



# **AGENDA**

Lincoln City Planning Commission  
Tuesday, July 19, 2022, 6:00 PM  
Council Chambers,  
801 SW Highway 101 - 3rd Floor, Lincoln City, OR 97367

**1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, & ROLL CALL**

1.1. Introduction of New Planning Commissioners

**2. AGENDA CHANGES OR REVISIONS**

**3. MINUTES**

3.1. Planning Commission - Regular Meeting - Jul 5, 2022 6:00 PM

**4. FINAL ORDERS, RESOLUTION, & WRITTEN COMMUNICATIONS**

4.1. Final Order for CUP 2022-04 SE Lee Pump Station

4.2. FO 2022-09 for EXT 2022-01 Final Order of Time Extension of The Cove

**5. PUBLIC HEARINGS/DELIBERATIONS**

5.1. VAR 2022-03 Weston Deck (continued from previous hearings) WITHDRAWN BY APPLICANT

5.2. CPA ZC 2022-07 Spyglass Ridge Continued to August 16, 2022

**6. NEW BUSINESS**

6.1. Housing Needs Analysis Update

6.2. Comprehensive Plan Update Public Outreach Results

**7. REPORTS AND COMMENTS**

**8. FUTURE AGENDA ITEMS & NEXT MEETINGS**

**8.1. Future Meetings**

**9. ADJOURN**

*All information for this meeting is available on the City of Lincoln City website at [www.lincolncity.org](http://www.lincolncity.org), and this meeting will be televised live on Charter Channel 4 Lincoln City and rebroadcast at various times. Planning Commission meetings are streamed live on the Internet through a link on the City of Lincoln City website, and can also be viewed following the meeting. The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, for a hearing impaired device, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting to the City Recorder, at 541-996-1203.*

# Planning Commission Communication

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## Introduction of New Planning Commissioners

Meeting Date: July 19, 2022                      Primary Staff Contact: AnneMarie Skinner  
Department: Planning Commission              E-Mail: ASkinner@lincolncity.org  
Secondary Dept:                                      Secondary Contacts:  
Approval:    Estimated Time:

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**Introduction of new Planning Commissioner Charlsy Affuso, with a term ending 12/31/2025**

**Introduction of new Planning Commissioner Steve Griffiths, with a term ending 12/31/2022**

**LINCOLN CITY PLANNING COMMISSION  
MINUTES  
July 5, 2022**

**1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, & ROLL CALL**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Mellissa Sumner	Commissioner	Present	
Marci Baker	Commissioner	Present	
Robert Vincent	Commissioner	Present	
Kim Blackerby	Chair	Excused	
Miles Schlesinger	Commissioner	Present	

**2. AGENDA CHANGES OR REVISIONS**

Director Anne Marie Skinner announced that the two public hearings would be conducted in reverse order. Item 5.1 for the SE Lee Pump Station (CUP 2022-04) would go after Item 5.2, the public hearing for EXT 2022-01 The Cove.

**3. MINUTES**

**3.1. Planning Commission - Regular Meeting - May 17, 2022 6:00 PM**

<b>MOTION:</b>	The minutes of the May 17 Planning Commission meeting were unanimously approved as written.
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**4. FINAL ORDERS, RESOLUTION, & WRITTEN COMMUNICATIONS**

None.

**5. PUBLIC HEARINGS/DELIBERATIONS**

**5.1. EXT 2022-01 The Cove - time extension**

Planning Commission Vice Chair Robert Vincent opened the public hearing at 6:05 PM, introduced the application, read the required statements, and explained the order of proceedings for the hearing. No one was excused for conflicts of interest and no challenges were offered. Director Skinner cited the applicable substantive criteria.

Director Skinner presented a summary of the staff report. The applicants, Nandina & Co LLC, have requested to extend the preliminary and final master plan and preliminary plat approval for The Cove, which is set to expire by October 12, 2022. Following the required public notice, no comments were received.

Per the staff report, staff feels the criteria for granting approval have been met and recommends approval of the request.

Following a question from Commissioner Baker, Director Skinner stated that the time extension sought by EXT 2022-01 would apply to the entirety of the project, and thus addresses item #44 of the original conditions of approval relating to the timeline for completion of the final plat.

Following a question from Commissioner Schlesinger, Director Skinner noted that the issue of the applicant's contribution to the City for street improvements (Item #45 of the original conditions of approval) was not relevant to the applicable criteria for approval of the extension. The timing of the payment is linked to the final plat.

Jacki Herb from AKS Engineering & Forestry spoke on behalf of the applicants, Nandina & Co., LLC. Ms. Herb concurred with the staff report and the recommendation in favor of approving the extension, and offered to answer any questions. There were no questions from the Planning Commission.

No members of the public were present to comment on the application.

Commissioner Vincent closed the public hearing at 6:21 PM.

Commissioner Baker moved to approve EXT 2022-01 The Cove. The motion was seconded by Commissioner Vincent and approved unanimously by the Commission.

This was a tentative decision. Staff will prepare a Final Order for adoption at the next available Planning Commission meeting.

<b>MOTION:</b>	<b>Approve EXT 2022-01 The Cove time extension</b>
<b>MOVER:</b>	<b>Baker</b>
<b>SECONDER:</b>	<b>Vincent</b>
<b>AYES:</b>	Sumner, Baker, Vincent, Schlesinger
<b>EXCUSED:</b>	Blackerby
<b>RESULT:</b>	<b>Passed</b>

**5.2. CUP 2022-04 SE Lee Pump Station**

Commissioner Vincent opened the public hearing for CUP 2022-04 at 6:24 PM, introduced the application, read the required statements and explained the order of proceedings. No one was excused for conflicts of interest, and no challenges were offered. Director Skinner listed the applicable substantive criteria.

Director Skinner provided a summary of the staff report. CUP 2022-04 is a conditional use permit for the SE Lee water service pump station, part of the Lincoln City water infrastructure system. Comments were received from the North Lincoln Fire and Rescue District #1 and neighbor Don Kaizen. Mr. Kaizen expressed concern about the impacts of noise and dust during construction, and requested these impacts be mitigated.

Director Skinner stated that Planning staff recommend approval of the Conditional Use Permit.

Public Works Director Stephanie Reid provided additional information about the project, describing the type and size of the building, the purpose of the pump station, and noted that trees would need to be removed. There were no questions for Director Reid.

Commissioner Vincent closed the public hearing at 6:40 PM.

Commissioner Baker moved to approve CUP 2022-04 SE Lee Pump Station, seconded by Commissioner Vincent. The motion passed unanimously.

This is a tentative decision by the Planning Commission. Staff will prepare a Final Order for adoption at the next available Planning Commission meeting.

<b>MOTION:</b>	<b>Approve CUP 2022-04 SE Lee Pump Station with staff’s recommended conditions</b>
<b>MOVER:</b>	<b>Baker</b>
<b>SECONDER:</b>	<b>Vincent</b>
<b>AYES:</b>	Sumner, Baker, Vincent, Schlesinger
<b>EXCUSED:</b>	Blackerby
<b>RESULT:</b>	<b>Passed</b>

**6. OLD BUSINESS**

There was no old business to discuss.

**7. NEW BUSINESS**

There was no new business to discuss.

**8. PLANNING COMMISSION TRAINING**

None.

**9. REPORTS AND COMMENTS**

Commissioner Schlesinger asked for the rationale why a City-owned public utility needed to prepare a Conditional Use Permit. Director Skinner replied that the zoning of this property was Multiple-Unit Residential (R-M) and that the pump station was considered a use allowed with conditional use approval.

**10. FUTURE AGENDA ITEMS & NEXT MEETINGS**

Commissioner Baker asked when the Planning Commission might get an update on the results of the Comprehensive Plan public outreach. Director Skinner responded that the schedule for the July 19 Planning Commission meeting would include this summary. In addition there will be a zoning ordinance amendment to discuss, the Housing Needs Analysis, and the public feedback from the input sessions and the survey. Planning Commission will be asked to provide direction on how to reflect these findings in the Comprehensive Plan Update.

Commissioner Sumner stated that she will be unable to attend the July 19th meeting due to a conflict with the Depoe Bay City Council meeting.

Responding to a question from Commissioner Vincent, Director Skinner shared that the City Council is looking to revise their recruitment process and re-interviewing applicants at their next meeting.

**11. ADJOURN**

Commissioner Vincent closed the meeting at 6:48 PM.

Respectfully submitted,

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Anne Marie Skinner  
Planning Director

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Robert Vincent  
Vice Chair

# Planning Commission Communication

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## FO 2022-08 for CUP 2022-04

Meeting Date: July 19, 2022                      Primary Staff Contact: AnneMarie Skinner  
Department: Planning Commission              E-Mail: ASkinner@lincolncity.org  
Secondary Dept:                                      Secondary Contacts:  
Approval:    Estimated Time:

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### Planning Commission Motion:

I move to adopt Final Order 2022-08 for CUP 2022-04 SE Lee Pump Station, as written.

### Attachments:

FO 2022-08 for CUP 2022-04              (DOC)

**FINAL ORDER 2022-08**  
**BEFORE THE PLANNING COMMISSION**  
**CITY OF LINCOLN CITY, LINCOLN COUNTY, OREGON**  
**July 19, 2022**

In the Matter of Approval of a Conditional Use Permit Application [CUP 2022-04] for Water Service Pump Station in a Multiple-Unit Residential (R-M) Zone at 2010 SE Lee Ave, Lincoln City, Oregon )  
 ) **FINDINGS OF FACT**  
 ) **CONCLUSIONS OF LAW**  
 ) **AND ORDER**

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**I. NATURE OF PROCEEDINGS**

This matter comes before the Planning Commission for the City of Lincoln City for *de novo* consideration of a Conditional Use Permit application for a Water Service Pump Station in a Multiple-Unit Residential (R-M) Zone at 2010 SE Lee Ave, Lincoln City, Oregon.

The application materials were received on May 6, 2022, and deemed complete on May 9, 2022.

Notification of the July 5, 2022, public hearing before the Planning Commission was mailed, pursuant to Chapter 17.76, Lincoln City Municipal Code, to area property owners within 250 feet of the site on May 16, 2022. *The News Guard* published the public hearing notice on Tuesday, May 24, 2022.

On July 5, 2022, the Planning Commission conducted a public hearing and considered the oral and written testimony presented, the staff report, and the record as a whole. The hearing was closed, and the record was closed. Based on the evidence presented at the public hearing on July 5, 2022, including the staff report and all properly submitted evidence and argument, the Planning Commission voted to APPROVE the request, with conditions.

Based upon the evidence in the record, the Commission makes the following findings of fact and conclusions of law:

**II. FINDINGS OF FACT**

**COMMISSION FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**  
FO 2022-08 for CUP 2022-04

- 1) The Nature of Proceedings (Section I) set forth above is true and correct and is specifically incorporated herein by this reference.
- 2) The subject of the above-referenced conditional use permit application is real property located within the City of Lincoln City ("City"), and described in the County Tax Assessor's maps as Tax Map 07-11-22-AD-00100-00 (Property). The street address of the Property is 2010 SE Lee Ave, Lincoln City, Oregon. The site is approximately 1.64 acres.
- 3) The Comprehensive Plan designation for the property is High-Density Residential District. The zoning classification of the site is Multiple-Unit Residential (R-M) Zone.
- 4) The surrounding Land Uses and Zoning are as follows:  
  
North: Apartments; R-M  
South: Church, Head Start; R-M  
East: Houses, undeveloped land; R-1-7.5, Lincoln County  
West: Apartments; R-M
- 5) The applicants are:  
  
City of Lincoln City  
PO Box 50  
Lincoln City, OR 97367
- 6) The Property is owned by:  
  
City of Lincoln City  
PO Box 50  
Lincoln City, OR 97367
- 7) The relevant substantive criteria include the following:  
  
LCMC Chapter 17.20 Multiple-Unit Residential (R-M) Zone  
  
LCMC Section 17.76.050 Type III Procedure  
  
LCMC Chapter 17.77.060 Conditional Use Permit
- 8) The background in the staff report is incorporated herein and is accepted as true and correct.

**COMMISSION FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**  
FO 2022-07 for CUP 2022-03

### III. FINDINGS APPLYING APPLICABLE CODE CRITERIA

- 1) The Planning Commission finds and determines that the relevant approval criteria are found or referenced in the Lincoln City Municipal Code, principally Title 17, Chapter 17.20 Multiple-Unit Residential (R-M) Zone and Section 17.77.060 (Conditional Uses).
- 2) Chapter 17.20 Multiple-Unit Residential (R-M) Zone Section 17.20.040.D lists government buildings as a conditional use.
- 3) Chapter 17.77 (Applications), Section 17.77.060 provides:

D. Approval Criteria. In order to grant any conditional use, the Planning Commission must find, based upon evidence, both factual and supportive, provided by the applicant, that:

1. The proposal is in compliance with the comprehensive plan;
2. The site for the proposed use is adequate in size and shape to accommodate the use and all required setbacks, common spaces, retaining walls, parking and loading areas, landscaping, and other features required by this title;
3. The site for the proposed use relates to streets and highways adequate in width and degree of improvement to handle the quantity and kind of vehicular traffic that would be generated by the proposed use;
4. The proposed use will have minimal adverse impact upon adjoining properties and the improvements thereon. In making this determination, the review authority shall consider, but not be limited to, the proposed location of the improvements on the site, vehicular egress/ingress and internal circulation, pedestrian access, setbacks, height and mass of buildings, retaining walls, fences, landscaping, screening, exterior lighting, and signage;
5. In areas designated as requiring preservation of historic, scenic or cultural attributes, proposed structures will be of a design complementary to the surrounding area.

E. Conditions of Approval. Pursuant to LCMC 17.76.120, the Planning Commission may impose, in addition to regulations and standards expressly specified in this title, other conditions found necessary to protect the best interests of the surrounding properties or neighborhood, or the city as a whole. These conditions may include, but not be limited to, the following:

**COMMISSION FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**  
FO 2022-08 for CUP 2022-04

1. Increasing required lot size, setbacks, common open spaces, or screening and buffering areas;
2. Requiring fences, screening walls, landscaping, or screening/buffering where necessary to reduce noise and glare from the use and maintain the property in a character in keeping with the surrounding area;
3. Requiring landscaping and maintenance thereof;
4. Increasing street widths and/or controlling the location and number of vehicular access points to the property for ingress/egress;
5. Requiring means of pedestrian/bicycle pathways to serve the property;
6. Increasing the number of off-street parking and loading spaces required; surfacing and proper drainage of parking area;
7. Limiting size, location, and number of signs;
8. Limiting the location, coverage, or height of buildings because of obstruction to view and reduction of light and air to adjacent properties;
9. Limiting or prohibiting openings in sides of buildings or structures;
10. Enclosure of outdoor storage areas and limitation of outside displays and/or storage of merchandise;
11. Requiring maintenance of grounds;
12. Regulation of noise, vibration, odors, etc.;
13. Regulation of time for certain activities;
14. Establishing a time period within which the proposed use shall be developed;
15. The requirement of a bond for removal of such use within a specified period of time;
16. Increase the size, type, or capacity of any or all utility services, facilities, or appurtenances;

17. Requirements under which any future enlargement or alteration of the use shall be reviewed by the review authority and new conditions imposed;

18. Requirements for providing the city a performance bond with a contractual agreement to assure its share of the development of streets, curbs, gutters, sidewalks, water, sanitary sewers, storm sewers, or other necessary and essential public improvements to city standards; and/or

19. Any such other conditions that will make possible the development of the city in an orderly and efficient manner and conformity with the intent and purposes set forth in this title and the comprehensive plan.

4) The Commission finds that it has received all information necessary to make a decision based on the entire record, including the staff reports, exhibits, application materials, public hearing testimony, and other materials received. Except where conflicting findings are made herein, the Commission adopts and specifically incorporates the findings as articulated by the Planning Department staff report, as the basis for the decision on the requested conditional use permit.

5) The Planning Commission finds and determines, and adopts as its own, the following findings concerning the applicable criteria in Section 17.77.060:

**1. The proposal is in compliance with the comprehensive plan;**

The written staff report notes that the zoning code enacts the comprehensive plan and with compliance with the zoning code there is compliance with the comprehensive plan. As shown in the findings above, the request is in compliance with all of the required criteria from Chapter 17.20. Planning Commission finds that this criterion is met based upon the written and verbal staff reports.

**2. The site for the proposed use is adequate in size and shape to accommodate the use and all yards, spaces, wall and fences, parking, loading, landscaping and other features required by this title;**

The written staff report provides:

*The submitted site plan shows the proposed building outside of the required setback areas. The submitted materials indicate all landscaping requirements of Chapter 17.55 either have been or will be met. The project does not require common spaces, retaining walls, or parking and loading areas. The submitted materials show that all other features that are required are being provided, as addressed throughout this staff report.*

**COMMISSION FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**  
FO 2022-08 for CUP 2022-04

The Planning Commission finds that this criterion is met based upon the staff report and testimony from the applicants given during the public hearing.

- 3. The site for the proposed use relates to streets and highways adequate in width and degree of improvement to handle the quantity and kind of vehicular traffic that would be generated by the proposed use;**

The staff report provides:

*The site is accessed from the existing and improved SE Lee Ave. No street frontage improvements are required to the site's existing improved street frontage. No new streets are required for the project. The project, once completed, will not generate any additional traffic since the use is not commercial, residential, or open to the public. The project does not reach the threshold of requiring a traffic impact study.*

The Planning Commission finds that this criterion is met based upon the staff report and evidence submitted by the applicant.

- 4. The proposed use will have minimal adverse impact upon adjoining properties and the improvements thereon. In making this determination, the commission shall consider, but not be limited to, the proposed location of the improvements on the site, vehicular egress/ingress and internal circulation, pedestrian access, setbacks, height and bulk of buildings, walls and fences, landscaping, screening, exterior lighting and signing;**

The staff report provides:

*The site exists as a developed site containing the SE Lee Reservoir. The site contains existing mature trees and vegetation, which serves as a barrier and screening. Additional screening is not allowed due to security requirements of United States Department of Homeland Security. As presented, the project meets applicable code requirements as detailed throughout this staff report. The project is not a commercial, industrial, residential, or public project. Access to the site is limited to authorized city employees. It is highly unlikely that, once construction is completed, there will be any impact to any of the adjoining properties. The only adverse impacts expected will be minimal and will be limited to the time of construction. This impact will be mitigated with strict adherence to the city's rules for contractors and construction projects, including dust control, erosion control, and noise.*

Based upon the staff report and testimony received during the public hearing, the Planning Commission finds that this criterion is met.

**COMMISSION FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**  
FO 2022-07 for CUP 2022-03

**5. In areas designated as requiring preservation of historic, scenic or cultural attributes, proposed structures will be of a design complementary to the surrounding area.**

The site is not in one of these designated areas. This criterion is not applicable.

**IV. ORDER**

In sum, the Planning Commission for the City of Lincoln City finds and determines that the requested Conditional Use Permit Application meets, or can meet with conditions, the approval criteria in LCMC 17.77.060.D. Accordingly, based on the above Findings of Fact and Conclusions of Law, and based upon the evidence in the whole record, the Planning Commission hereby APPROVES WITH CONDITIONS the requested Conditional Use Permit contained in CUP 2022-04.

1. Installation and continued operation of the water service pump station shall comply with all applicable city, state, and federal codes, rules, regulations, and permitting processing, and applicable building and electrical code requirements.

**Lincoln City Planning Commission**

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Kim Blackerby, Chair

Signature authorized and approved by the full Commission this 19<sup>th</sup> day of July, 2022.

## Planning Commission Communication

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### FO 2022-09 for EXT 2022-01

Meeting Date: July 19, 2022                      Primary Staff Contact: AnneMarie Skinner  
Department: Planning Commission              E-Mail: ASkinner@lincolncity.org  
Secondary Dept:                                      Secondary Contacts:  
Approval:    Estimated Time:

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#### **Potential Motion:**

**I move to approve FO 2022-09, the final order for EXT 2022-01 the time extension of The Cove.**

#### **Attachments:**

Final Order EXT 2022-01    (DOC)

**LINCOLN CITY  
PLANNING COMMISSION**

**IN THE MATTER OF**

Case File EXT 2022-01 )  
The Cove ) Final Order No. 2022-09  
Time Extension for PUD 2020-01/SUB 2020-01 )  
\_\_\_\_\_ )

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

The Findings of Fact and Conclusions of Law regarding compliance with applicable approval criteria as set forth in the June 28, 2022, Lincoln City Planning Department Staff Report for EXT 2022-01, together with supporting documents and application materials in the record, said report(s) being hereby adopted and incorporated into this Order by this reference.

The incorporated staff report(s) finds that the application meets all applicable approval criteria; therefore, Planning Commission finds and determines that all applicable approval criteria are met.

**FINAL ORDER**

Based on the evidence presented at the public hearing on July 5, 2022, including the staff report, and the supporting application materials contained in the Official Case File(s) EXT 2022-01, the Planning Commission finds and determines that the application contained in the files DOES SATISFY all applicable approval criteria as detailed above, and the application is therefore APPROVED.

FINAL ORDER APPROVED THIS 19<sup>th</sup> DAY OF JULY 2022.

\_\_\_\_\_  
Kim Blackerby  
Planning Commission Chair

ATTEST:

\_\_\_\_\_  
Anne Marie Skinner  
Planning Director

## Planning Commission Communication

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### **VAR 2022-03 Weston Deck - withdrawn**

Meeting Date: July 19, 2022                      Primary Staff Contact: AnneMarie Skinner  
Department: Planning Commission            E-Mail: ASkinner@lincolncity.org  
Secondary Dept:                                      Secondary Contacts:  
Approval:    Estimated Time:

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**This request was WITHDRAWN by the applicant.**

## Planning Commission Communication

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### CPA ZC 2022-07 Spyglass Ridge - continued

Meeting Date: July 19, 2022                      Primary Staff Contact: AnneMarie Skinner  
Department: Planning Commission              E-Mail: ASkinner@lincolncity.org  
Secondary Dept:                                      Secondary Contacts:  
Approval:    Estimated Time:

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**This hearing has been continued to August 16, 2022.**

# Planning Commission Communication

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## Housing Needs Analysis Update

Meeting Date: July 19, 2022                      Primary Staff Contact: AnneMarie Skinner  
Department: Planning Commission              E-Mail: ASkinner@lincolncity.org  
Secondary Dept:                                      Secondary Contacts:  
Approval:    Estimated Time:

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

### **Attachments:**

Lincoln City Background Report and HNA 4.19.22\_clean              (PDF)  
Lincoln City Housing Interviews Summary-2022-05-24 (PDF)  
Lincoln City Housing Policies-2022-05-27              (PDF)  
Lincoln City Housing Policy Toolbox v3              (XLSX)  
Lincoln City Housing Policy Toolbox v3              (PPTX)

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

## INTRODUCTION

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### Purpose of Housing Implementation Plan

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

### HIP Work Products

The HIP Work Plan tasks include the following:

- This **Lincoln City Housing Background Report** contained in this Memorandum sets the stage for the overall HIP. The background report summarizes findings from the recent housing studies; identifies actions already taken by the City to foster housing production; identifies housing policies the City should consider going forward; and sets forth a set of draft policy evaluation criteria to be used for prioritizing future housing policies.
- **Stakeholder Interviews.** Interviews shall be conducted with housing stakeholders such as developers, affordable housing advocates, real estate brokers and others to confirm housing development barriers and opportunities.
- **City code evaluation and recommendations.** During the HIP process, the City and consultant team will review current city codes and recommend draft code amendments for Lincoln City to consider to help foster housing investment and production.
- **Housing Advisory Committee engagement.** At least two meetings will be held with the Lincoln City Planning Commission (PC) to review, advise and refine consultant recommendations and work products.
- **Community Meeting.** At least one meeting will be held with the general public to inform and further refine HIP recommendations.

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- **Final Report.** The HIP findings and recommendations will be compiled into a final report along with code amendment recommendations for updates to the Lincoln City Comprehensive Plan and Municipal Code Title 17.

## HOUSING POLICY BACKGROUND

### Lincoln City Housing Needs Analysis (2017)

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

Key findings contained in the 2017 HNA include:

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

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

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

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

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

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

While the updated housing needs analysis described later in this Memorandum reflects the amount of housing required to address the latest coordinated population growth forecast for the Lincoln City UGB, the prior Buildable Land Inventory from 2017 concluded that there is an adequate supply of

vacant buildable land area within the current UGB to fully address the most robust housing scenario from the 2017 HNA (Scenario B). As such, we recommend that the City continue to plan for Scenario B, (the *Baseline plus Workforce Housing* growth scenario) that anticipates demand from population growth as well as demand from narrowing the existing gap in workforce housing over the next 20 years.

### **Lincoln County Workforce Housing Toolkit**

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

#### **Renter Tools**

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

#### **Homebuyer Tools**

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

#### **Employer Tools**

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

#### **Developer Tools**

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

#### **Local Government Tools**

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

#### **Community Tools**

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

### **At Home in Lincoln County 2.0**

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

#### **Goals for 2017**

- Provide improved emergency response and prevention of homelessness
  - Increased provision of overnight shelters

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

#### **Prior 2007 Goals**

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

#### **Lincoln County Housing Strategy Plan**

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

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

## HOUSING NEEDS ANALYSIS UPDATE

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

### Population

The Covid-19 pandemic had a significant impact on Lincoln City’s population growth and housing demand. Lincoln City recorded a record-high population of 10,067 in 2021, up from 8,865 in 2020 (July 1 estimates by PSU). Between 2010 and 2021, the population growth rate in the City outpaced Lincoln County as a whole. As shown in **Exhibit 1**, Lincoln City’s population expanded an average annual growth rate (AGR) of 2.19% between 2010 and 2021. In comparison, Lincoln County’s overall growth rate was 0.9%.

**Exhibit 1: Population Trends (2000-2021)**

Population Estimates, Lincoln County and Lincoln City, 2000-2021					
	2000	2010	2020	2021	2010-2021 AGR
Lincoln County	44,479	46,135	50,387	50,903	0.90%
Lincoln City	7,307	7,935	8,865	10,067	2.19%

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

### Population Growth Forecast

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

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

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

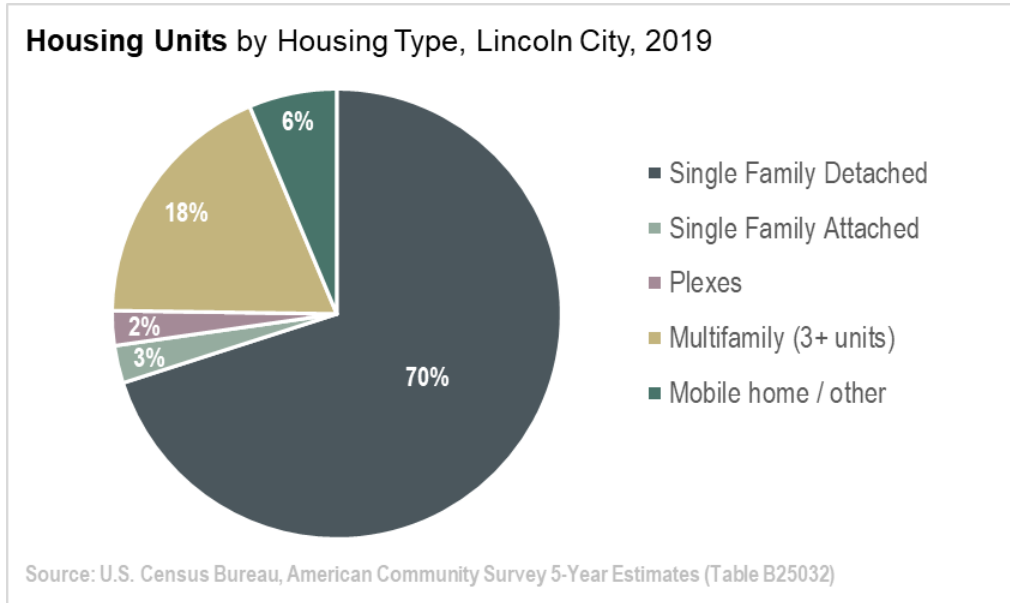
**Sources:** Population Research Center, Portland State University, June 2021.

### Housing Inventory and Tenancy

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

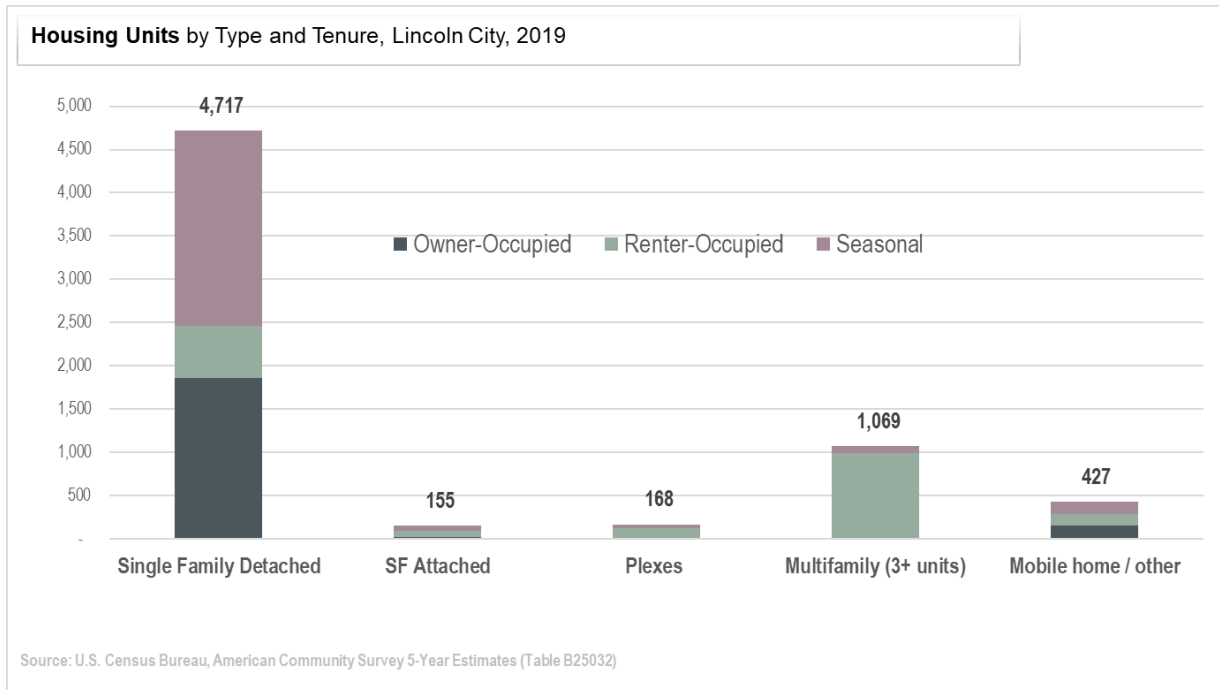
Like most Oregon cities, single-family detached housing is the most prevalent housing type representing 70% of total housing stock in the City. The remaining housing inventory includes multifamily (16%), townhomes and duplexes (8%), and mobile home/other (6%), as shown in **Exhibit 3**.

Exhibit 3: Existing Housing Mix and Tenancy



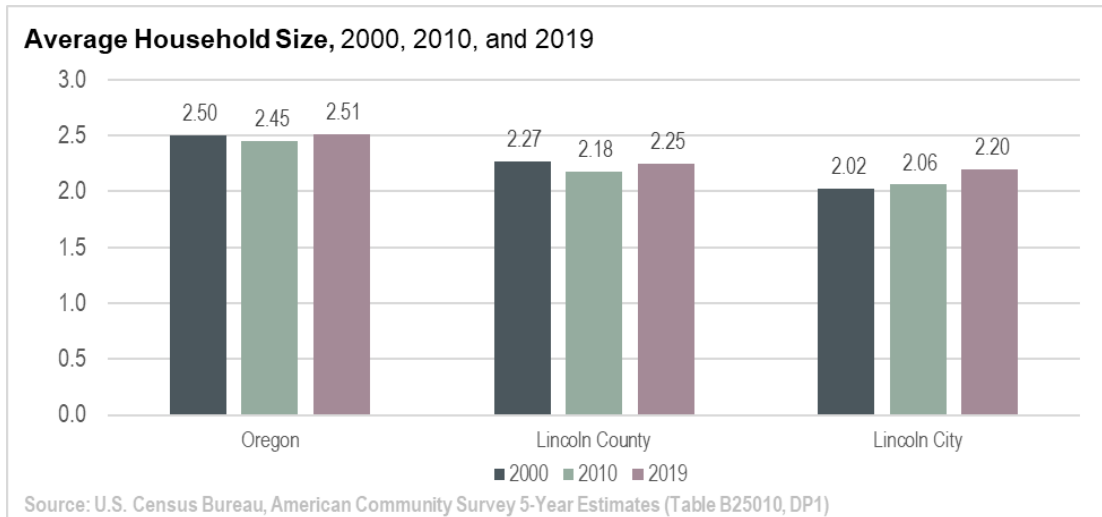
Owner-occupied housing units represent 52% of the occupied housing inventory while renter-occupied units account for the other 48% of the occupied inventory (**Exhibit 4**).

Exhibit 4: Existing Housing Mix: City of Lincoln City



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

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



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

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

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

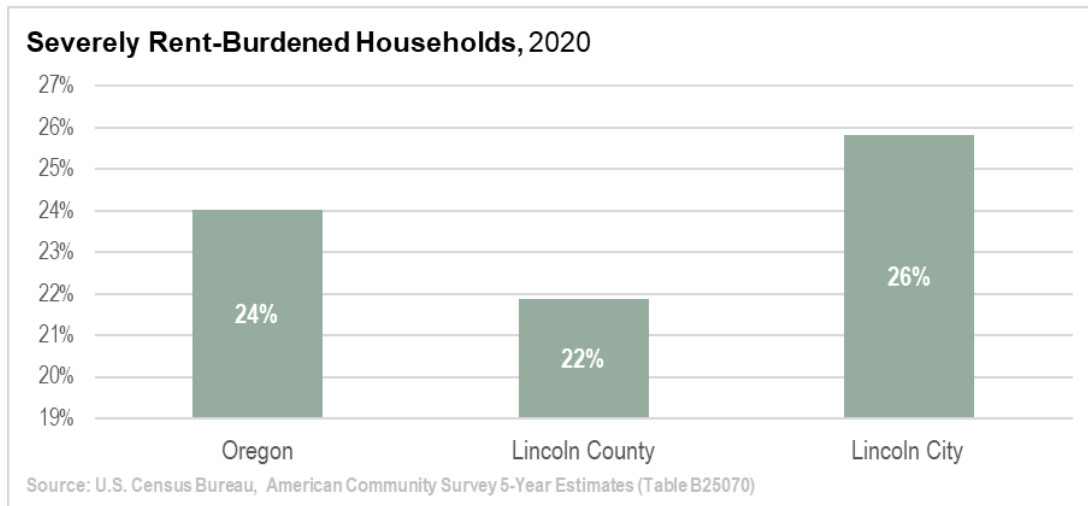
Source: City of Lincoln City.

## Housing Cost Burdens

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

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

**Exhibit 7: Severe Rent Burdened Households, 2020**



**Houselessness**

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

**Housing Needs Forecast**

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

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

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

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

Source: Previous Tables

## Housing Demand by Dwelling Type and Tenancy

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

### Scenario A: Baseline Growth Forecast

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Source:** prior tables and stated assumptions.

## Reconciliation of Housing Supply and Demand

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

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

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

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

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

Source: prior tables and stated assumptions.

## HOUSING TOOLS AND STRATEGIES

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

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

## NEXT STEPS

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

## Appendix A: Potential Housing Policy Options

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

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

## Appendix B: Criteria for Evaluating Policy Strategies

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

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



## City of Lincoln City Housing Plan

### Stakeholder Interview Summary

May 24, 2022

The City of Lincoln City has initiated a process to update its housing data and policies and identify tools to help encourage the development of more housing affordable to Lincoln City residents. In March and April 2022, the City interviewed key stakeholders including housing producers and consumers. Stakeholders were asked to identify barriers and opportunities to facilitate the development of more affordable housing options.

#### Key Themes

- Most interviewees agree that the City should focus on households with incomes of 80% or less of the Area Median Income (AMI). Some interviewees think a threshold of less than 80% is more realistic. Others feel that 80% AMI is a little too low as it doesn't take into account the full cost of housing and that households above 80% AMI are struggling with housing costs too.
- Interviewees cite a number of issues that are restricting the development of affordable housing in Lincoln City:
  - Competition from vacation rental dwellings
  - Cost of land and materials
  - It is not profitable for developers
  - Lack of buildable land
  - Lack of builders and contractors on the coast
  - Lack of small lots to build small homes
  - Not enough living wage jobs
  - Zoning regulations
- The most common incentives and code changes identified by interviewees to foster the development of affordable housing, included:
  - Reduce system development charges and other fees
  - Make more land available
  - Take action to reduce vacation rentals
- Interviewees identified the following properties that should be rezoned to expand affordable housing development opportunities:
  - City and county-owned land, including Cascade Villages
  - Otis and other communities outside Lincoln City
  - Nelscott area
  - Cutler City
  - Oceanlake

## Interviews Compilation

1. Affordable housing is defined as residential dwelling units made available to own or rent to families with incomes of 80% or less of Lincoln City's area median income. Lincoln City's area median income is \$39,344. 80% of that is \$31,475.20. [30% cap on annual income to avoid "housing burdened" would be \$9,442.56/year, or \$786.88/month for rent or mortgage.] In your opinion, is 80% or less of the City's area median income the appropriate figure to use for determining affordable housing, or should it be a lower percentage? If so, what percentage do you feel would be better and why?

- Yes, but how realistic is that? Building homes affordable to those making 80% of AMI is not realistic.
- Yes.
- Yes.
- Yes.
- Yes. This is the income level for our work force.
- I think it should include people at higher incomes. The cost of housing is higher as it doesn't take into account things like paying off student loans and commute costs for people that have to live outside of town driving older cars with higher gas prices. One client just used up her PTO because her kids were sick leading to debt and houselessness. If you make one penny over the income threshold, you lose your entire food benefit. Need to increase people's job skills to move slowly out of poverty. People are set up for failure.
- I'm okay with the 80% number but defer to others. I am more interested in the city supporting the development of small, affordable homes than in subsidized affordable housing. There are other agencies that focus on subsidized affordable housing. House Bill 2001 focus on clear and objective standards, reducing lot sizes, reducing off street parking, etc. Working with private sector. Taking the burden off of land owners and developers.
- Our clients' incomes are in the high \$20,000s or about \$14-15/hour.
- Median renter income was \$27,000. Since most affordable housing is rented, something closer to that number would be better. More realistic for the workforce. Median is artificially high. Most people make either \$25,000 or \$60,000+, not as many at \$40,000.

2. In your opinion, what are the top three issues that are constricting the development of affordable housing in Lincoln City?

- Money isn't going to be made by developing affordable housing.
- Buildable land is unavailable.
- State laws are hostile to landlords, especially the eviction moratorium.
- The Echo Mountain Fire.
- Affordability/vacation rental market.
- Finding the builders. There is property, but nobody skilled enough to bring housing out of the ground.
- Cost of building.
- Vacation rental industry. Lincoln County (unincorporated) is banning vacation rentals. Five year grandfather period.
- Buildable land is hard to come by.
- Zoning regulations, especially when variances are sought for affordable housing and shelter space.

- NIMBYs (Not In My Backyard)
  - The biggest barrier is trying to exploit a profit and affordability. How do you find a middle ground between developers and a community in need? The cost of land is outrageous. The City has 400 acres of buildable land, the majority is on the north end of town, outside of the tsunami zone, close to infrastructure. That land could be donated to Proud Ground. That could be middle housing and apartments. Proud Ground needs property. We can't look to somebody else to fix our problem. Developers are looking for profit. Burlington, VT is a good example.
  - There is no availability of affordable housing. The Otis Fire further decreased the availability of affordable housing. This is a tourism based economy.
  - We are locked in by geography between the ocean and the coastal range.
  - There is no incentive for developers to build affordable housing. Builders want to make the most money possible. They are not building for teachers, but for people from California.
  - There is not enough opportunity to create small lots and build small homes. Look to see if there is an appetite for minimum density standards. Consider imposing a maximum building footprint. Easily approved, no discretionary, subdivision review. There are too many discretionary reviews for various housing types.
  - The cost of materials.
  - There is no land for more housing. Vacation rentals occupy the majority of empty spaces, which keeps affordable housing from being built. Buildable land is also taken up by storage buildings. The School District hired 62 new teachers and only 12 could accept due to high housing costs. It is keeping services that the community needs from being in the community. Many clients used to live in Otis. Now a family of six is living in a one-bedroom apartment. The cost of living is too expensive.
  - There aren't many opportunities for living wage jobs. Access to jobs is not equitable. People working for minimum wage. Communication issues. People of color perceived differently. Living in a trailer.
  - It is expensive to develop. Due to city codes and standards, it takes a long time to build things.
  - There is a lack of contractors on the coast.
3. What types of incentives, and what changes to the City's code if any, should be considered by Lincoln City to foster development of affordable housing in Lincoln City?
- Bring more land online.
  - Acquire land and force developers to build affordable housing.
  - Work alongside the Otis community.
  - Other abatements.
  - Reduce System Development Charges (SDCs)
  - Reduce other fees.
  - Seek grants and state money.
  - Educate developers so that they know what they need to do to get through the permitting process.
  - Tax incentives.
  - Target incentives for workforce housing.
  - City Council is not really in favor of more affordable housing. They are more aligned with business interests.
  - Take action on vacation rentals.

- The low-income housing tax credit is a good tool but it does not do anything for a very low income family since income thresholds are at 60% of AMI. What of 30% AMI families?
  - Land is not very available.
  - SDCs are high for multifamily development.
  - There is nothing else we need to do for for-profit developers. They get more than their fair share of breaks, like parking reductions, allotment size, etc. Double the density of the town throughout. Share plans for accessory dwelling units. Allow a big box store or two and require them to build housing for their workforce.
  - The City needs to make incentives for local developers.
  - Change the SDC methodology. Zero them out for the housing types that they want and make up the difference by raising fees for other housing types. This would not be an SDC deferral. Scrutinize the methodology to ensure cottages, attached dwellings, etc. are amongst zeroed out.
  - Preserve capacity in public facilities for future development.
  - Enact a construction excise tax (CET). Developers expect to pay that. Cities that have put a CET in place now have money to build affordable units. Everybody pays their fair share. Coastal communities have leverage to implement a CET. AS a tourism based economy, there will be no luxuries in the summer season without Lincoln City charging and spreading the spending out across all seasons. Charge more for housing types that don't meet a specific need.
  - Need to do away with Vacation Rental Dwellings (VRDs). The revenue is important for the city, but people need places for people to live.
  - One client cleans VRDs and relies on overtime pay. New rules at the company don't allow overtime pay. At 40 hours per week, she doesn't make enough to save money.
  - The answer is not codes or zoning. We should not be relying on people who are in business to make money to build housing that doesn't make money. Cut out the middle man and develop programs where local people with extra income, can finance housing development through a program like urban development loans. This would allow home owners to build equity in a house and then sell it, but not own the land. Maybe you have to live in Lincoln City for a certain amount of time to qualify. New people coming to town takes up a lot of housing and prices have gone through the roof.
4. Are there specific properties in Lincoln City that should be rezoned to expand affordable housing development opportunities?
- The Nelscott area, east of the highway at SE 32<sup>nd</sup> Street.
  - Off of 32<sup>nd</sup> Street.
  - The north end of town near Safeway.
  - There is one road and all commerce is forced onto that road. The City needs to move off of the highway. There is some neighborhood plotting at SE 32<sup>nd</sup> and Hwy 101. Neighborhood plotting.
  - Lower the number of VRDs allowed or move them to a more general commercial zoning rather than in residential areas. There are 1,600 VRDs and no long term rentals. The community lost 300 homes in Otis due to the fire, which added more weight and pressure to the dismal housing market.
  - The City has a lot of power with the land they own to give to nonprofits.
  - The County also has over 600 buildable acres.
  - The Cascade Head commons area. Developers want to make money and not affordable housing.
  - Cascade Villages and adjacent area of the Siletz Tribe.

- There is a lot of area off of Hwy 18. It is a perfect area for tiny homes. Burn areas that have been cleared. Set up pods of tiny homes and rebuild communities with affordable housing.
- Fire survivors were living at an RV park. After the fire, the owner sold it and people were displaced.
- Look for redevelopment opportunities in Cutler City. There is a lot where school buses park in the Taft area
- Schooner Creek? People would have to have their own transportation.
- People are not making enough in income to survive. Even at 80% AMI, you are looking at a rent/mortgage of \$786. Rental properties at that price don't exist. Very few start at \$850-\$900. There is a wait list for years. For homeownership, you have to have to have a significant down payment.
- Can the study update about what is the real charge for rent or mortgage? Look at summer versus winter for income. Also acknowledge that getting credit is hard for low income and families of color.
- The Oceanlake plan zone is the only one that doesn't allow any residential development. There are a lot of apartments in that zone. There are multiple buildings with housing above that are falling apart and will never be improved, because they can't meet current codes. Owners would have to remove the residential component.
- Enact fewer restrictions on the types of housing the city wants and needs in the available zones.
- The affordable housing was in Otis, which is 10 miles away, and Cutler City. Be realistic about the relationship with Otis and Lincoln County.
- Sitka Ridge, which was Cascade Villages. The Plan is to put in a commercial area and surround it with development, but that would be a perfect place to let people build.

5. Is there anything else you would like to share about housing in Lincoln City?

- The housing situation is brutal. The college just hired someone that can't find a place to live in Lincoln City, so they left the position.
- Some new apartments come online, but they are renting new two bedroom apartments for \$1,700/month.
- The 2020 fire on highway 18, specifically in Otis, still has folks living in hotels. Most folks were living in mobile homes. Fewer than half have had their homes replaced.
- Folks are working with FEMA and their insurers to replace their mobile homes. Progress is slow.
- Very complementary of the work the City is doing with the 100 affordable new units coming online.
- There are a lot of projects that are underway. There should be a requirement that a percentage of those developments are affordable, such as some middle housing options that are not deed restricted.
- The last Planning Commission meeting was all about rezoning. You should review the minutes/video from that meeting to get a sense of what is palatable to the Planning Commission.
- There are three buckets around housing from the perspective of housing providers:
  - a. Homelessness: What does it mean long term? How can we provide shelter for the homeless community?
  - b. Rental: low-income housing tax credit is a good tool but it does not do anything for a very low income family since income thresholds are at 60% of AMI. What of 30% AMI families?

- c. Available land and scale: developers need to ensure that developments are worth the money they are spending.
- A Land Trust in association with tribes could create an ability to build assets for low-income communities.
- Low income families have been priced out of the community. NW Coastal Housing brought in a facilitator from Community Services Consortium for a meeting to identify barriers to housing. Ideas included a first-time homebuyer’s program, financial literacy, FHCA loans. These programs helped me to buy a home. I live outside of Lincoln City in a three bedroom home and pay less than someone renting a two bedroom unit in Lincoln City. My family now has housing security.
- The land inventory indicated there is plenty of land zoned for multifamily development. How much of the land included in the inventory is actually buildable?

**Interviewees**

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



## City of Lincoln City Housing Study

### Housing Policies May 27, 2022

#### Goal

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

#### Policies

- Provide a 20-year supply of land to accommodate the city's housing and sheltering needs.
- Provide a range of residential densities to accommodate the mix of housing identified in the adopted Housing Needs Analysis.
- Prohibit comprehensive plan map amendments or zone map changes that would result in increased residential densities or more intensive residential uses in tsunami hazard areas.
- Control the number and location of vacation rentals to maintain an appropriate balance between housing for residents and short-term vacation rental properties for visitors.
- Facilitate development of long-term affordable housing on publicly-owned properties.
- Offer financial incentives such as reduced system development charges (SDCs) and property tax exemptions, to encourage the development of affordable housing, smaller homes, and other needed housing types.
- Reduce parking requirements where applicable to reduce the cost of housing development.
- Maintain and continue to pursue opportunities to expand the city's affordable housing fund to facilitate the development of affordable housing.
- Coordinate efforts between public and private partners to facilitate the development of affordable housing.
- Continue working with partners on a coordinated, regional approach to address the needs of unsheltered and under sheltered individuals.
- Encourage housing options for special needs populations, including independent living for seniors, assisted living, memory care, drug and alcohol rehab, and mental health facilities.
- Promote the provision of support services, including transportation options, to allow seniors and those with special needs to remain in their own homes or non-institutional settings.

## Housing Policy Strategy Toolbox

Action Number	Description	Category
A-1: Develop Criteria & Process for Identifying Land to Upzone	Develop criteria and a process for identifying land to up-zone (or rezone) to meet the deficit of land for multifamily development. The criteria may include considerations of location, transportation access, access to and capacity of infrastructure, site size, development constraints, and other relevant criteria.	Category A: Zoning and Code Changes
A-2: Revise Allowed Uses for Vacation Rental Dwellings	Require permits for STRs, and consider enforcing a minimum length of stay for at least 30 days.	Category A: Zoning and Code Changes
B-1: Reduce Minimum Lot Size (all zones)	Amend lot characteristic standards, such as setback requirements, lot size averaging, etc. to remove barriers to the development of a wider range of housing.	Category B: Reduce Regulatory Impediments
C-1: Identify High-Priority Infrastructure Projects	Identify areas of high priority for improving infrastructure to support new residential development, focusing on opportunities for new development in higher density zones.	Category C: Financial Incentives
D-1: Ensure CIP Includes Funding Sources	Ensure that the City's Capital Improvement Plan includes funding for infrastructure improvements and maintenance necessary to support residential development.	Category D: Financial Resources
D-2: General Obligation Bonds for Affordable Housing Development	Following the passage of Measure 102 Oregon local governments, including cities and counties, can now issue voter approved general obligation bonds to provide direct funding for construction and other capital costs associated with the development and construction of affordable housing.	Category D: Financial Resources
D-3: Create an Affordable Housing Fund Resourced by a Construction Excise Tax (CET)	Create affordable housing fund, by considering a construction excise tax/dedication of city bed tax.	Category D: Financial Resources
D-4: Tax Increment Financing (TIF) Set Aside	Create a TIF set-aside for affordable housing development programs within designated Urban Renewal Areas (URAs). Target could be to begin setting aside funds for affordable housing projects as a medium-term action,	Category D: Financial Resources

<p><b>E-1: Explore State Pathways for Tax Exemption and Abatement not Already in City Code</b></p>	<p>Track tax exemption and abatement programs as they are approved by the legislature.</p>	<p>Category E: Tax Exemption and Abatement</p>
<p><b>F-1: Land Banking &amp; Site Assembly</b></p>	<p>Public purchase of vacant/under-utilized sites or properties in foreclosure. As site assembly occurs over time new housing development opportunities can be created.</p>	<p>Category F: Land Acquisition, Lease, and Partnerships</p>
<p><b>F-2: Housing on City Surplus Land</b></p>	<p>Local agencies may designate surplus property for housing and mixed use development that includes an affordable element.</p>	<p>Category F: Land Acquisition, Lease, and Partnerships</p>
<p><b>Z-1: Community Outreach</b></p>	<p>Conduct public meetings and develop materials to provide information to the community about local housing needs and various policies that encourage new development.</p>	<p>Category Z: Custom Options</p>
<p><b>Z-2: Conduct Fair Housing Audit</b></p>	<p>Conduct a Fair Housing audit of the City's development processes and Development Code. An audit would look at existing definitions, restrictions, standards that trigger conditional use permits, and disparate impacts of policies on protected classes.</p>	<p>Category Z: Custom Options</p>
<p><b>Z-3: Education for Property Owners/ Developers</b></p>	<p>Provide information and FAQs to local developers and property owners to help them understand how to navigate the land use permitting process.</p>	<p>Category Z: Custom Options</p>

Source (if available)
City of Portland
City of Newport, Hood River, Bend
City of Portland

[DLCD Policy Compendium](#) (chrome-ex

## Strategies to Meet

Category A		Zoning
Category B		Reduce
Category C		Finance
Category D		Finance
Category E		Tax Ex
Category F		Land, A
Category Z		Custom

City of Bend

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050\_HPS\_List\_Tools\_Actions\_Policies.pdf)

# Housing Policy Categories

## Strategies to Meet Future Housing Need

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



# Housing Policy Strategies

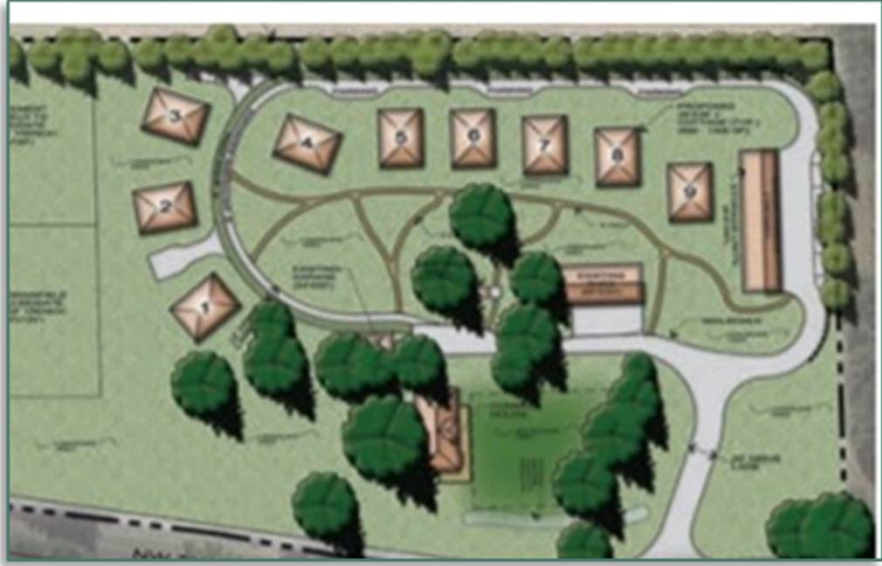


## Create New Development Opportunities

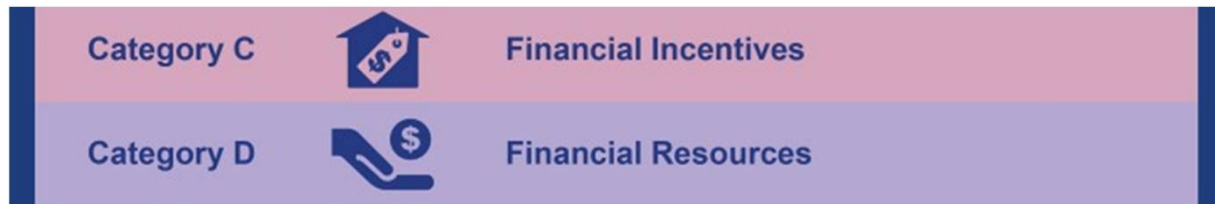
- A-1: Develop Criteria & Process for Identifying Land to Up-zone
- A-2: Revise Allowed Uses for Vacation Rental Dwellings

## Remove Development Barriers

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



# Financial Strategies



## C. Financial Incentives

- C-1: Identify High-Priority Infrastructure Projects

## D. Financial Resources

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

# Incentives and Partnerships



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


## E. Tax Exemption and Abatement

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

## F. Land, Acquisition, Lease & Partnerships

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

# Housing Policy Strategies

Category Z  Custom Options

## Custom Options

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

Policy	Affordable			Target Policy
	Housing Impact	Fiscal Impact	Political Feasibility	
Density Bonus For Affordable Housing	●	●	●	<input checked="" type="checkbox"/>
Allow Duplexes & Triplexes In Low Density Zones	●	●	●	<input checked="" type="checkbox"/>
Reduce Off-Street Parking Requirements For Multi-Family	●	●	●	<input type="checkbox"/>
Minimum Density Standards In All Residential Zones	●	●	●	<input type="checkbox"/>
Allow Residential In Some Commercial Zoning Districts	●	●	●	<input checked="" type="checkbox"/>
Defer Systems Development Charges For Affordable Housing Projects.	●	●	●	<input type="checkbox"/>
Allow Attached-Single Family Residences In A Single-Family Zones	●	●	●	<input checked="" type="checkbox"/>

Legend:  
 Good: ● Fair: ● Poor: ○

# Planning Commission Communication

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## Comprehensive Plan Update Public Outreach Results

Meeting Date: July 19, 2022                      Primary Staff Contact: AnneMarie Skinner  
Department: Planning Commission            E-Mail: ASkinner@lincolncity.org  
Secondary Dept:                                      Secondary Contacts:  
Approval:    Estimated Time:

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**The results of the public outreach sessions and questionnaire are attached for discussion.**

**Attachments:**

Questionnaire Responses FINAL (PDF)

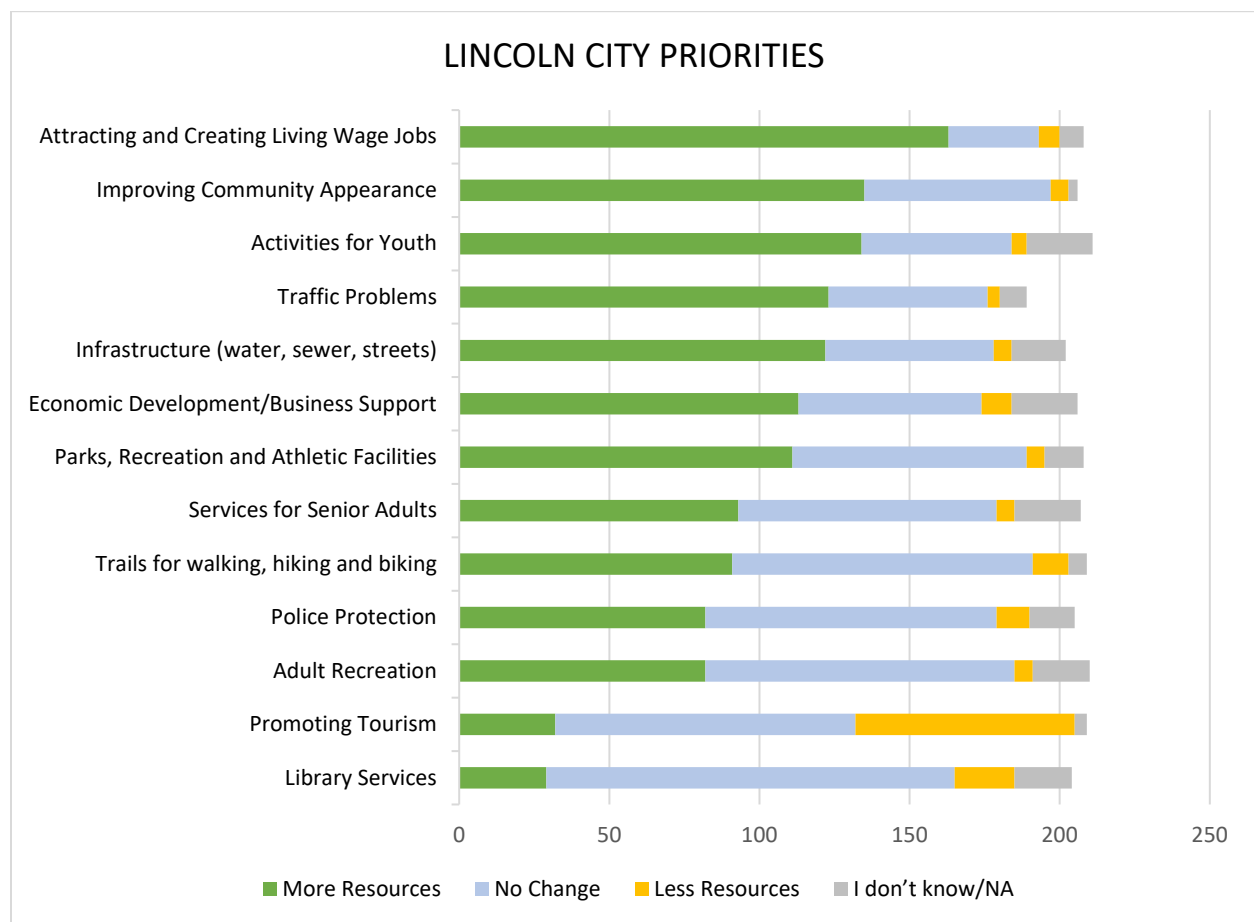
# City of Lincoln City COMPREHENSIVE PLAN UPDATE 2022 Community Questionnaire Responses

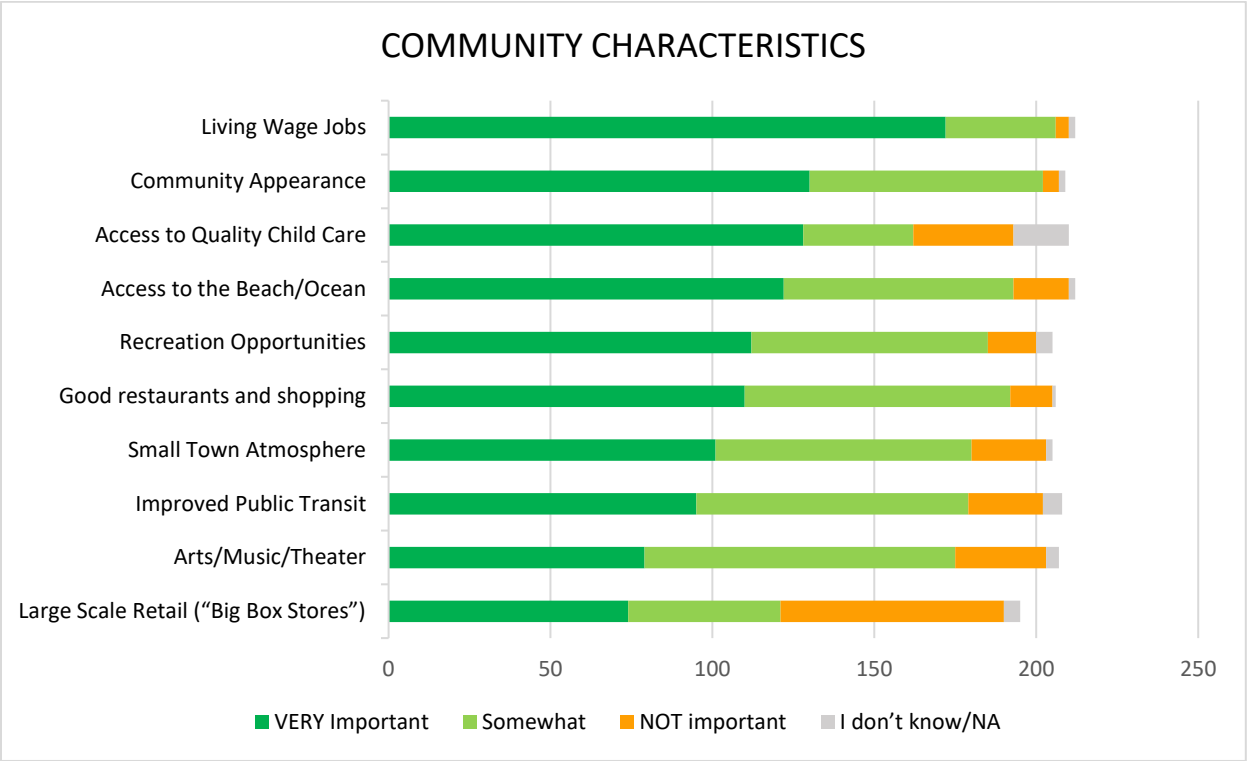
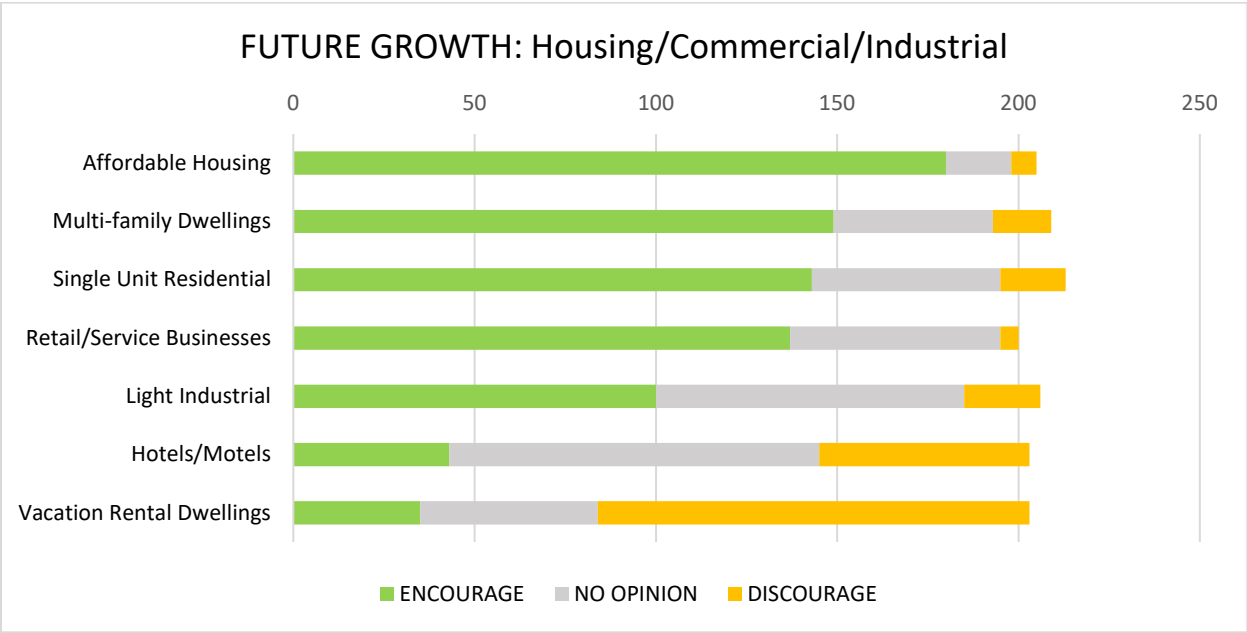
## INTRODUCTION

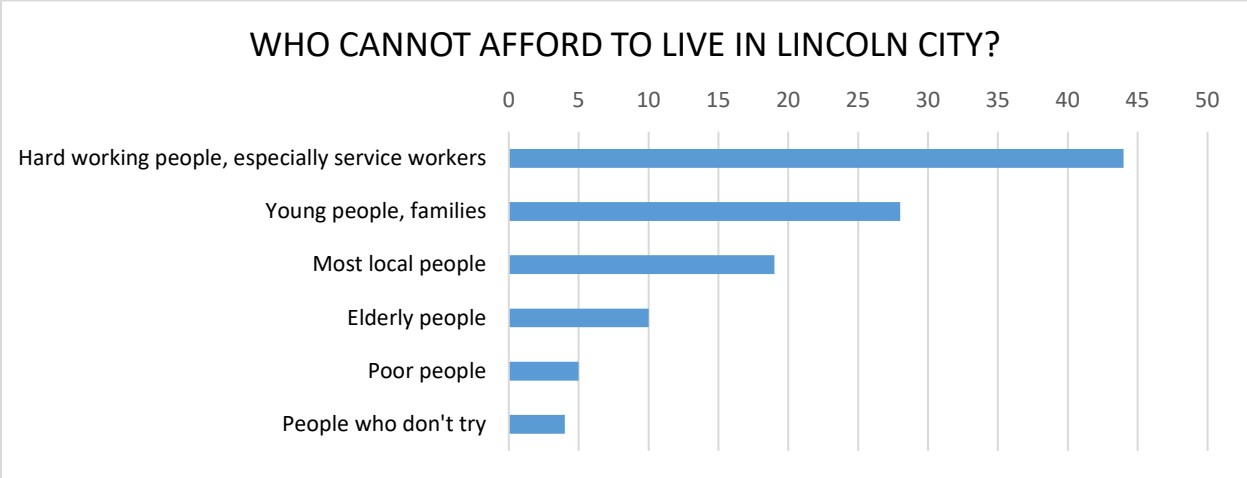
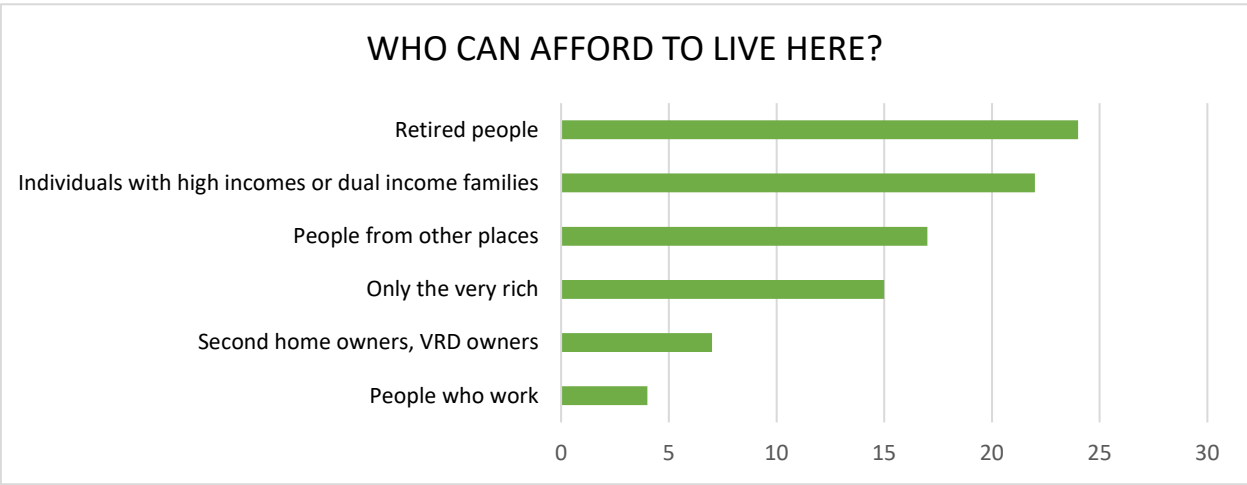
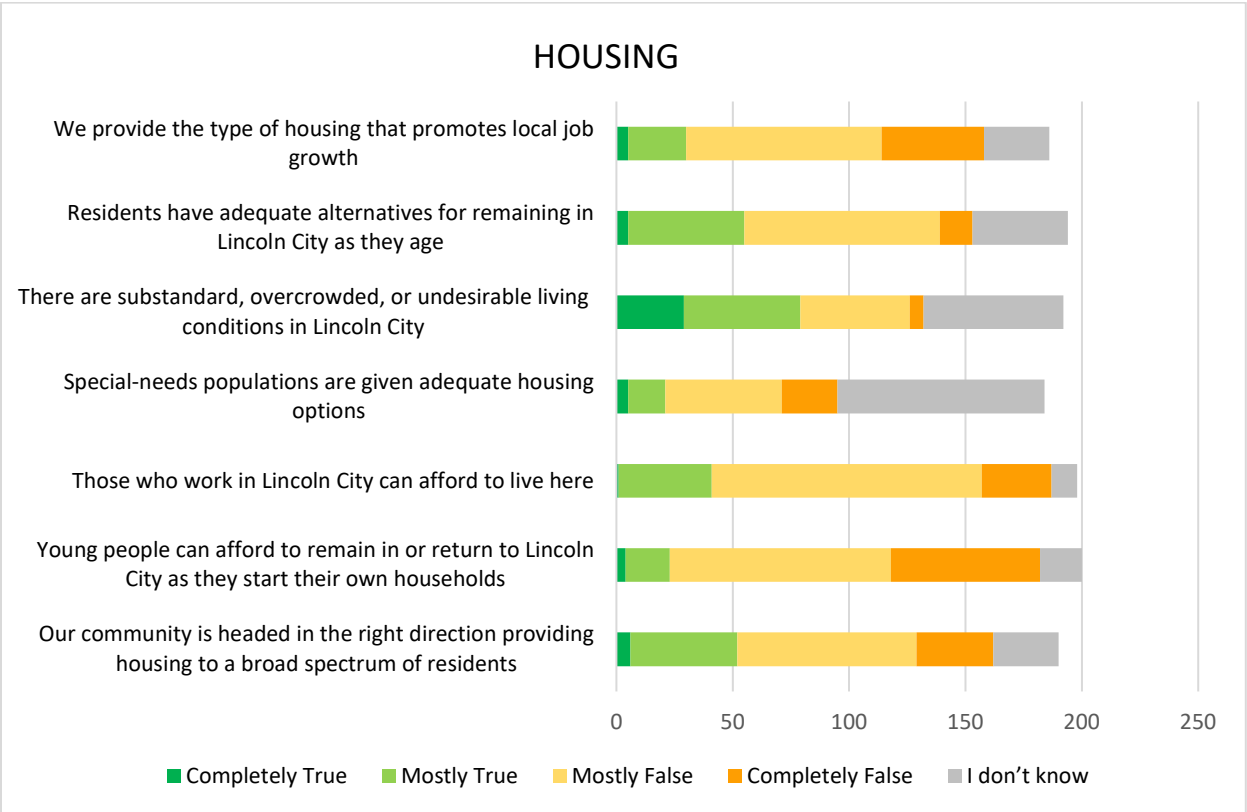
The Lincoln City Planning and Community Development Department conducted community outreach for the Comprehensive Plan Update throughout the month of May 2022. In addition to hosting a number of public input sessions, a questionnaire was developed to elicit feedback relating to community priorities,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

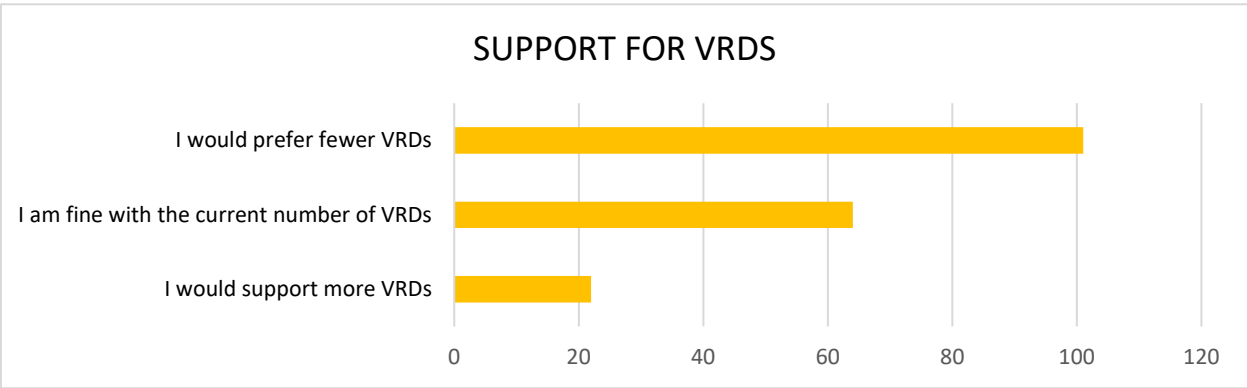
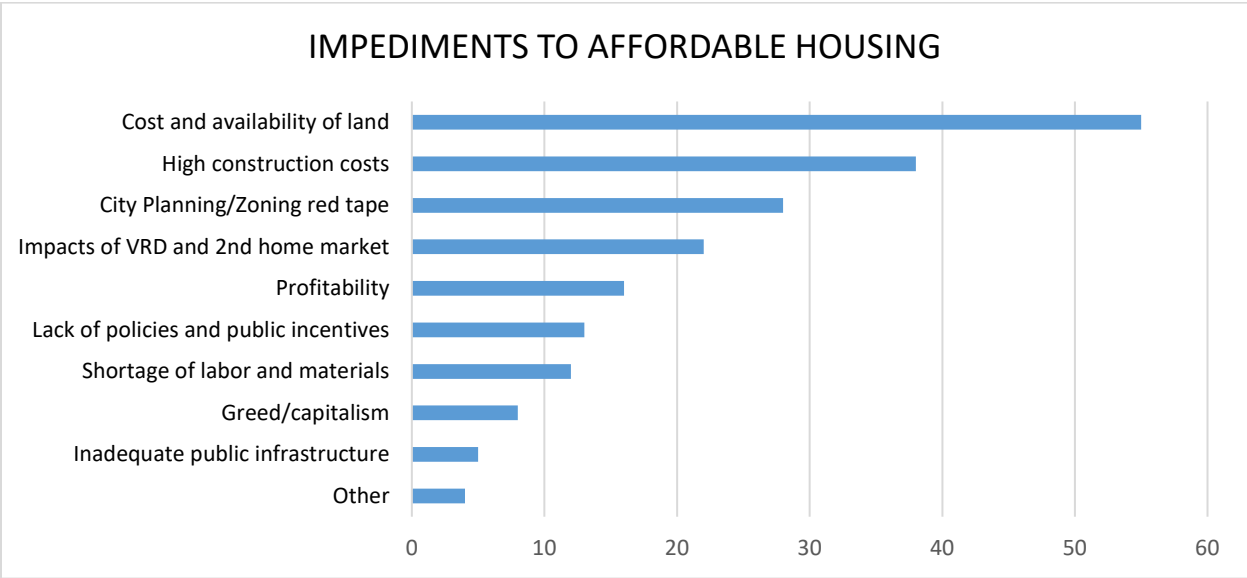
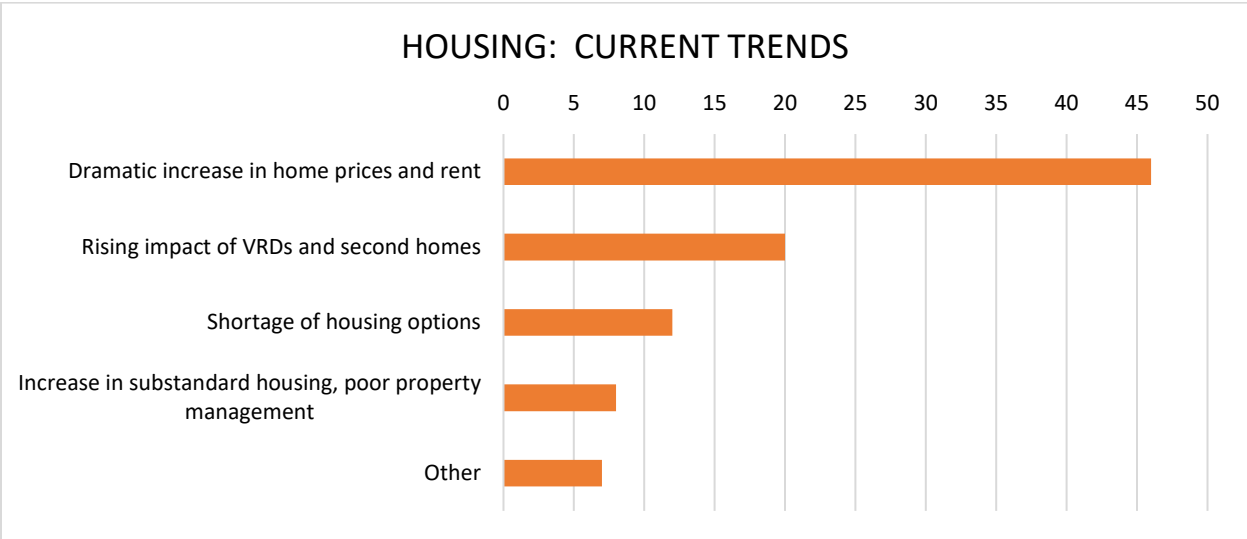
The following report provides a tabulation of the questionnaire responses in the tables that follow. Full documentation of the written comments are also included starting on page 9 of this report. While this does not represent a statistically valid survey, the combined qualitative and quantitative data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

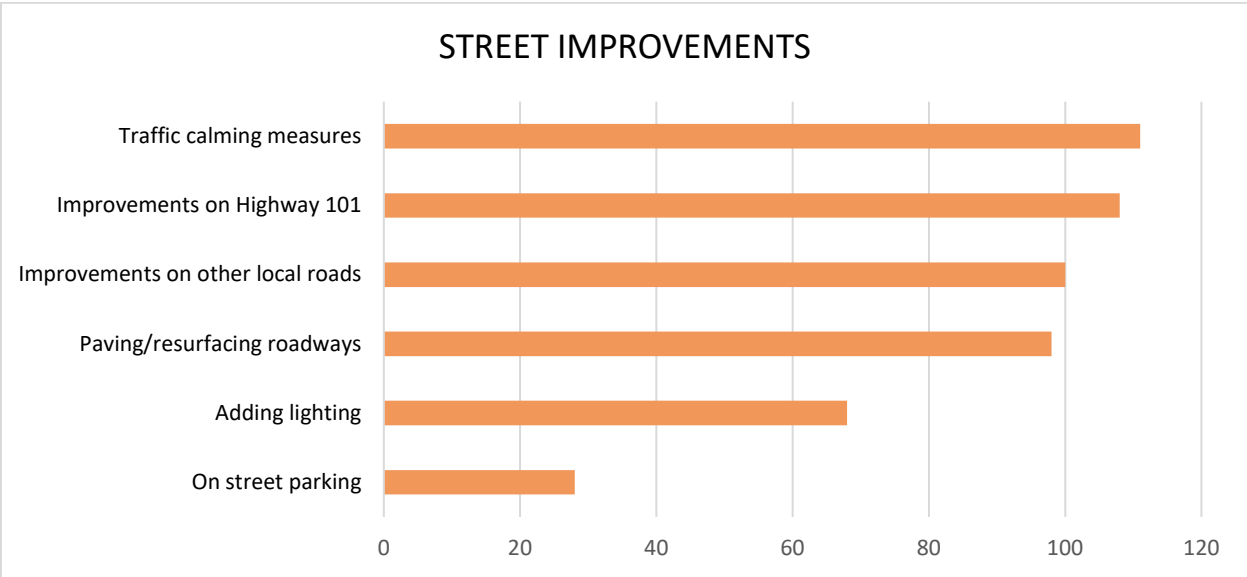
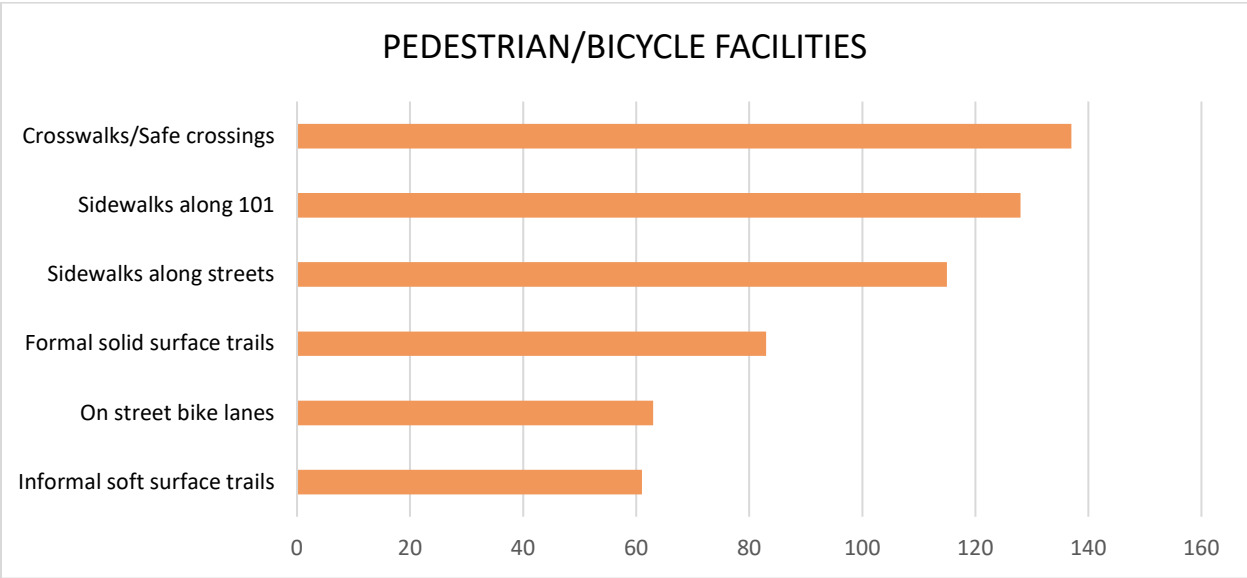
## TABLES



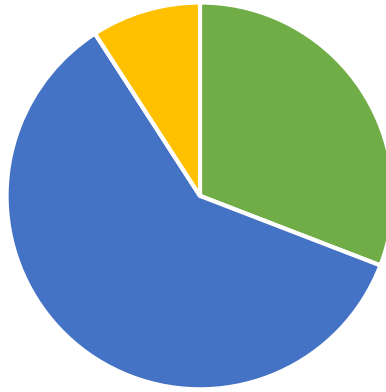






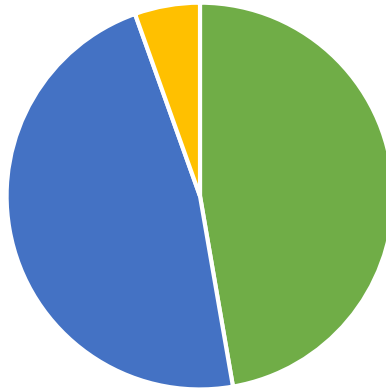


### NATURAL OPEN SPACE

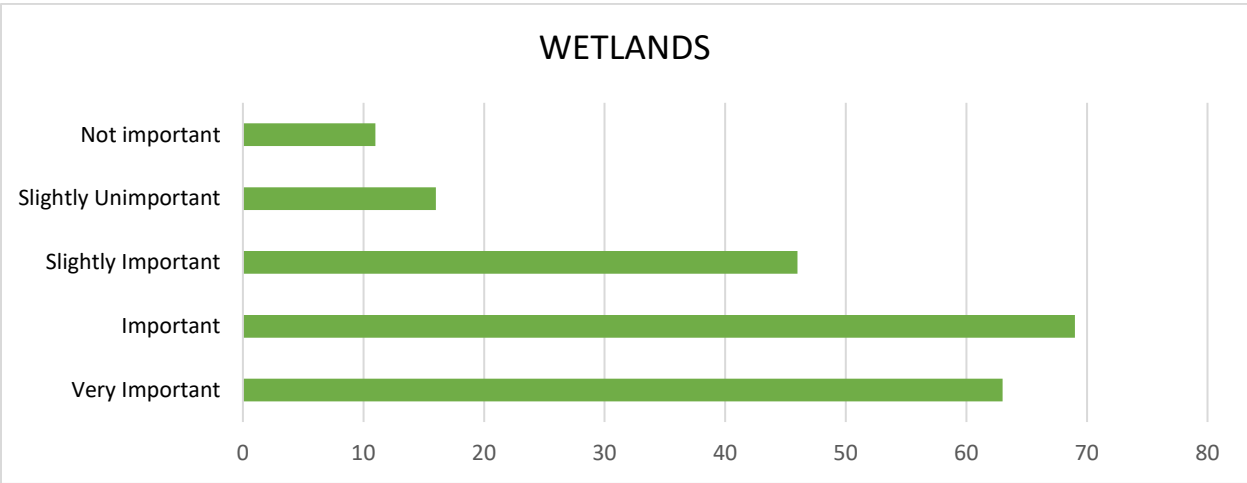
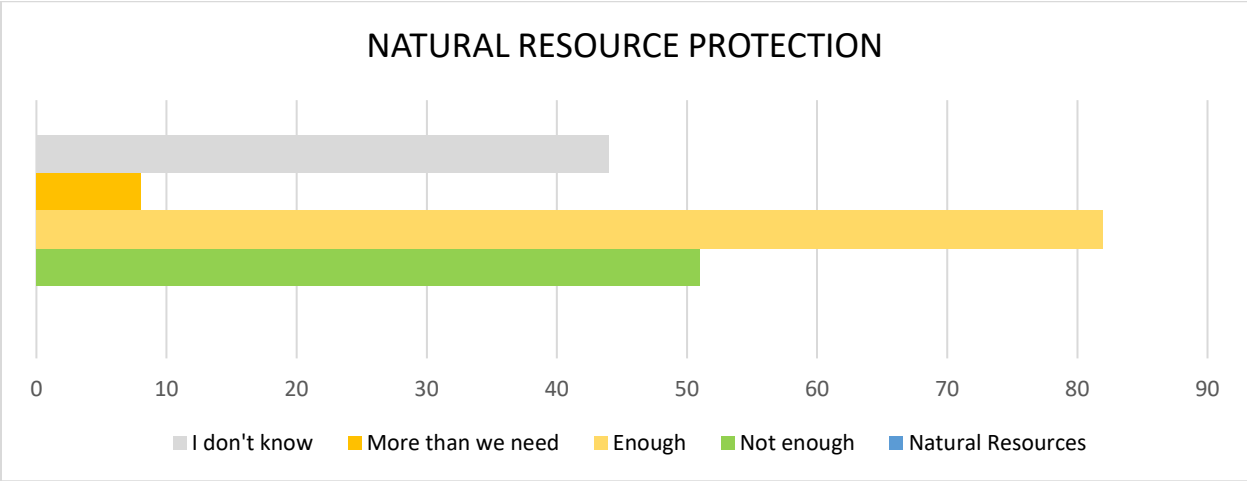
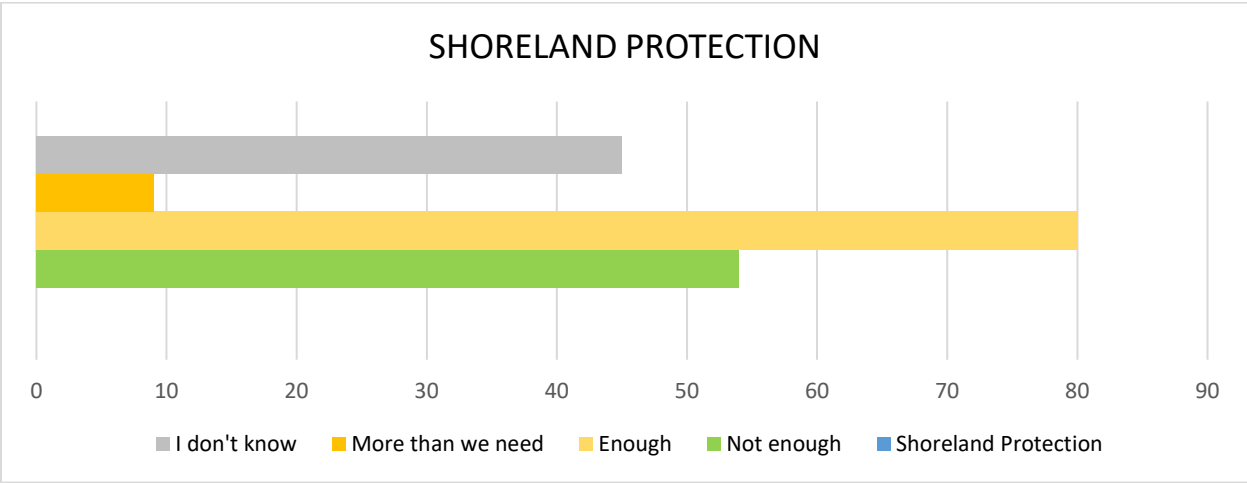


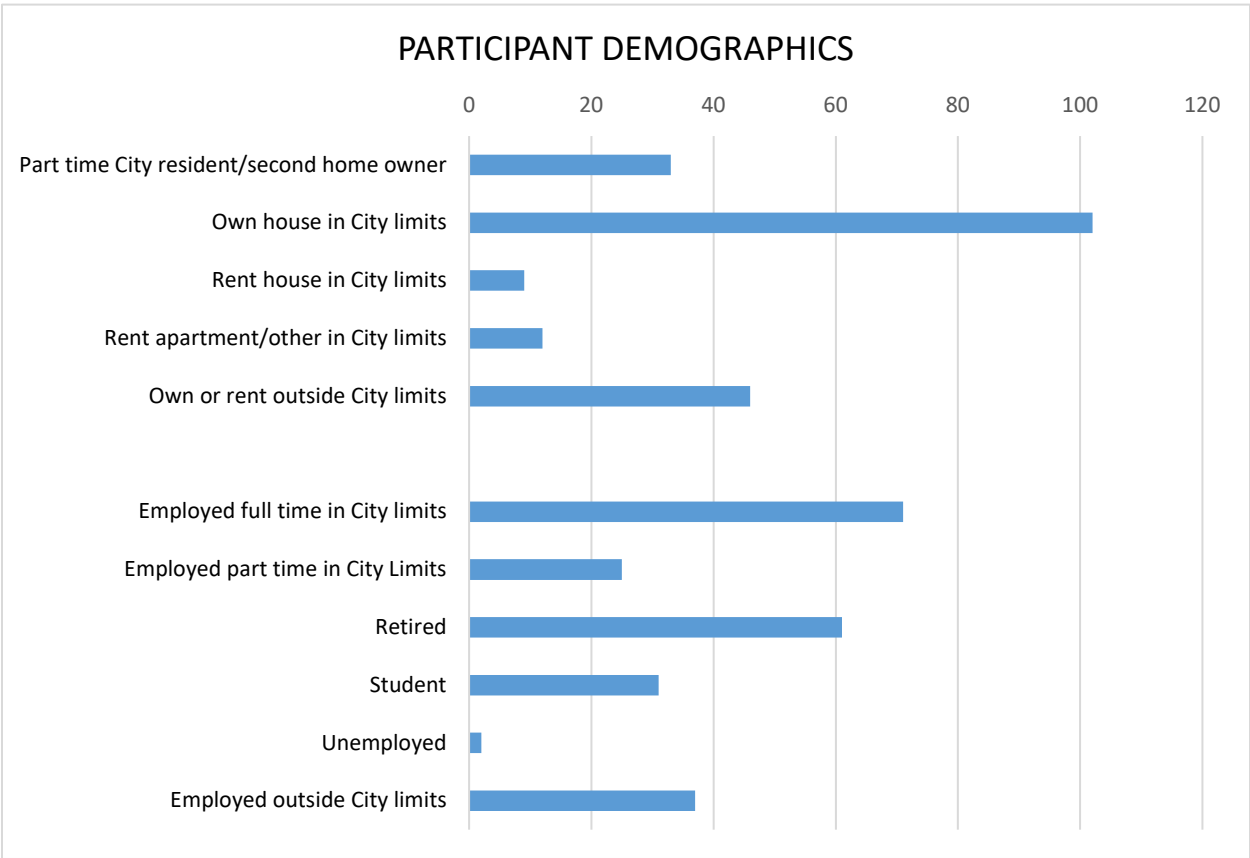
■ No, we don't have enough ■ We have the right amount for years to come ■ Yes, we have more than we need

### DEVELOPED PARKS



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





## WRITTEN COMMENTS

### COMMUNITY PRIORITIES

#### HOUSING

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

#### PUBLIC FACILITIES

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

#### TRANSPORTATION

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

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

#### MISCELLANEOUS

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

## FUTURE GROWTH: HOUSING, COMMERCIAL, INDUSTRIAL

### SINGLE UNIT RESIDENTIAL

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

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

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

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

**Miscellaneous** comments relating to single unit residential development:

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

## VACATION RENTAL DWELLINGS (VRDS)

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

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

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

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

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

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

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

#### MULTI-FAMILY DWELLINGS

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

#### AFFORDABLE HOUSING

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

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

#### HOTELS/MOTELS

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

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

#### RETAIL SERVICE BUSINESSES

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

## Light Industrial

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

## COMMUNITY CHARACTERISTICS

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

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

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

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

### Comments relating to **living wage jobs**:

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

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

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

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

Comments relating to **large scale retail**:

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

Comments relating to **small town atmosphere**:

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

Other comments regarding **community characteristics**:

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

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

## HOUSING

### WHO CAN AFFORD TO LIVE HERE?

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

## WHO CANNOT AFFORD TO LIVE HERE?

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

## HOUSING TRENDS

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

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

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

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

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

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

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

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

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

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

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

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

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

## IMPEDIMENTS TO AFFORDABLE HOUSING

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

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

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

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

#### COMMENTS REGARDING VRDs

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

#### General VRD Comments

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

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

#### **Negative VRD Comments**

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

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

### Positive VRD Comments

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

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

## TRANSPORTATION

No comments.

## PUBLIC PARKS AND OPEN SPACE

### UNDEVELOPED NATURAL OPEN SPACE

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

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

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

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

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

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

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

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

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

#### **ACTIVE PUBLIC PARKS AND RECREATION FACILITIES**

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

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

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

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

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

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

General comments about active public parks and recreation facilities:

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

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

## NATURAL RESOURCE PROTECTION

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

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

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

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

## GENERAL COMMENTS

### COMMENTS ON THE POSITIVE SIDE

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

### COMMENTS REGARDING TOURISM/RESIDENT BALANCE

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

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

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

#### ADDITIONAL HOUSING COMMENTS

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

#### COMMENTS REGARDING PUBLIC FACILITIES

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

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

#### GENERAL COMMENTS/VARIOUS

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

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

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

# Planning Commission Communication

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## Future Meetings

Meeting Date: July 19, 2022                      Primary Staff Contact: AnneMarie Skinner  
Department: Planning Commission              E-Mail: ASkinner@lincolncity.org  
Secondary Dept:                                      Secondary Contacts:  
Approval:    Estimated Time:

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### **Future Meetings:**

**August 2, 2022**

**August 16, 2022**

**There will not be any Planning Commission meetings in September.**