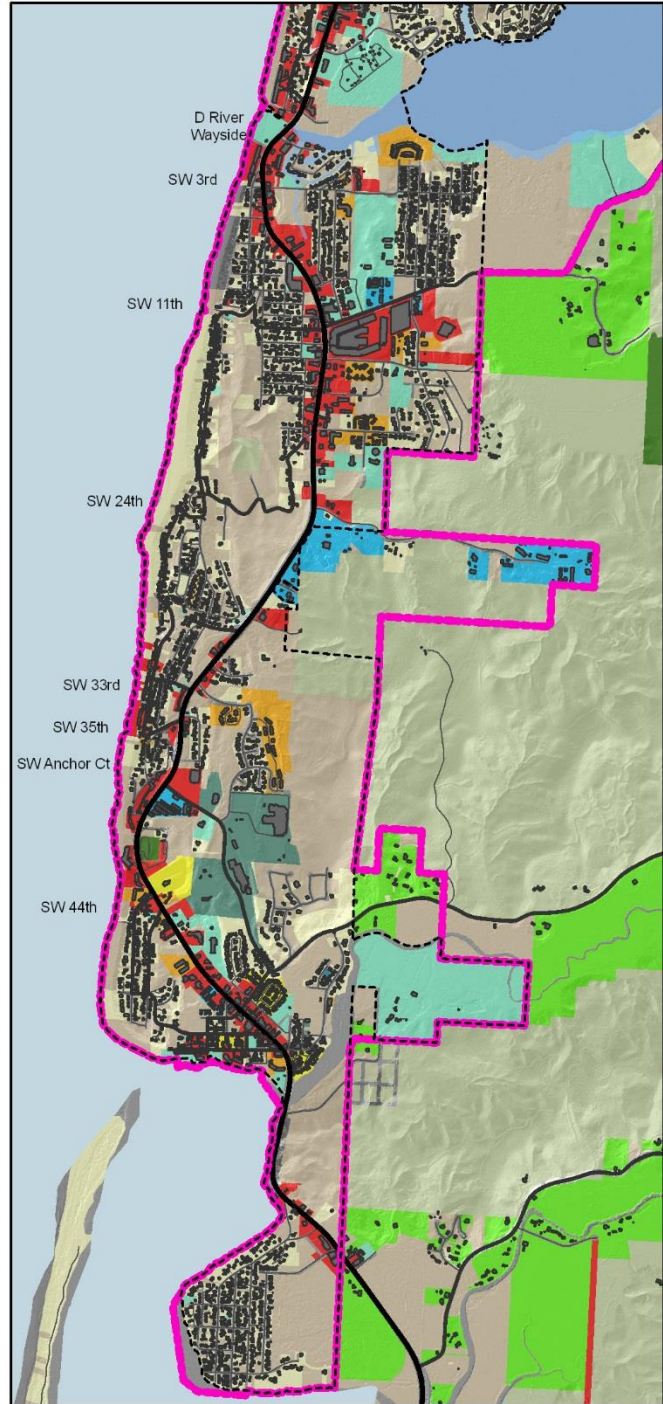
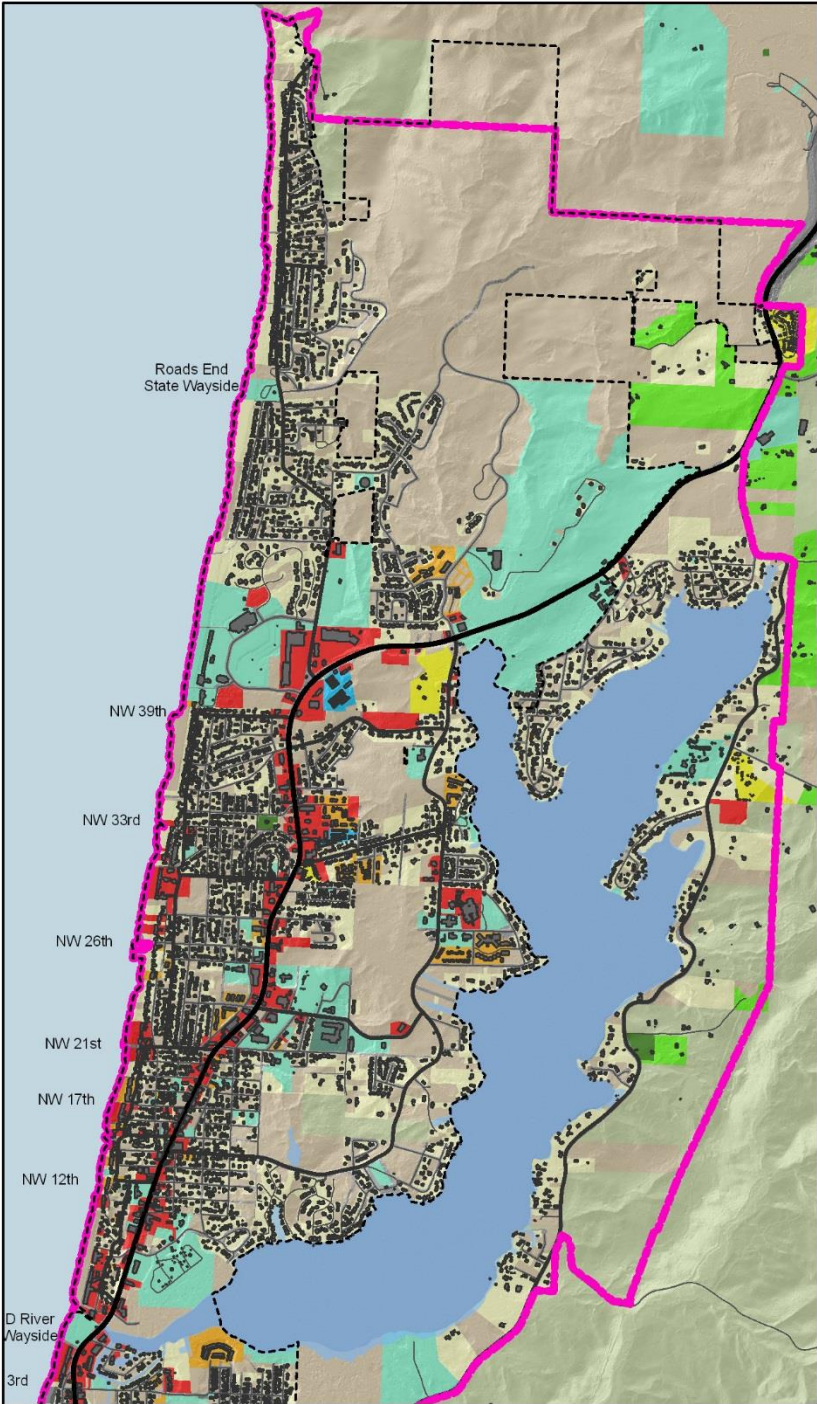
- City Limits
- Urban Growth Boundary
- Building
- Highway 101
- Major Road
- Local Road
- Ocean
- Constraints

EvacuationZones\_CentralCoast

- Local Tsunami Evacuation Zone
- Distant Tsunami Evacuation Zone

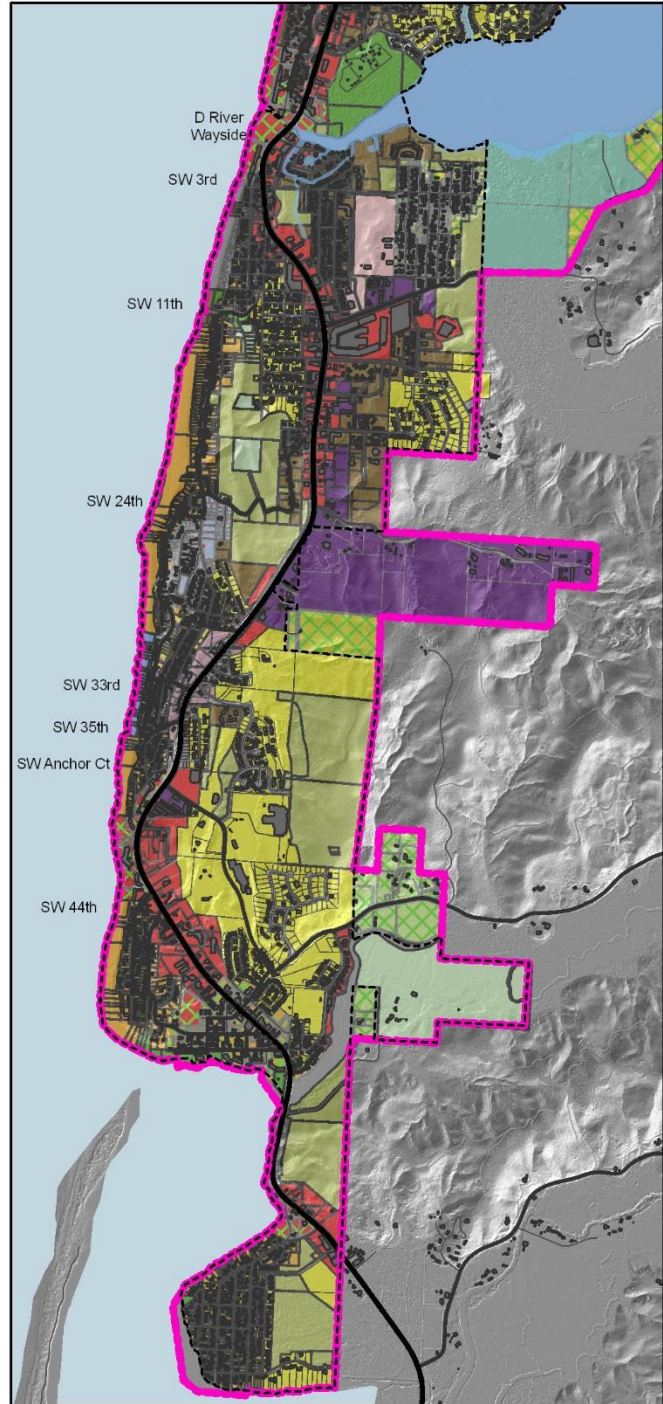
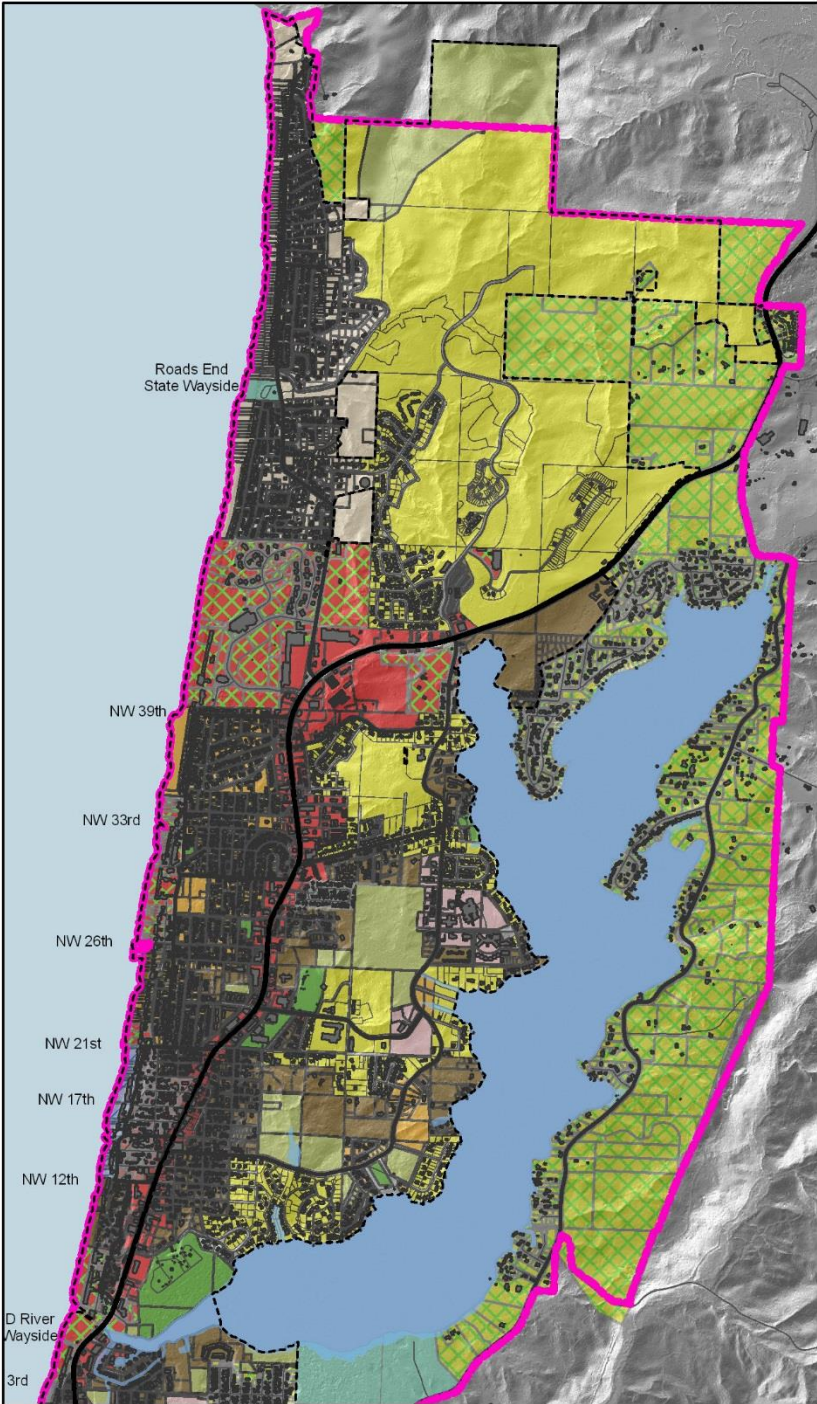
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# Existing Land Use



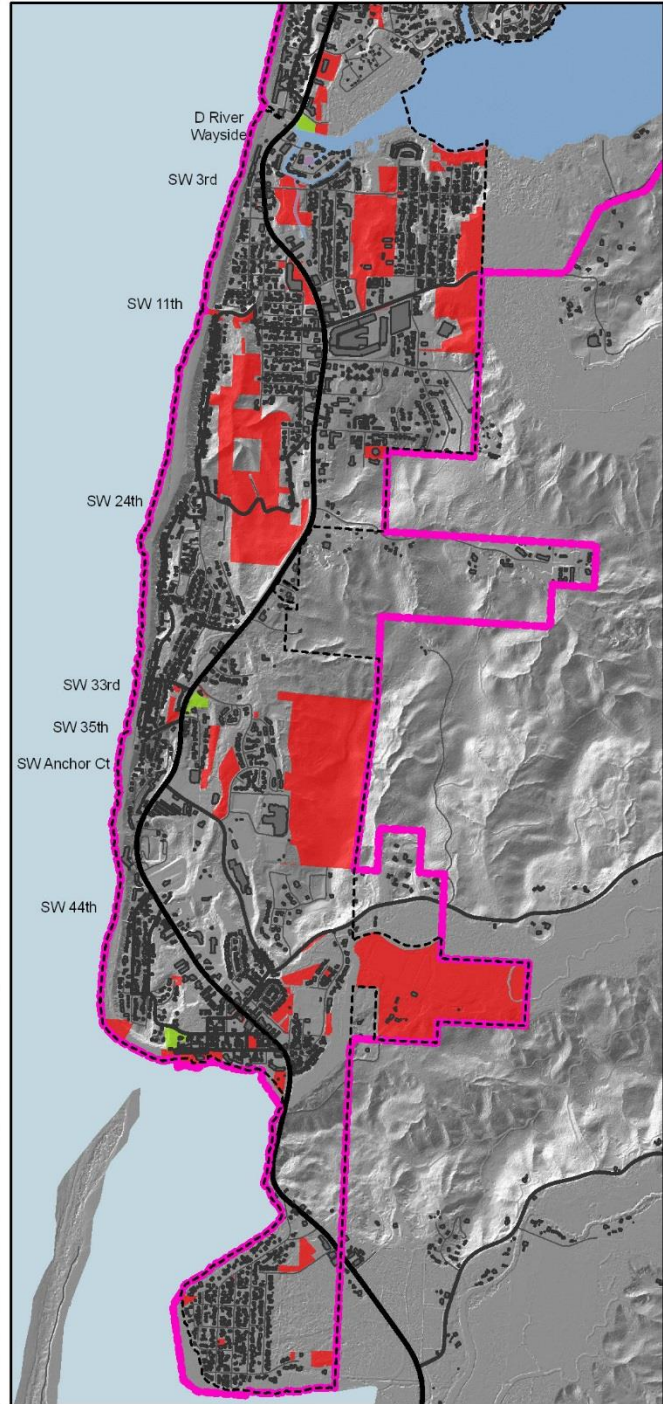
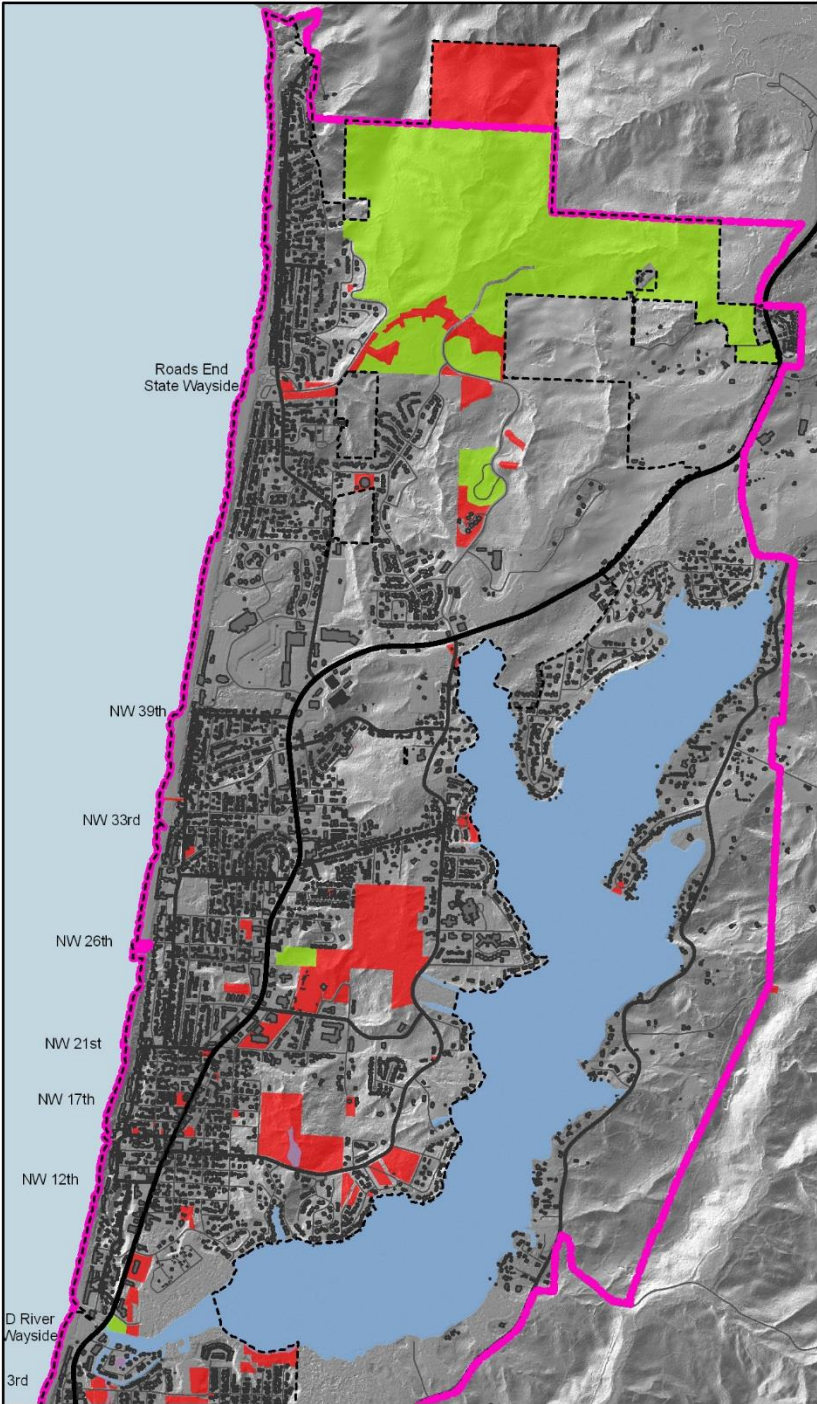
- City Limits
- Urban Growth Boundary
- Building
- Highway 101
- Major Road
- Local Road
- Ocean
- Open Water
- Existing Land Use**
- Retail or Office
- Industrial
- Multi-Family
- Mobile Home
- Residential
- Education
- Open Space
- Public
- Utilities
- Agricultural
- Vacant
- Unknown

# Existing Zoning



- City Limits
  - Urban Growth Boundary
  - Building
  - Highway 101
  - Major Road
  - Local Road
  - Ocean
  - Open Water
- City**
- OP-MSH - Main Street Highway
  - G-C - General Commercial
  - NP-NBD - Business District (Nelscott)
  - TVC - Taft Village Core
  - NP-NBMU - Mixed Use (Nelscott)
  - OP-IM - Interior Mixed Use
  - R-C - Commercial Recreation
  - P-C - Professional Campus
  - Cty P-F - Public Facility (County)
  - P-I - Planned Industrial
  - R-M - Multi Family
  - NP-NCR - Cottage Residential (Nelscott)
  - R-1-5 - SF 5,000SqFt+
  - R-1-7.5 SF 7,500SqFt+
  - R-1-10 - SF 10,000SqFt+
  - VR - Vacation Rental
  - R-R - Residential Recreation
  - R-1-A - Residential (County)
  - P - Park
  - OS - Open Space
  - OP-OF - Ocean Front
  - M-W - Marine Water
- County**
- I-P Planned Industrial
  - P-F - Public Facility
  - R-1 - Residential
  - R-1 Cty - Residential
  - RR-2 - Rural Residential 2 Acres
  - RR-5 - Rural Residential 5 Acres
  - T-C - Timber Conservation
  - CITY - Unknown
  - Water

# City Owned



- City Limits
- Urban Growth Boundary
- Building
- Highway 101
- Major Road
- Local Road
- Ocean
- Open Water

City Owned

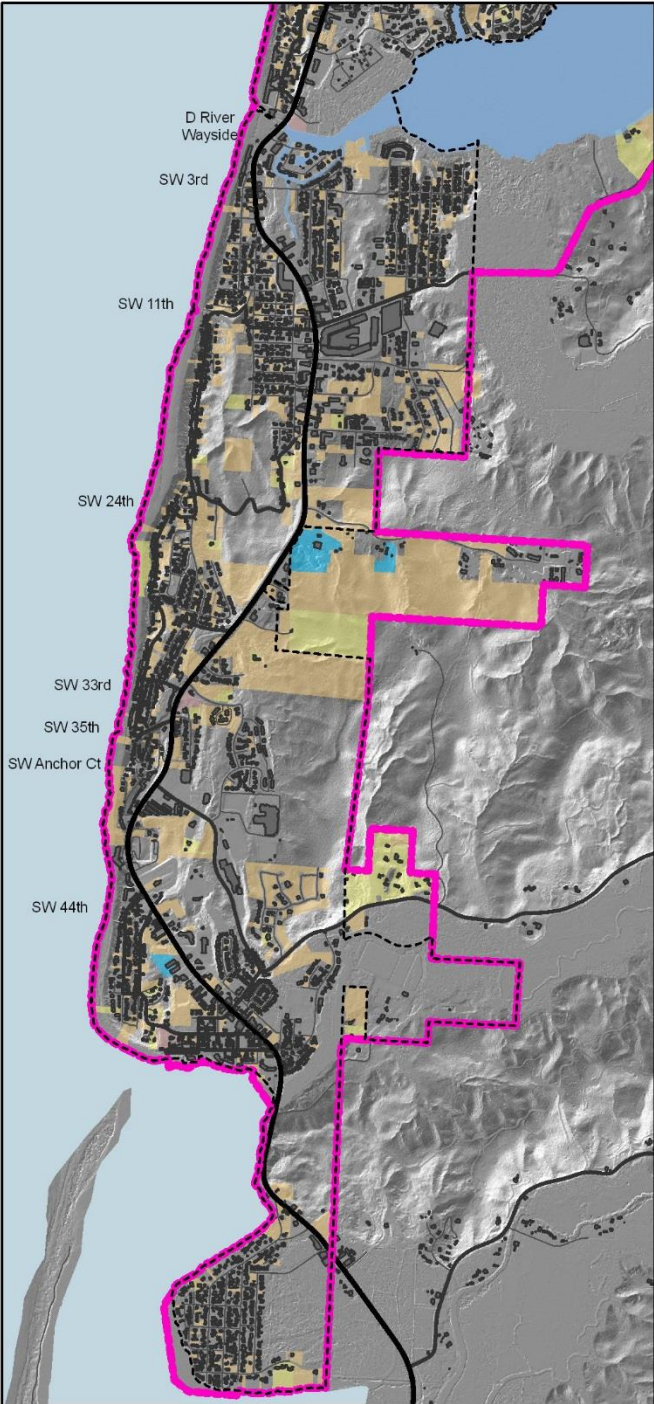
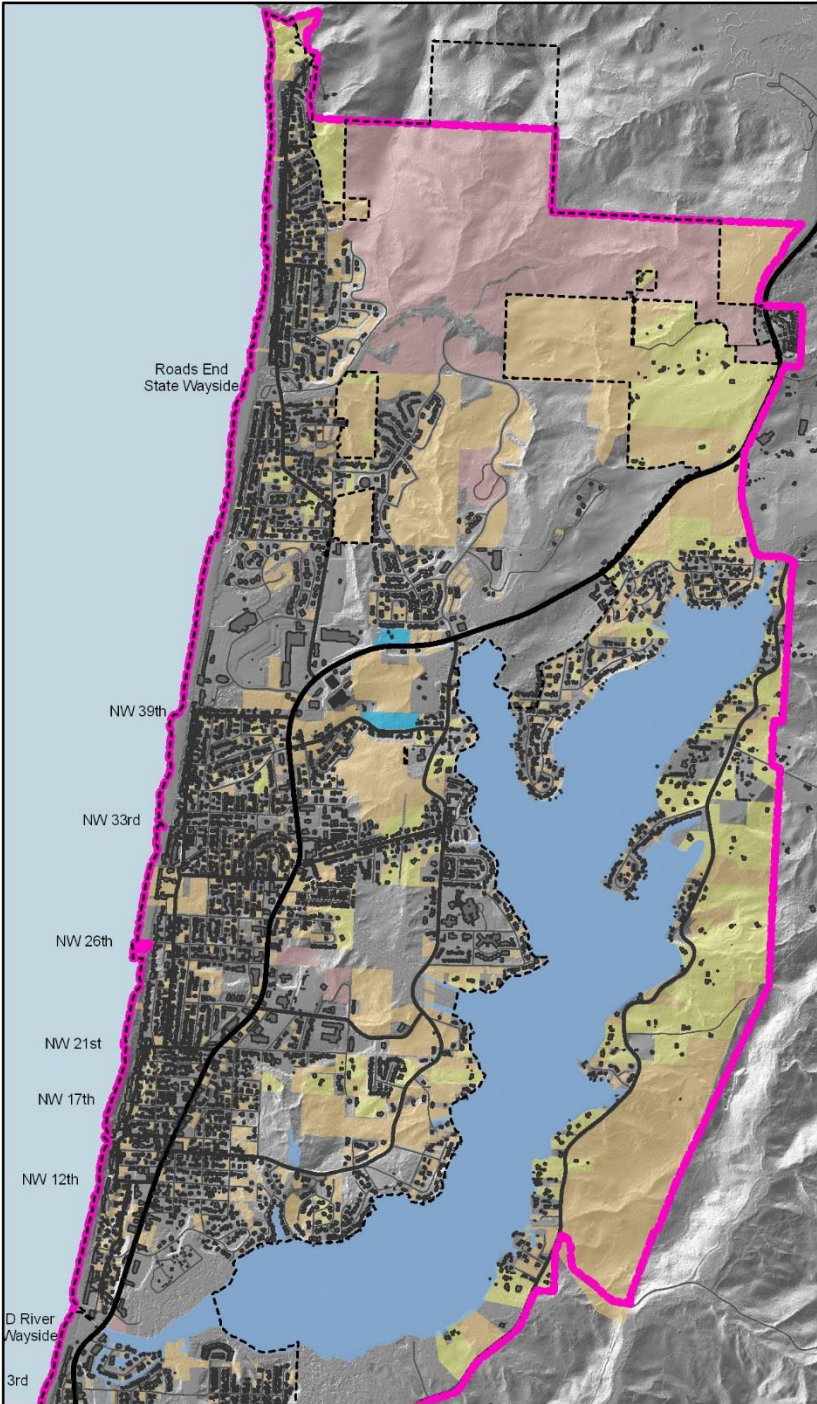
Available for Development?

- YES
- NO

0 0.2 **Packet Pg. 137**

# Unused Land

2,105 parcels

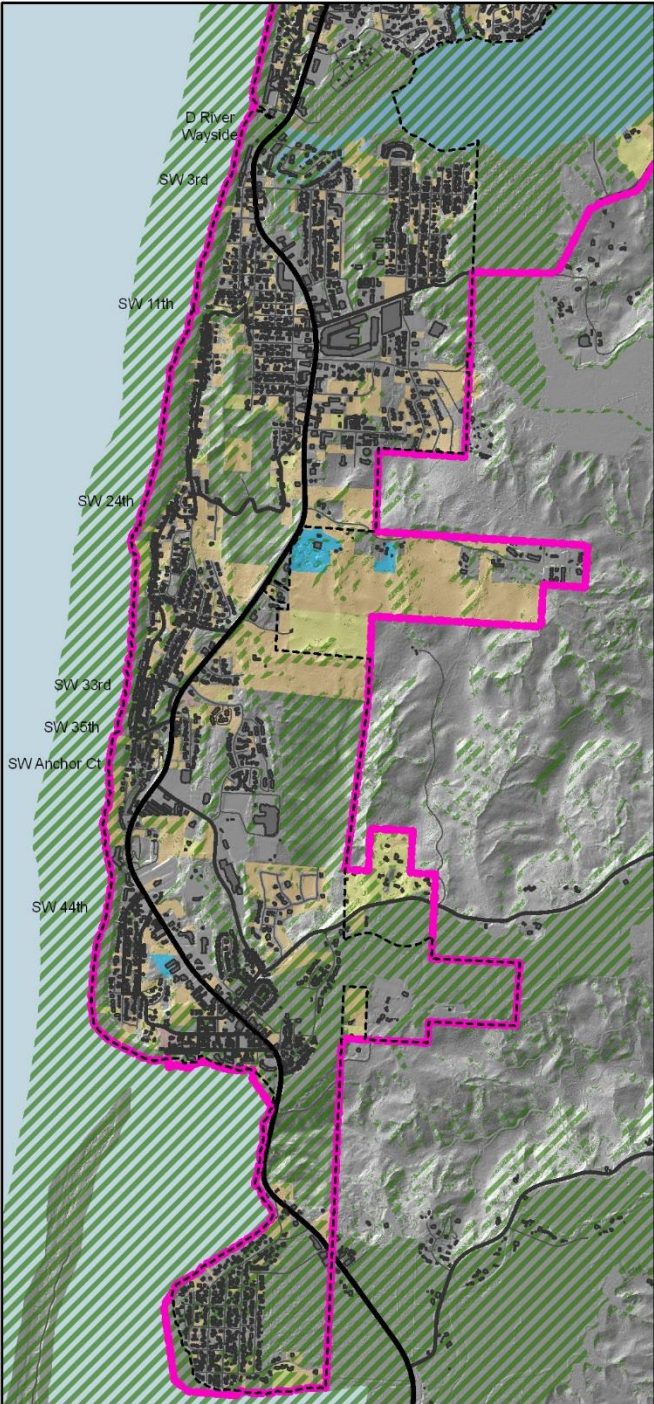
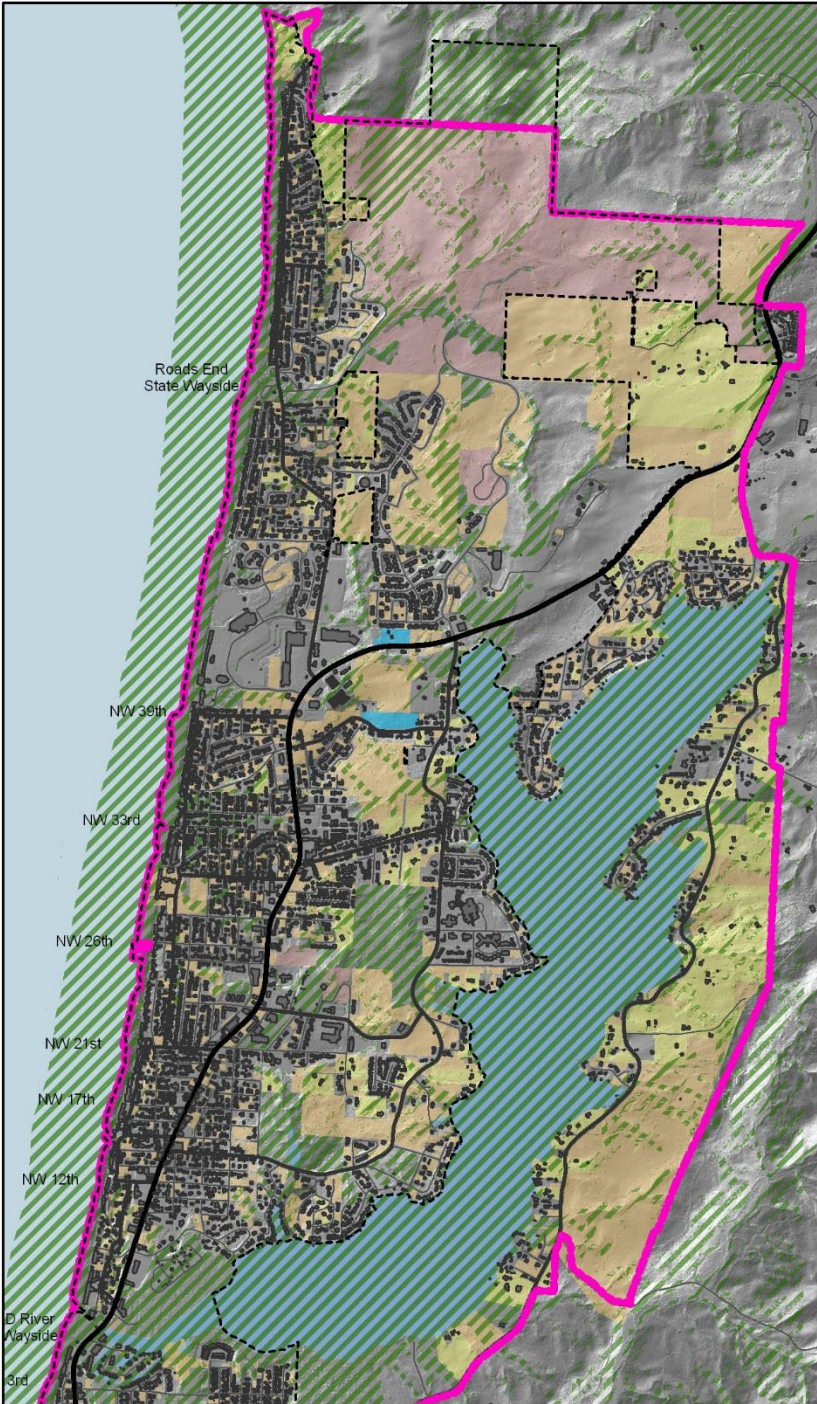


-  City Limits
-  Urban Growth Boundary
-  Building
-  Highway 101
-  Major Road
-  Local Road
-  Ocean
-  Open Water

- Buildable Land Inventory**
- Available for Development
-  Vacant
  -  Partially Vacant - Employment
  -  Partially Vacant - Residential
  -  Public Ownership - Available

# Unused Land

## 1,328 buildable unconstrained acres



-  City Limits
-  Urban Growth Boundary
-  Building
-  Highway 101
-  Major Road
-  Local Road
-  Ocean
-  Open Water
-  Constraints

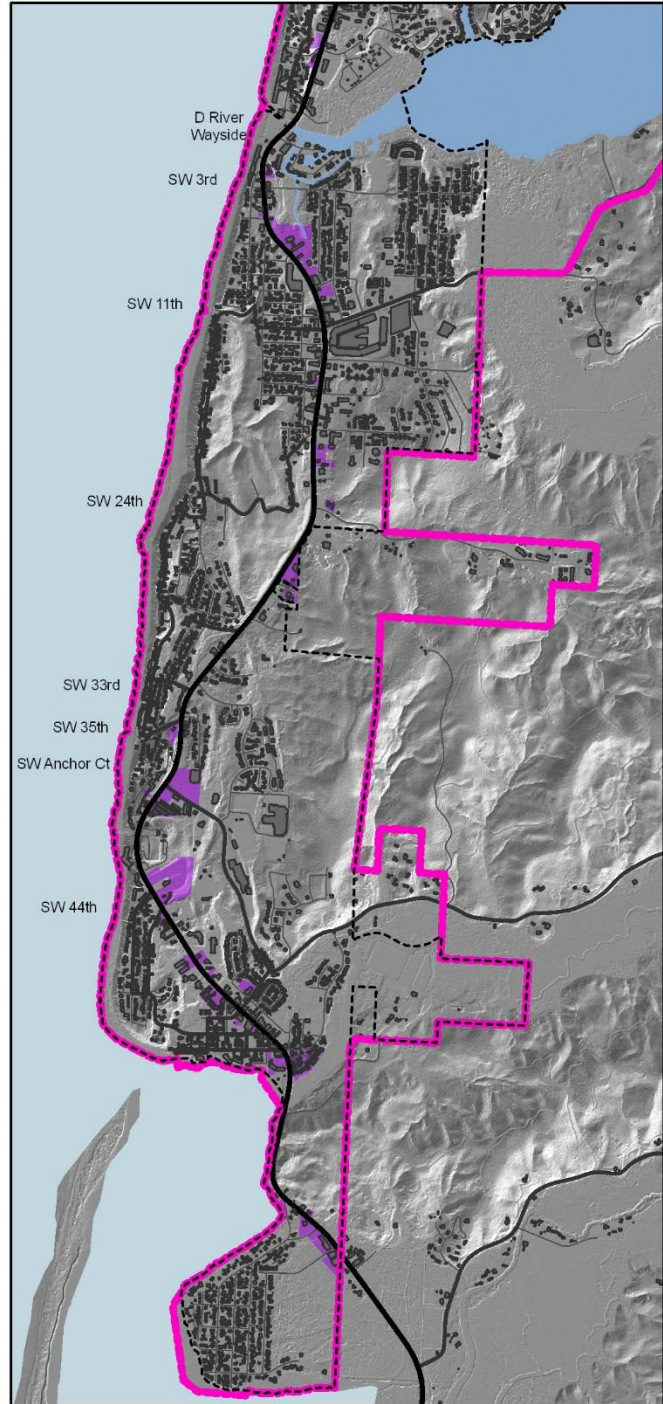
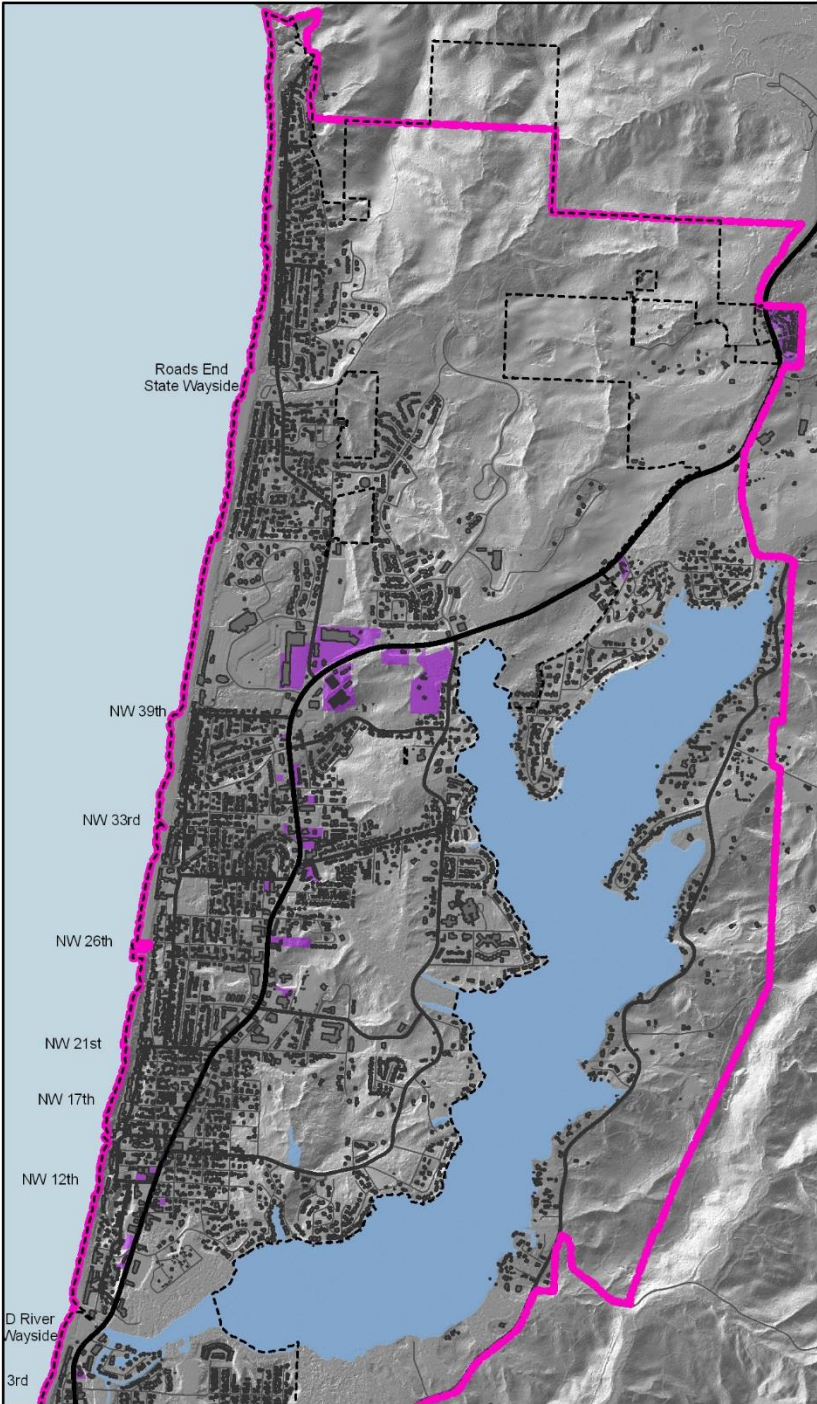
### Buildable Land Inventory

Available for Development

-  Vacant
-  Partially Vacant - Employment
-  Partially Vacant - Residential
-  Public Ownership - Available

# Redevelopment

## 345 parcels

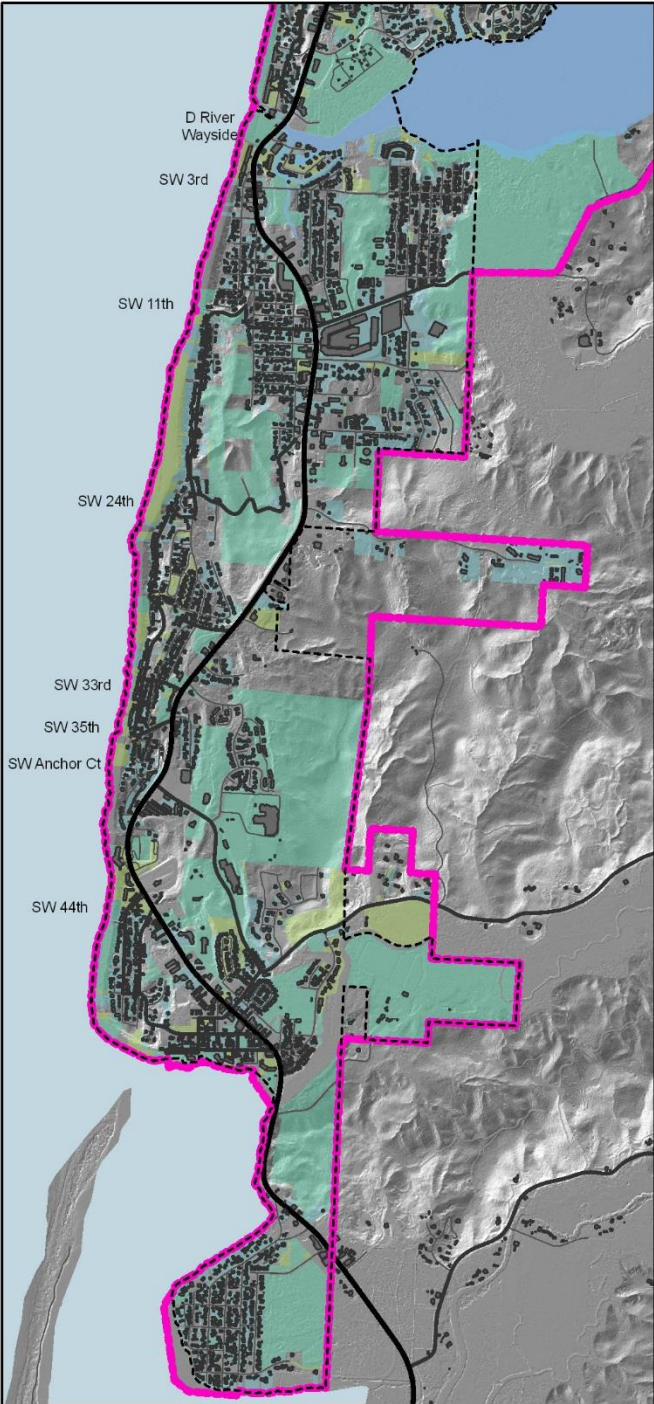
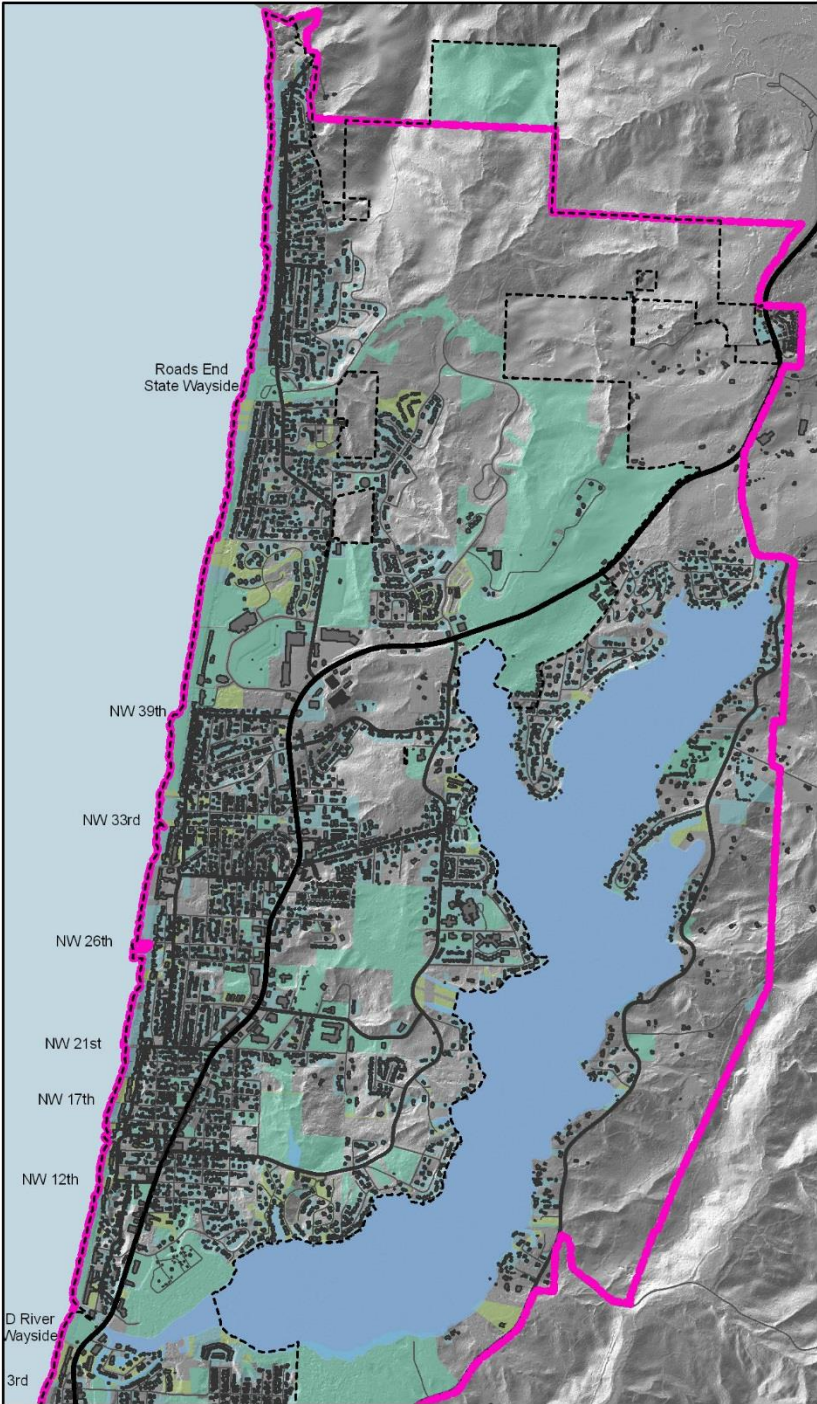


-  City Limits
-  Urban Growth Boundary
-  Building
-  Highway 101
-  Major Road
-  Local Road
-  Ocean
-  Open Water
- Buildable Land Inventory**
- Available for Development
-  Redevelopment Potential

0 0.2 **Packet Pg. 140**

# Unavailable for Future Development

7,024 parcels



- City Limits
- Urban Growth Boundary
- Building
- Highway 101
- Major Road
- Local Road
- Ocean
- Open Water
- Buildable Land Inventory**
- Unavailable for Development
- Developed
- Public Ownership
- Undevelopable

BLI	Parcels*	Net Acres
Vacant	1,834	801
Partial Vacant - RES	165	271
Partial Vacant - EMP	5	11
Public Available	101	246
Redevelopable	345	201
Developed	6,014	0
Public Ownership	589	0
Undevelopable	424	0

\*might include parcel more than once, because of zoning split

## Council Communication

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### ZOA 2020-01 Procedures

Meeting Date:	May 11, 2020	Primary Staff Contact:	AnneMarie Skinner
Department:	Planning Commission	E-Mail:	ASkinner@lincolncity.org
Secondary Dept:		Secondary Contacts:	
Approval:	Ronald F Chandler	Estimated Time:	

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The City Council public hearing for ZOA 2020-01 was noticed and published for May 11, 2020. However, due to COVID-19, the Planning Commission was not able to hold their public hearing on the scheduled date of March 17, 2020 and make a recommendation on the proposed ordinance amendment. The public hearing with the Planning Commission is tentatively scheduled for May 5, 2020 with a recommendation likely to follow at the next scheduled meeting on May 19, 2020. Accordingly, so that City Council has the Planning Commission's recommendation to consider at the City Council public hearing, staff is requesting a continuance of this public hearing to June 22, 2020.

#### City Council Option:

Motion to continue the public hearing for ZOA 2020-01 Procedures to June 22, 2020, at 6:00 p.m. in the Council Chambers, followed by a second, and a vote.

## Council Communication

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### ZOA 2020-02 Parking and Landscaping

Meeting Date:	May 11, 2020	Primary Staff Contact:	AnneMarie Skinner
Department:	Planning Commission	E-Mail:	ASkinner@lincolncity.org
Secondary Dept:		Secondary Contacts:	
Approval:	Ronald F Chandler	Estimated Time:	

The City Council public hearing for ZOA 2020-02 was noticed and published for May 11, 2020. However, due to COVID-19, the Planning Commission was not able to hold their public hearing on the scheduled date of March 17, 2020 and make a recommendation on the proposed ordinance amendment. The public hearing with the Planning Commission is tentatively scheduled for May 5, 2020 with a recommendation likely to follow at the next scheduled meeting on May 19, 2020. Accordingly, so that City Council has the Planning Commission's recommendation to consider at the City Council public hearing, staff is requesting a continuance of this public hearing to June 22, 2020.

#### City Council Option:

Motion to continue the public hearing for ZOA 2020-02 Parking and Landscaping to June 22, 2020, at 6:00 p.m. in the Council Chambers, followed by a second, and a vote.

## Council Communication

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### ZOA 2020-04 Signs

Meeting Date:	May 11, 2020	Primary Staff Contact:	AnneMarie Skinner
Department:	City Council	E-Mail:	ASkinner@lincolncity.org
Secondary Dept:		Secondary Contacts:	
Approval:	Ronald F Chandler	Estimated Time:	

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The City Council public hearing for ZOA 2020-04 was noticed and published for May 11, 2020. However, due to COVID-19, the Planning Commission was not able to hold their public hearing on the scheduled date of March 17, 2020 and make a recommendation on the proposed ordinance amendment. The public hearing with the Planning Commission is tentatively scheduled for May 5, 2020 with a recommendation likely to follow at the next scheduled meeting on May 19, 2020. Accordingly, so that City Council has the Planning Commission's recommendation to consider at the City Council public hearing, staff is requesting a continuance of this public hearing to June 22, 2020.

#### **City Council Option:**

Motion to continue the public hearing for ZOA 2020-04 Signs to June 22, 2020, at 6:00 p.m. in the Council Chambers, followed by a second, and a vote.

## Council Communication

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### ZOA 2019-08 Design Standards

Meeting Date:	May 11, 2020	Primary Staff Contact:	AnneMarie Skinner
Department:	City Council	E-Mail:	ASkinner@lincolncity.org
Secondary Dept:		Secondary Contacts:	
Approval:	Ronald F Chandler	Estimated Time:	

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The City Council public hearing for ZOA 2019-08 was previously continued from February 24, 2020 to May 11, 2020 to allow time for the Planning Commission public hearing on March 17, 2020. However, due to COVID-19, the Planning Commission was not able to hold their public hearing on the scheduled date of March 17, 2020 and make a recommendation on the proposed ordinance amendment. The public hearing with the Planning Commission is tentatively scheduled for May 5, 2020 with a recommendation likely to follow at the next scheduled meeting on May 19, 2020. Accordingly, so that City Council has the Planning Commission's recommendation to consider at the City Council public hearing, staff is requesting a continuance of this public hearing to June 22, 2020.

#### City Council Option:

Motion to continue the public hearing for ZOA 2019-08 Design Standards to June 22, 2020, at 6:00 p.m. in the Council Chambers, followed by a second, and a vote.

## Council Communication

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### Ordinance 2020-12 Coast Com / Astound

Meeting Date:	May 11, 2020	Primary Staff Contact:	Richard Appicello
Department:	City Attorney	E-Mail:	RAppicello@lincolncity.org
Secondary Dept:		Secondary Contacts:	Ronald Chandler
Approval:	Ronald F Chandler	Estimated Time:	10 mins.

**Question:** Should the City Council conduct and approve First Reading and Second Reading of Ordinance 2020-12 and declare an emergency and grant a six (6) month extension of the CoastCom (Astound Broadband LLC) Franchise Agreement?

#### ORDINANCE NO. 2020-12

#### AN ORDINANCE AMENDING ORDINANCE 2014-26, THE ASTOUND BROADBAND LLC [COASTCOM] TELECOMMUNICATIONS FRANCHISE, BY EXTENDING THE EXISTING FRANCHISE AGREEMENT BY SIX MONTHS UNDER THE SAME TERMS AND CONDITIONS TO NOVEMBER 12, 2020, AND DECLARING AN EMERGENCY

#### Staff Recommendation:

Staff recommends Council conduct and approve First Reading of Ordinance 2020-12, Declare an emergency and, *if unanimous*, Conduct and approve Second Reading and adopt Ordinance 2020-12.

#### Authority:

City of Lincoln City Charter, Chapter IX. Section 9.2(1) provides that an ordinance may be enacted at a single meeting of the Council by unanimous vote of all Council members voting when a quorum is present upon being read by title only. Adoption of an ordinance after second reading requires the express concurrence of a majority of the members present. Ordinances may be read by title only, after compliance with Charter procedures. A non-emergency ordinance takes effect on the thirtieth (30th) day after its adoption or on a later day the ordinance prescribes. An ordinance adopted to meet an emergency may take effect as soon as it is adopted or on some other date specified in the ordinance.

#### Background:

The CoastCom Inc. (Astound Broadband LLC) franchise agreement expires May 12, 2020. The renewal / new agreement is being negotiated by outside legal counsel. Outside Counsel has advised an agreement is nearly completed – however it will not be ready before expiration. City

staff recommends an extension be granted under the same terms and conditions (by emergency enactment) in order to avoid an interruption in service.

**Council Options:**

1. Conduct and Approve First Reading. Declare an Emergency. Conduct and Approve Second Reading and adopt the ordinance.
2. Conduct and approve First Reading. Read changes, if any. Conduct and Approve Second Reading and adopt the ordinance.

**Potential Motions:**

*City Attorney:* [Conduct First Reading of Ordinance by Title only]

**ORDINANCE NO. 2020-12**

**AN ORDINANCE AMENDING ORDINANCE 2014-26, THE ASTOUND BROADBAND LLC [COASTCOM] TELECOMMUNICATIONS FRANCHISE, BY EXTENDING THE EXISTING FRANCHISE AGREEMENT BY SIX MONTHS UNDER THE SAME TERMS AND CONDITIONS TO NOVEMBER 12, 2020, AND DECLARING AN EMERGENCY**

*Council:*

Motion to approve First Reading of Ordinance 2020-12.

*if unanimous*

*Council:* Motion to Declare an Emergency.

*if unanimous*

*City Attorney:* Conduct Second Reading of Ordinance by Title only]

*Council:*

1. Motion to approve Second Reading and adopt Ordinance 2020-12 as an emergency enactment.

**Attachments:**

Ordinance 2020-12 Astound (DOC)



1 **WHEREAS**, the City and Astound Broadband LLC require additional time to complete  
2 negotiations and the parties are interested in an extension of the existing Franchise under the  
3 same terms and conditions; and  
4

5 **WHEREAS**, the City Council finds and determines it is in the public interest to further extend  
6 the current Franchise with Astound Broadband LLC for an additional six month period so  
7 telecommunication services to the public will not be interrupted during further negotiations.  
8

9 **THE CITY OF LINCOLN CITY ORDAINS AS FOLLOWS:**

10  
11 **SECTION 1. Recitals.** The recitals set forth above are true and correct and incorporated  
12 herein by this reference.  
13

14 **SECTION 2. Extension.** The existing Franchise for Astound Broadband LLC (formerly  
15 "Coastcom") approved in Ordinance 2014-26, is hereby extended from May 12, 2020 to  
16 November 12, 2020.  
17

18 **SECTION 3. No Other Changes/ Waivers.** All other terms and conditions of the existing  
19 Franchise shall remain in full force and effect.  
20

21 **SECTION 4. Findings Adopted.**  
22 The findings contained in the Whereas Clauses of this ordinance together with the competent  
23 substantial evidence in the record of this legislative proceeding are incorporated into this  
24 section by reference as if fully set forth herein, and are adopted in support of this legislative  
25 action.  
26

27 **SECTION 5. Severability.** The sections, subsections, paragraphs and clauses of  
28 this ordinance are severable. The invalidity of one section, subsection, paragraph,  
29 or clause shall not affect the validity of the remaining sections, subsections,  
30 paragraphs and clauses.  
31

32 **SECTION 6. Acceptance by Franchisee.**  
33 Prior to or within thirty days of the effective date of this Ordinance, the franchisee shall sign  
34 an acceptance of this Ordinance and return the acceptance to the City Recorder. If the  
35 ordinance is not accepted within sixty (60) days of its adoption, the ordinance shall be void  
36 and have no further effect.  
37

38 **SECTION 7. Emergency Declaration and Ordinance Effective date.** The existing  
39 Franchise Agreement with Astound Broadband terminates on May 12, 2020. In order to  
40 avoid disruption in telecommunications service, it is necessary to adopt the Ordinance  
41 approving the franchise extension by emergency enactment. The Lincoln City Charter  
42 Chapter IX, Section 9.3, expressly authorizes the City Council to adopt an emergency  
43 ordinance for the immediate preservation of the public peace, health or safety upon making a  
44 statement declaring the basis of the emergency. Council finds and determines that



## Council Communication

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### Economic Development Tools: Residential Loans

Meeting Date:	May 11, 2020	Primary Staff Contact:	Alison Robertson
Department:	Urban Renewal	E-Mail:	alisonr@lincolncity.org
Secondary Dept:	Administration	Secondary Contacts:	
Approval:	Ronald F Chandler	Estimated Time:	15 min

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**Objective:** For Council to have an update on the use of Economic Development Tools in residential applications and consider expanding Façade Improvement and Energy Efficiency Loan Programs to include residential criteria.

#### Background:

- March 25, 2019, Agency and City both approved all Economic Development Tool objectives. Criteria for new Agency and City tools to be researched and brought back to the Agency and City for final program approval. City funds to be held for one year with public development site partnerships to have priority over fund requests. City toolbox funds will be available starting May 14, 2020.
- January 27, 2020, Agency and City both approved updated Façade Improvement Loan Program, Energy Efficiency Loan Program, Business Expansion Loan Program, and Local Program Support Grant. City funds to be held for public development site partnerships until May 14, 2020. Agency and City both requested a joint work session to discuss criteria for remaining tools.
- March 30, 2020, Agency and City had a joint work session to answer questions in developing program criteria for new economic development tools.

#### Economic Development Tools for Residential Properties:

The following list of options could address residential development aimed at workforce or "missing middle" (60% - 120% of Median Family Income) housing:

1. Expand Façade Improvement Loan Program to include residential loans for homes that meet "missing middle" or "workforce" criteria.
2. Expand Energy Efficiency Loan Program to residential that meet "missing middle" or "workforce" criteria.
3. Offer Mixed-Use Housing Loans: Provide loans for second story residential remodel construction of existing commercial buildings or percentage of cost for second story construction of new building. Funding can be used for upgrades such as elevators, private access, etc.
4. Offer Workforce/Missing Middle Housing Loans: Provide loans for residential construction meeting the local workforce market, defined as those earning 60%-

120% of the median family income for Lincoln County. Loan terms could be determined as payable upon Certificate of Occupancy, lease or sale. Could be used in conjunction with other tools such as Pre-Development Assistance, or Infrastructure Partners.

5. Offer Pre-Development Assistance: System Development Charges and permit fees prepaid by URA to be repaid prior to Certificate of Occupancy or at time of sale or portion of sale.
6. Offer Infrastructure Partners Tool: For private redevelopment projects that support the efforts of the Agency and Community Vision Plans, the Agency will partner to construct necessary and required public works infrastructure such as water, sewer and storm mainline extensions, also sidewalks, off-street parking, curbs and gutters.
7. Offer Brownfield Assistance Tool: For private commercial projects that support the efforts of the Agency and Community Vision Plans, the Agency will partner with property owners to assist with Brownfield site challenges to further sale or redevelopment of the property. Assistance is possible in the form of loans or grants for inventory, assessment or clean-up/remediation.

At this point, staff would like discussion on updated program criteria to include improvements to residential properties for the following two existing programs:

- Façade Improvement Loan Program
- Energy Efficiency Loan Program

The criteria allow residential applications in the following cases:

- Primary residences
- Homes with market value at/below \$252,000 (per the Housing Needs Assessment)
- 25% equity
- Less than 1,200 square feet home size

**Possible Motions by Council:**

- Motion (not) to approve revisions to existing Façade Improvement Loan Program and Energy Efficiency Loan Program to allow funding requests for residential properties.
- Direct staff to revise program criteria accordingly.

**Attachments:**

2020\_0511\_FacadeImprovementLoanProgram\_Revised (PDF)

2020\_0511\_EnergyEfficiencyLoanProgram\_Revised (PDF)

## FAÇADE IMPROVEMENT PROGRAM

### PROGRAM GOAL

The goal of this program is to provide renovation and rehabilitation funds for existing commercial and residential properties to assist in alleviating blight conditions, improve building structures, improve livability, and compliment local design characteristics. The program contracts with local design professionals for design services.

### FINANCING

There are two funding sources for this program; City Economic Development funds and Urban Renewal funds (if the property is located within the Year 2000 Urban Renewal District). Funds are subject to availability of annual funding. This program can only provide funds for future work; not refinancing of completed work.

This program offers a 0% interest rate loan. Loan processing and closing costs are to be paid by borrower.

Multiple façade improvement loans for multiple properties having the same owner are available, so long as the total loan amounts do not exceed **\$150,000**.

#### Financing for Property Owners

- **\$150,000** maximum secured loan to property owners
- It is recommended that property owners have 30% equity in commercial property or 25% equity in residential property.
- Up to ten-year payback, fully amortized through monthly payments
- For residential properties:
  - Funds are restricted to homes valued at or below \$252,000<sup>1</sup> based on the total market value from the Lincoln County tax assessor's property report data for the most recent year.
  - Home must be approximately 1,200 square feet or less.
  - Home must be used for primary residence by the property owner.
- Up to twenty hours of free design consultation (max. \$1,200.00)

#### Financing for Business Owners

- **\$ 5,000** maximum personally guaranteed loan to business owners
- Five-year payback, fully amortized through monthly payments
- Up to ten hours of free design consultation (max: \$600.00)
- If the applicant is not the owner of the property to be renovated, written authorization from the property owner must be submitted with the application.

### ELIGIBILITY

Funds may be used for structural and aesthetic building improvements, but must include façade improvements<sup>2</sup>. A plan that includes façade improvements may be eligible for

<sup>1</sup> This home market value limit is based on 120% of median family income attainable home-ownership price for a family of four.

<sup>2</sup> This program is available to businesses for signages without the façade requirement under these conditions: the sign and business is located in a Historic Business District, and the Historic Business District has established signage guidelines, or an existing sign is being brought into compliance.

structural repairs, rot repair, roofing, sidewalks, walkways, public plaza, interior renovations of public space, lighting, code compliance, minor additions, and “Pearl” projects<sup>3</sup>.

Property must be located within Lincoln City city limits.

Eligible activities: including, but not limited to:

- Rehabilitation of building facades
- Masonry cleaning
- Cornice restoration
- New siding
- Exterior painting
- Canopies and window awnings
- Repair to gutters and downspouts
- Removal of old signs and replacement of new conforming signs
- Americans with Disabilities Act compliance
- Improvements which enhance the pedestrian environment.

Ineligible activities: including, but not limited to, working capital, refinancing of existing debt, security systems, personal property, furnishings, inventory, billboards.

#### **PROGRAM FAÇADE AND DESIGN GUIDELINES**

1. Exterior facades shall be updated and integrated into a design that complements adjacent structures to provide a harmonious composition of masses, materials, colors, and textures.
2. Lighting standards and fixtures shall be of a design and size compatible with the building and adjacent areas.
3. Building components, such as windows, doors, eaves and parapets, shall have good proportions and relationship to one another.
4. Design attention shall be given to mechanical equipment or other utility hardware so as to screen them from view to the extent feasible.
5. For commercial buildings, signs will be a part of the architectural concept. Size, materials, color, lettering and location shall be harmonious with the building design and the number of signs shall be minimized.
6. Minor addition(s) to an existing structure do not increase the square footage of the existing structure by more than 50%

#### **APPLICATION PROCESS**

1. Forms are available online ([www.LincolnCity.org](http://www.LincolnCity.org)) and in the Urban Renewal Office, City Hall, 801 SW Highway 101, Room 350. Submit completed pre-application form to the Urban Renewal (UR) Office. UR and City staff will initially determine when a pre-application is substantially complete and meets the program objectives. Completed applications will include in part:
  - pre-application form
  - requested loan amount
  - evidence of property and/or business ownership
  - property equity information
  - preliminary design drawings
  - itemized cost estimates from a licensed contractor

<sup>3</sup> A Pearl project would be work that supports the Community Vision for the related district.

- description of methods and materials to be used
  - estimated project completion time
2. Pre-application is forwarded to the Outside Loan Officer who will request preliminary title reports, credit reports, and appraisals or will perform alternative procedures to determine credit worthiness of the applicant for the proposed project. The applicant must demonstrate the ability to repay the loan in a timely manner and may be asked to provide the following information to the Outside Loan Officer:
    - Business Plan or detailed description of your business
    - Breakdown of use of funds for the project
    - Personal financial statements
    - Resumes of business owner
    - Business income statement and balance sheet for past 3 years
    - Projected Income Statements
  3. Outside Loan Officer provides summarized financial information about the applicant's ability to repay the loan to UR and City staff to include in the application packet for the UR or City Loan and Grant Committee (Committee) to review.
  4. Application packet is presented to the Committee to determine whether the project meets the mission and purpose of the Business Expansion Program and for tentative approval to process. The Committee, at its discretion, may consider other conditions or building appurtenances.
  5. If the Committee recommends approval, the request is issued an anonymous loan number and sent to either the Urban Renewal Agency or City Council for final approval. In certain circumstances, the Urban Renewal Agency or City Council may authorize a higher loan amount.

#### **CONDITIONS AND CONSIDERATION**

1. The City Council and/or Urban Renewal Agency shall have the sole authority to approve an application.
2. The borrower must demonstrate the ability to repay the loan in a timely manner. In cases where the property owner is able and demonstrates the skill to do the work themselves without using a licensed contractor (by applicable codes and ability), the Urban Renewal Agency or City Council can consider disbursement of funds (for materials, not labor) similar to a line of credit with any added conditions to reduce risk on a case by case basis.
3. The bank loan is to be a construction-type loan. Funds are disbursed as work is completed and verified.
4. Equipment purchase or construction must begin within six months and completed within twelve months of Urban Renewal Agency or City Council approval.
5. Repayment begins after first draw request, with payments based on entire loan amount.
6. Loan cancellation and repayment occur if borrower fails to comply with the conditions of the loan. Penalties may apply. Projects that do not comply with submitted plans will not qualify for 0% financing. They may be assessed the current prime rate of interest plus a two percent penalty.
7. Applicants must be current with all applicable taxes, licenses and fees.
8. For improvements to real property, where not currently available, the plan must meet American with Disabilities Act compliance for accessibility from at least one entrance at street level.
9. Note is due upon refinancing or sale of the business or property as applicable.

10. Before any funds are distributed, loan applicant must obtain all necessary approvals including those from Lincoln City Planning and Public Works Departments.
11. Projects may be made public and used for marketing economic development projects after approval of funding.

**COLLECTION POLICY**

Delinquencies, collection procedures, and foreclosures will be in accordance with procedures of all participating financial partners.



For more information, please contact the  
Lincoln City Urban Renewal Office at  
541-996-1095



## ENERGY EFFICIENCY PROGRAM

### PROGRAM GOAL

The goal of this program is to provide funds for existing commercial and residential properties and businesses to assist in reducing energy costs by improving building systems and business operations. [Please note: Vacation Rental Dwellings (VRDs) are not considered commercial buildings.]

Projects must be registered with Energy Trust of Oregon and/or USDA Rural Development REAP Grant Program. Energy Efficiency must meet the minimum Standard Incentives through Energy Trust of Oregon and/or the USDA Rural Development REAP Grant Program requirements. This Energy Efficiency Program acts as a “gap” funding to make possible energy efficiency improvements to commercial buildings. Applicants may request a waiver of costs in cases where an energy study (rather than assessment) is needed.

### FINANCING

There are two funding sources for this program; City Economic Development funds and Urban Renewal funds (if the property is located within the Year 2000 Urban Renewal District). Funds are subject to availability of annual funding. This program can only provide funds for future work; not refinancing of completed work.

This program offers a 0% interest rate loan with no pre-payment penalty. Processing and closing fees are paid by the borrower and not included in the loan amount, unless otherwise noted.

Multiple loans for multiple properties having the same owner are available, so long as the total loan amounts do not exceed \$150,000 (\$75,000 maximum per property per fiscal year). This loan may be combined with other Urban Renewal or City Economic Development loans given the total loan amount remains under \$150,000 (not to exceed \$75,000 per fiscal year).

Financing for Property Owners:

- \$150,000 maximum secured loan to property owners (not to exceed \$75,000 per fiscal year).
- It is recommended that property owners have 30% equity in commercial property, or 25% equity in residential property.
- Up to ten-year payback, fully amortized through monthly payments
- For residential properties:
  - Funds are restricted to homes valued at or below \$252,000<sup>1</sup> based on the total market value from the Lincoln County tax assessor's property report data from the most recent year.
  - Homes must be approximately 1,200 square feet or less.
  - Home must be used for primary residence by the property owner.

<sup>1</sup> This home market value limit is based on 120% of median family income attainable home-ownership price for a family of four.

#### Financing for Business Owners

- \$5,000 maximum personally guaranteed loan to business owners
- Up to five-year payback, fully amortized through monthly payments
- It is recommended that any operation business attain other applicable certification.
- Must provide written authorization for any building alterations from property owner

#### ELIGIBILITY

Property must be located within Lincoln City city limits.

Eligible activities: including, but not limited to, rehabilitation, renovation or replacement of existing building systems such as:

- HVAC (Heating, Ventilation, Air Conditioning)
- Lighting
- hot water (solar, electric, gas)
- insulation
- equipment (washing machines, dryers, refrigeration), etc.

Ineligible activities (including, but not limited to): working capital, refinancing of existing debt, security systems, personal property, furnishings, inventory, billboards

#### APPLICATION PROCESS

1. Contact Energy Trust of Oregon and/or USDA REAP Program to register the project and receive free Energy Assessment and determine proposed project, and register the project with ETO or USDA Rural Development Program.
  - Energy Trust of Oregon  
Call 1-866-368-7878 to inquire about program incentives and register your project. To submit an Energy Assessment Request with the Energy Trust of Oregon visit:  
<https://energytrust.org/forms/commercial/ExistingBuildingIntakeForms/ShowForm/Form100E>
  - USDA Rural Development  
Call 1-503-414-3369 to inquire about program incentives and register your project;  
Or visit: [http://www.rurdev.usda.gov/ORbcp\\_energy.html](http://www.rurdev.usda.gov/ORbcp_energy.html)
2. Obtain cost estimates for proposed project work.
3. Forms are available online ([www.LincolnCity.org](http://www.LincolnCity.org)) and in the Urban Renewal (UR) Office, City Hall, 801 SW Highway 101, Room 350. Submit completed pre-application form with energy assessment and cost estimates to UR Office. UR and City staff will initially determine when a pre-application is complete and meets the program objectives. Completed pre-applications will include:
  - Pre-application form
  - Evidence of property and/or business ownership
  - Preliminary design drawing
  - Property equity information
  - Description of methods and materials to be used
  - Itemized cost estimates from licensed contractor
4. Pre-application is forwarded to the Outside Loan Officer who will request preliminary title reports, credit reports, and appraisals or will perform alternative procedures to determine credit worthiness of the applicant for the proposed

project. The borrower must demonstrate the ability to repay the loan in a timely manner.

5. Outside Loan Officer provides summarized financial information about the applicant's ability to repay the loan to UR and City staff to include in the application packet for the UR of City Loan and Grant Committee (Committee) to review.
6. Application packet is presented to the Committee for discussion and consideration. The Committee, at its discretion, may consider other conditions or building appurtenances.
7. If the Committee recommends loan approval, the request is issued an anonymous loan number and sent to the Urban Renewal Agency or City Council for final approval. In certain circumstances the Agency may authorize a higher loan amount.

#### **CONDITIONS AND CONSIDERATIONS**

1. The City Council and/or Urban Renewal Agency shall have the sole authority to approve an application.
2. The borrower must demonstrate the ability to repay the loan in a timely manner.
3. The bank loan is a construction-type loan. Funds are disbursed as work is completed and verified.
4. Equipment purchase or construction must begin within six months and completed within twelve months of Urban Renewal Agency or City Council approval.
5. Repayment begins after first draw request, with payments based on entire loan amount.
6. Loan cancellation and repayment occur if borrower fails to comply with the conditions of the loan. Penalties may apply. Projects that do not comply with submitted plans will not qualify for 0% financing. They may assess the current prime rate of interest plus a two percent penalty.
7. Applicants must be current with all applicable taxes, licenses and fees.
8. Any work impacting exterior facades shall be updated and integrated into a design that complements adjacent structures to provide a harmonious composition of masses, materials, colors, and textures. Building components, if any (windows, doors, eaves and parapets), shall have good proportions and relationship to one another. Lighting standards and fixtures shall be of a design and size compatible with the building and adjacent areas. Design attention shall be given to mechanical equipment or other utility hardware so as to screen them from view to the extent feasible.
9. Note is due upon refinancing or sale of the business or property as applicable.
10. Before any funds are distributed, loan applicant must obtain all necessary approvals including those from Lincoln City Planning and Public Works Departments.
11. Project may be made public and used for marketing economic development projects after approval of funding.

#### **COLLECTION POLICY**

Delinquencies, collection procedures, and foreclosures will be in accordance with procedures of all participating financial partners.



For more information, please contact the  
Lincoln City Urban Renewal Office at 541-996-1095



## Council Communication

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### Economic Development Toolbox: New Economic Development Tools

Meeting Date:	May 11, 2020	Primary Staff Contact:	Alison Robertson
Department:	Urban Renewal	E-Mail:	alisonr@lincolncity.org
Secondary Dept:	Administration	Secondary Contacts:	
Approval:	Ronald F Chandler	Estimated Time:	20 Minutes

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**Objective:** To consider creating two additional City Economic Development Tools. *(This item has been carried over from the April 27<sup>th</sup> meeting, although no discussion or presentation of the item occurred at that time.)*

#### Background:

- March 25, 2019, Agency and City both approved all Economic Development Tool objectives. Criteria for new Agency and City tools to be researched and brought back to the Agency and City for final program approval. City funds to be held for one year with public development site partnerships to have priority over fund requests. City toolbox funds will be available starting May 14, 2020.
- January 27, 2020, Agency and City both approved updated Façade Improvement Loan Program, Energy Efficiency Loan Program, Business Expansion Loan Program, and Local Program Support Grant. City funds to be held for public development site partnerships until May 14, 2020. Agency and City both requested a joint work session to discuss criteria for remaining tools.
- March 30, 2020, Agency and City had a joint work session to answer questions in developing program criteria for new economic development tools.

#### New Economic Development Tools

Staff would like discussion on program criteria for two new economic development tools.

- Pre-Development Assistance
  - Program Goal: System Development Charges and permit fees prepaid by URA to be repaid prior to Certificate of Occupancy or at time of sale or portion of sale. For Public Private Partnership Projects, fees for site preparation could also include tree survey, geotechnical/soils study, wetland delineation, environmental study and preliminary design/engineering as part of a Development Agreement.
- Infrastructure Partners
  - Program Goal: For private redevelopment projects that support the efforts of the Agency and Community Vision Plans, the Agency will partner to

construct necessary and required public works infrastructure such as water, sewer and storm mainline extensions, also sidewalks, off-street parking, curbs and gutters. This may also include telecommunications assistance, such as access to high speed broadband, to foster job creation and economic development objectives.

**Possible Motions by Council**

- Motion (not) to approve Pre-Development Assistance Program and Infrastructure Partners Program, and authorize staff to make any minor administrative edits.
- Direct staff to revise program criteria accordingly.

**Attachments:**

InfrastructurePartners\_DRAFT (DOCX)

Pre-DevelopmentAssistance\_DRAFT (DOCX)

Application\_AllPrograms (PDF)

## INFRASTRUCTURE PARTNERS PROGRAM

### PROGRAM GOAL

The goal of this program is to provide assistance for private redevelopment projects that support the efforts of the Urban Renewal Agency (URA), City Council (Council), and Community Vision Plans. The URA or Council will partner to construct necessary and required public works infrastructure such as water, sewer and storm mainline extension, also sidewalks, off-street parking, curbs and gutters. This may also include telecommunications assistance, such as access to high speed broadband, to foster job creation and economic development objectives.

### FINANCING

There are two funding sources for this program; City Economic Development funds (*funds are restricted to public property development partnerships until after May 14, 2020*) and Urban Renewal Agency funds (if the property is located within the Year 2000 Urban Renewal District). Funds are available on first come, first served basis, and are subject to availability of annual funding. This program can only provide funds for future work, not work already completed.

Funds can be made available as a short-term loan with repayment at Certificate of Occupancy, time of sale, or portion of sale. Funds can also be financed and repaid over time, not to exceed ten years.

This program may be combined with another City or URA program, so long as the total amount borrowed does not exceed \$150,000 per applicant.

Applicants will be awarded funding based on their ability to support Council and URA goals and objectives for economic development and housing, including:

- Encourage the development of affordable and workforce housing
- Provide family-wage jobs to locate in Lincoln City
- Support the success and growth of existing businesses and entrepreneurs
- Foster Lincoln City's recreation and tourism-based economy, particularly during off-peak times
- Support business that provides for the day-to-day needs of Lincoln City residents

### ELIGIBILITY

Applicants may request assistance for construction or redevelopment of commercial, industrial, mixed-use, affordable housing, and workforce housing properties.

Eligible activities include, but not limited to:

- Construction of water, sewer, and storm mainline extension
- Construction of sidewalks, off-street parking, curbs and gutters
- Telecommunications assistance, such as access to high speed broadband

Property must be located within Lincoln City city limits.

Ineligible activities: including, but not limited to, working capital, refinancing of existing debt, security systems, personal property, inventory, rip rap or shoreline stabilization, billboards, and credit card debt.

**APPLICATION PROCESS**

1. Forms are available online ([www.LincolnCity.org](http://www.LincolnCity.org)) and in the Urban Renewal Office, City Hall, 801 SW Highway 101, Room 350. Submit completed pre-application form to the Urban Renewal Office. Staff will initially determine when a pre-application is substantially complete and meets the program objectives. Completed applications will include in part:
  - pre-application form
  - requested funding amount
  - evidence of property ownership
  - property equity information
  - preliminary design drawings, if available
  - itemized cost estimates from suppliers or licensed contractor, as applicable
  - description of business plan, including intended staffing objectives
  - estimated development completion time
2. Pre-application is forwarded to the Outside Loan Officer who will request preliminary title reports, credit reports, and appraisals or will perform alternative procedures to determine credit worthiness of the applicant for the proposed project. The applicant must demonstrate the ability to repay the loan in a timely manner and may be asked to provide the following information to the Outside Loan Officer:
  - Business Plan or detailed description of your business
  - Breakdown of use of funds for the project
  - Personal financial statements
  - Resumes of business or property owner
  - Business income statement and balance sheet for past 3 years
  - Projected income statements
3. Outside Loan Officer provides summarized financial information about the applicant's ability to repay the loan to staff to include in the application packet for the URA or City Loan and Grant Committee (Committee) to review. Application packet is issued an anonymous number to be used in public meetings (until approval; projects may be made public after approval of funding).
4. Application packet is presented to the Committee to determine whether the project meets the mission and purpose of the Infrastructure Partners Program and for tentative approval to process. The Committee, at its discretion, may consider other conditions or building appurtenances.
5. If the Committee recommends approval, the application packet is sent to either the URA or Council for final approval. In certain circumstances, the URA or Council may authorize a higher funding amount.

**CONDITIONS AND CONSIDERATIONS**

1. The Lincoln City City Council and/or Urban Renewal Agency shall have the sole authority to approve an application.
2. The borrower must demonstrate the ability to repay the loan in a timely manner.
3. Processing and closing fees are paid by the borrower and not included in the loan amount, unless otherwise noted.
4. The bank loan is to be a construction-type loan. Funds are disbursed as work is completed and verified.
5. Projects should begin and be completed in a timely manner following approval from Council or URA.

6. Repayment begins after first draw request, with payments based on entire loan amount.
7. Loan cancellation and repayment occur if borrower fails to comply with the conditions of the loan. Penalties may apply.
8. Applicant must be current with all applicable taxes, licenses and fees.
9. For improvements to real property, where not currently available, the plan must meet American with Disabilities Act compliance for accessibility from at least one entrance at street level.
10. Note is due upon maturity, refinancing or sale of the business or property as applicable.
11. Before any funds are distributed, loan applicant must obtain all necessary approvals including those from Lincoln City Planning and Public Works Departments.
12. Project may be made public and used for marketing economic development projects after approval of funding.

**COLLECTION POLICY**

Delinquencies, collection procedures, and foreclosures will be in accordance with procedures of all participating financial partners.



For more information, please contact the  
Lincoln City Urban Renewal Office at 541-996-1095



## PRE-DEVELOPMENT ASSISTANCE PROGRAM

### PROGRAM GOAL

The goal of this program is to provide pre-development assistance for Lincoln City property owners with redevelopment or significant renovation plans in excess of 50% of property value.

### FINANCING

There are two funding sources for this program; City Economic Development funds (*funds are restricted to public property development partnerships until after May 14, 2020*) and Urban Renewal Agency (URA) funds (if the property is located within the Year 2000 Urban Renewal District). Funds are available on first come, first served basis, and are subject to availability of annual funding. This program can only provide funds for future work, not work already completed.

Funds can be made available as a short-term loan with repayment at Certificate of Occupancy, time of sale, or portion of sale. Funds can also be financed and repaid over time, not to exceed ten years.

This program may be combined with another City or URA program, so long as the total amount borrowed does not exceed \$150,000 per applicant.

Applicants will be awarded funding based on their ability to support City Council (Council) and URA goals and objectives for economic development and housing, including:

- Encourage the development of affordable and workforce housing
- Provide family-wage jobs to locate in Lincoln City
- Support the success and growth of existing businesses and entrepreneurs
- Foster Lincoln City's recreation and tourism based economy, particularly during off-peak times
- Support business that provide for the day-to-day needs of Lincoln City residents

### ELIGIBILITY

Applicants may request the following types of pre-development assistance:

- System Development Charges,
- Permit fees
- Survey work (geotechnical/soils, topographical, tree, etc.)
- Environmental site assessment (Level I, Level II, etc.)
- Wetland delineation
- Consult for feasibility study

Workforce housing projects within a tsunami evacuation zone must bring buildings up to code.

Assistance must support intended projects that are greater than 50% of property value.

Property must be located within Lincoln City city limits.

Ineligible activities: including, but not limited to, working capital, refinancing of existing debt, security systems, personal property, inventory, commercial projects in tsunami

evacuation zones, rip rap or shoreline stabilization projects, billboards, and credit card debt.

### **APPLICATION PROCESS**

1. Forms are available online ([www.LincolnCity.org](http://www.LincolnCity.org)) and in the Urban Renewal Office, City Hall, 801 SW Highway 101, Room 350. Submit completed pre-application form to the Urban Renewal Office. Staff will initially determine when a pre-application is substantially complete and meets the program objectives. Completed applications will include in part:
  - pre-application form
  - requested funding amount
  - evidence of property ownership
  - property equity information
  - preliminary design drawings, if available
  - itemized cost estimates from suppliers or licensed contractor, as applicable
  - description of business plan, including intended staffing objectives
  - estimated development completion time
2. Pre-application is forwarded to the Outside Loan Officer who will request preliminary title reports, credit reports, and appraisals or will perform alternative procedures to determine credit worthiness of the applicant for the proposed project. The applicant must demonstrate the ability to repay the loan in a timely manner and may be asked to provide the following information to the Outside Loan Officer:
  - a. Business Plan or detailed description of your business
  - b. Breakdown of use of funds for the project
  - c. Personal financial statements
  - d. Resumes of business or property owner
  - e. Business income statement and balance sheet for past 3 years
  - f. Projected income statements
3. Outside Loan Officer provides summarized financial information about the applicant's ability to repay the loan to staff to include in the application packet for the URA or City Loan and Grant Committee (Committee) to review. Application packet is issued an anonymous number to be used in public meetings (until approval; projects may be made public after approval of funding).
4. Application packet is presented to the Committee to determine whether the project meets the mission and purpose of the Pre-Development Assistance Program and for tentative approval to process. The Committee, at its discretion, may consider other conditions or building appurtenances.
5. If the Committee recommends approval, the application packet is sent to either the URA or Council for final approval. In certain circumstances, the URA or Council may authorize a higher funding amount.

### **CONDITIONS AND CONSIDERATIONS**

1. The Lincoln City City Council and/or Urban Renewal Agency shall have the sole authority to approve an application.
2. The borrower must demonstrate the ability to repay the loan in a timely manner.
3. Processing and closing fees are paid by the borrower and not included in the loan amount, unless otherwise noted.
4. The bank loan is to be a construction-type loan. Funds are disbursed as work is completed and verified.

5. Projects should begin and be completed in a timely manner following approval from Council or URA.
6. Repayment begins after first draw request, with payments based on entire loan amount.
7. Loan cancellation and repayment occur if borrower fails to comply with the conditions of the loan. Penalties may apply.
8. Applicant must be current with all applicable taxes, licenses and fees.
9. For improvements to real property, where not currently available, the plan must meet American with Disabilities Act compliance for accessibility from at least one entrance at street level.
10. Note is due upon maturity, refinancing or sale of the business or property as applicable.
11. Before any funds are distributed, loan applicant must obtain all necessary approvals including those from Lincoln City Planning and Public Works Departments.
12. Project may be made public and used for marketing economic development projects after approval of funding.

### **COLLECTION POLICY**

Delinquencies, collection procedures, and foreclosures will be in accordance with procedures of all participating financial partners.



For more information, please contact the  
Lincoln City Urban Renewal Office 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) \_\_\_\_\_

**2. Applicant / Operating Business**

Name: \_\_\_\_\_  
Tax ID#: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Project Address: \_\_\_\_\_  
Contact Person: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

**3. Owner of property (if not applicant)**

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

**4. Brief description of the proposed project:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**5. Estimated project completion date:** \_\_\_\_\_

**6. Total cost of project:** \_\_\_\_\_

**7. Amount of Loan/Grant request:** \_\_\_\_\_

**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<br>(as needed)  | _____ Evidence of ownership page<br>(Business and Property, as applicable) |
| _____ Plot plan (as needed)   | _____ Preliminary design drawings (as<br>needed)                           |
| _____ Cost estimate from licensed<br>contractor (as applicable)                                     | _____ Property equity information  |
| _____ Energy Assessment and evidence of<br>project registration (for Energy<br>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 renovation, 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.

\_\_\_\_\_  
Applicant's Signature Date

\_\_\_\_\_  
Applicant's Signature Date

**Return completed application and all necessary attachments to:**

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

## Council Communication

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### COVID-19 Discussion

Meeting Date:	May 11, 2020	Primary Staff Contact:	Ronald F Chandler
Department:	Administration	E-Mail:	RChandler@lincolncity.org
Secondary Dept:		Secondary Contacts:	
Approval:	Ronald F Chandler	Estimated Time:	

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I was asked by the County Attorney, Wayne Belmont, to work with him, Newport's City Manager Spencer Nebel and Yachats City Manager Shannon Beaucaire to prepare a draft plan loosening the restrictions on the lodging industry as the County moves through the reopening phases defined by the Governor. Attached is the draft plan. Newport is also discussing this on Monday. After receiving information from our meetings, the County will prepare a final draft that will be made available on Tuesday afternoon, May 12<sup>th</sup>. The County has tentatively scheduled a joint meeting with the Commissioners and all the City Councils in the County to discuss this plan. It is scheduled for Thursday, May 14<sup>th</sup> at 3:00 pm (virtual meeting).

We received about 480 applications for economic aid. We're sorting these for type (lodging vs non-lodging) and qualifications. This will take a few days to complete. I would like to schedule a special City Council meeting before the budget committee meeting on Monday, May 11<sup>th</sup> for your final approval.

#### **Attachments:**

Reopen Plan Draft II 5.7.2020 v3 (PDF)

**Working Draft**  
**Lincoln County**  
**and**  
**Cities of Yachats, Waldport, Newport, Depoe Bay, Lincoln City, Toledo, and Siletz**  
**Reopening Framework Plan for Short Term Rentals, Hotels/Motels, RV parks**  
**and Campgrounds**  
**Reopen June 1, 2020<sup>1</sup>**

**Service Changes**

Hotels Motels

- Remote check in if available
- Alternative: curbside check in with conditions below
- Touch free check-in instituted
- Barrier in place at check in – i.e. plexiglass
- Hand sanitizer in lobby
- Employee wellness checks
  - Health questions and Temp checks – start of each day
- Breakfast
  - Grab and go / sealed items / room service
  - No Public space consumption

VRDs

- Remote check in

**Signage**

Hotels Motels

- Face covering signs in public
- Covid health sign at entrances and check in. Sign templates to be provided.
- Public spaces closed (more detailed designation - - no spas, gyms, lounges or seating areas) all cordoned off and signed appropriately

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<sup>1</sup> This framework plan is based on Lincoln County continuing to move forward to phases 1, 2 and 3 of the State of Oregon reopening plan. If there is a reemergence of COVID cases which requires reinstating restrictions on social distancing under state guidelines, the County and cities may revisit the original prohibitions.

## VRDs, Homeshares and Bed and Breakfasts

- Covid health signage posted on front entrance. Signs to be provided.

## Restrictions

### Hotels Motels

- Employees required to wear face covering when in public areas
- Guests encouraged to wear face covering while in town per State of Oregon's guidance
  - Communicated prior to arrival – electronically and via phone
- No stayover guest room service
- 2 persons per bed; no more than 4 per room
  - Person is 2 years of age or older
- Pools, spas, gyms and any other recreational amenities stay closed
- Staff must be able to maintain social distance from each other in work stations and meet all other business guidelines as set by the state or local health authority

### VRDS, Homeshares and Bed and Breakfasts

- Employees required to wear face covering at all times when in presence of guests
- Guests required to wear a face covering when in shared spaces in Homeshares and Bed and Breakfasts-and encouraged to wear while in public via State of Oregon guidance
  - Communicated prior to arrival – electronically and via phone
- 2 persons per bed. Limit on occupancy of 6 persons (must be related) no matter what license provides (unless occupancy is lower under license; lower limit applies). This limit is for all occupants at any time in the VRD.
  - Person is 2 years of age or older
- Pools, spas, and any other recreational amenities stay closed
- Bed and Breakfasts and Homestays, no communal meals.

## Housekeeping Minimums Both VRDs and Hotels

- Use of CDC/EPA approved disinfectant
  - Sanitizing all high touch items in guest rooms
  - Sanitizing high touch areas hourly
    - Door handles, elevator buttons...
  - Gloves for housekeepers
- Linen washed with approved disinfectant chemicals at correct temperatures
- Removal of paper products
  - Any required items are laminated and cleaned or replaced
- Hair dryers removed from bag
  - Dryer cleaned at each checkout
- All unused linen and terry are removed and exchanged

**Required clean up if Guest is suspected of having COVID 19 (actual positive, presumptive or symptomatic) for All lodging properties and types**

- Clean room in accordance with OHA guidelines. Current guidelines shown in link below:

<https://sharedsystems.dhsoha.state.or.us/DHSForms/Served/le2288y.pdf>

**RV Parks and Campgrounds**

- RV parks and Campgrounds- -3-night minimum length of stay
  - all group and public areas closed
  - no group tent camping in this phase
  - restrooms cleaned in accordance with state guidance; patrons bring own soap, hand sanitizer and toilet paper
  - check in and check out contact free
- Employees required to wear face covering at all times when in public areas
- Guests encouraged to wear face coverings while in town per State of Oregon’s guidance
  - Communicated prior to arrival

**Phase 2**

- Leisure resumes based on government phases – unless this changes
- Limitations on number of nights, occupancy and in between times lifted but cleaning practices remain
- Limitations on grouping (up to 50 persons and conferences)
  - Pools, spas other amenities open with appropriate restrictions
  - Other health and service changes may remain
    - To be highlighted and described once original guidelines are finalized

**Phase 3**

- Limitations lifted except for state law requirements including but not limited to group size limitations (may apply to conferences, meetings, events, etc.)

**Each establishment that will reopen shall submit a plan detailing how they will meet the minimum requirements established in this Order. The plans will be sent to the respective jurisdictions via email at the addresses below. Failure to adhere to the plan shall be grounds for revocation of permission to open and may subject owner/operator to other remedies available under state and local law.**

**[county and city email addresses]**