



Housing Efforts

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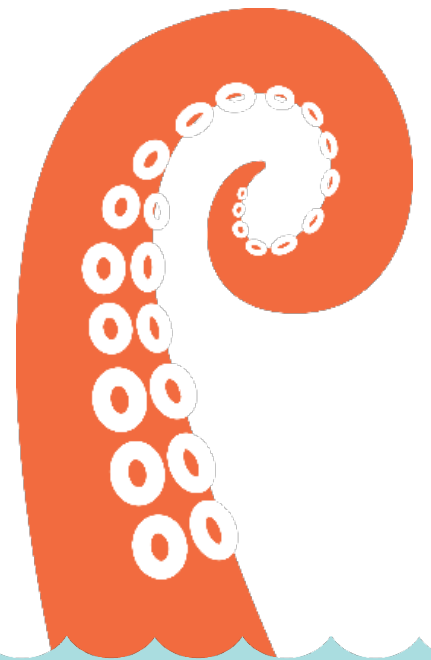
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Housing Background

- 2017 City's Housing Needs Assessment (HNA)
 - City had 5,734 housing units in 2014 (median home value \$212k)
 - 20 years of averaging 91 new housing units per year (1814 total)

Type	2016	2017	2018	2019	2020	2021	6-Year Total (2016-2021)	2035 Forecast Scenario B (Needed Units; P.27 HNA)
Single Family Detached	42	49	53	49	43	46	282	940
Townhouse	0	0	0	0	0	2	2	0
ADU	0	3	1	0	1	0	5	0
Manufactured Home	5	6	3	6	7	6	33	185
Duplex	4	8	4	0	1	2	19	205
Multifamily (3+)	29	0	30	0	42	10	111	484
Total	80	66	91	55	94	66	452	1814
Annual Average (20 years)								91
Difference from Avg - Scenario B	-11	-25	0	-36	3	-25	-94	

- 2022 HNA Update (median home value \$440k)



Local Economics

Median Family Income Limits
Revised 3-14-22

County Median Income (HUD, 2021): \$57,400 [In 2018 the HUD figure for County Median Income was \$54,700]
City Median Income (ACS/Census Data; 2021 dollars): \$51,664

Lincoln County 2021	Household Size	MFI								
			1	2	3	4	5	6	7	8
	Very Low Income Limit (Section 8)	50%	22,550	25,800	29,000	32,200	34,800	37,400	39,950	42,550
	Low Income Limit	80%	36,050	41,200	46,350	51,500	55,650	59,750	63,900	68,000
		100%	40,180	45,920	51,660	57,400	61,992	66,584	71,176	75,768
		120%	48,216	55,104	61,992	68,880	74,390	79,901	85,411	90,922
Lincoln City 2021	Household Size	MFI								
			1	2	3	4	5	6	7	8
	Very Low Income Limit (Section 8)	50%	18,082	20,666	23,249	25,832	27,899	29,965	32,032	34,098
	Low Income Limit	80%	28,932	33,065	37,198	41,331	44,637	47,944	51,250	54,557
		100%	36,165	41,331	46,498	51,664	55,797	59,930	64,063	68,196
		120%	43,398	49,598	55,797	61,997	66,957	71,917	76,876	81,836

1 person @ 50% MFI: \$18,082/year @ 30% housing costs = \$5,425 / 12 = \$452 monthly housing costs

4 persons @ 50% MFI: \$25,832/year @ 30% housing costs = \$13,750 / 12 = \$1,146 monthly housing costs

8 persons @ 50% MFI: \$34,098/year @ 30% housing costs = \$10,229 / 12 = \$852 monthly housing costs

1 person @ 100% MFI: \$36,165/year @ 30% housing costs = \$10,850 / 12 = \$904 monthly housing costs

4 persons @ 100% MFI: \$51,664/year @ 30% housing costs = \$15,499 / 12 = \$1,292 monthly housing costs

8 persons @ 100% MFI: \$68,196/year @ 30% housing costs = \$20,459 / 12 = \$1,705 monthly housing costs

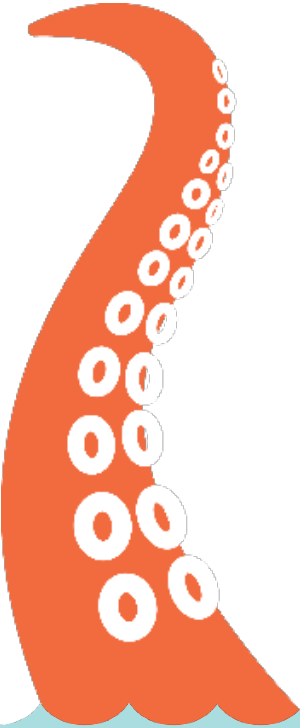
1 person @ 120% MFI: \$43,398/year @ 30% housing costs = \$13,019 / 12 = \$1,085 monthly housing costs

4 persons @ 120% MFI: \$61,997/year @ 30% housing costs = \$18,599 / 12 = \$1,550 monthly housing costs

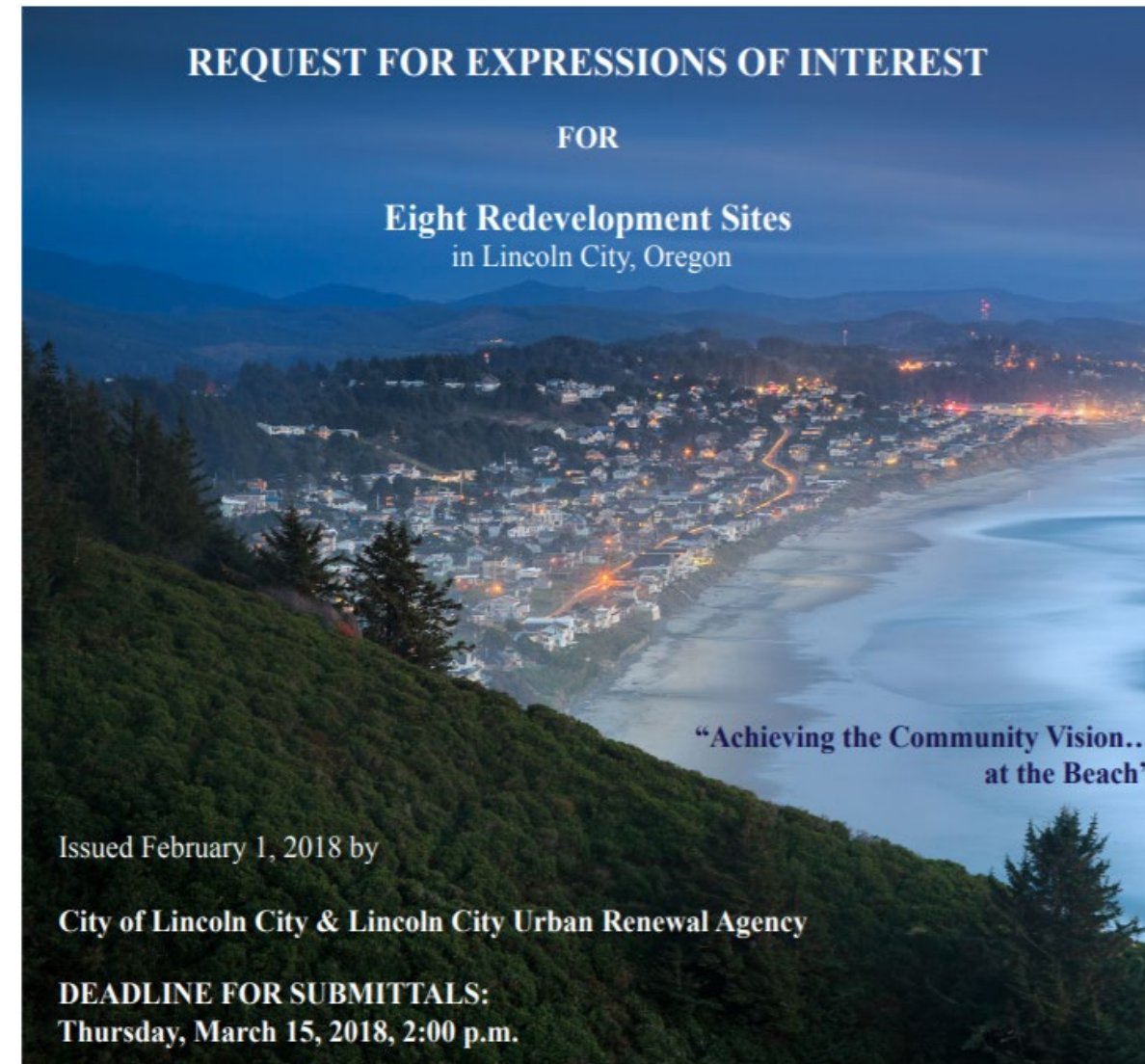
8 persons @ 120% MFI: \$81,836/year @ 30% housing costs = \$24,551 / 12 = \$2,046 monthly housing costs

2015 Average Salary Ranges

Lincoln County School District	\$21,000 (Pre-School) - \$62,000 (High School)
Samaritan North Lincoln Hospital	\$36,000
Lincoln County Service Industry	\$13,433 - \$17,226



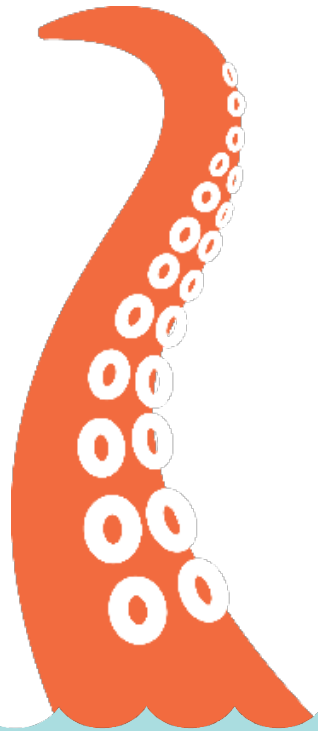
- 2018 Development Offering of 8 public properties
 - 3 residential properties (City)
 - 1 commercial existing building (City)
 - 4 commercial/ mixed-use properties (URA)
 - Additional commercial property identified
- 23 Responses of Interest
 - 6 properties in negotiations
 - 1 residential property under construction (NE 25th St)



HOMEWORK

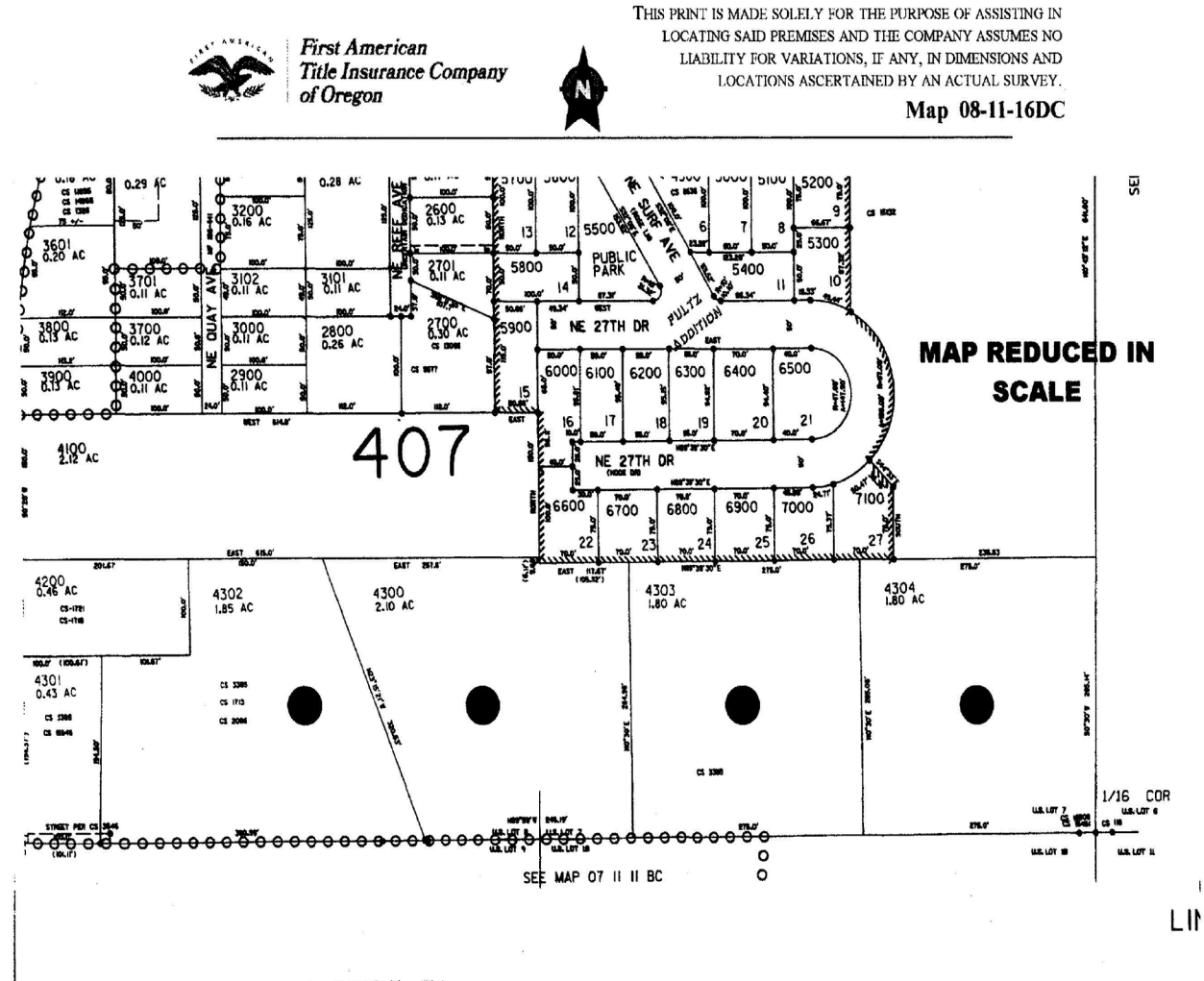
3. Amendments to Title 17, Zoning Code

- Removed requirements for design features for houses, manufactured dwellings, and duplexes
- Duplexes allowed with the same requirements as houses in any zone where houses are allowed
- Parking requirement for duplexes reduced to two off-street parking spaces per duplex
- Parking requirement for multi-unit dwellings reduced to one off-street parking space per unit
- Accessory dwelling units allowed with any house, no design standards, no parking requirements
- Affordable housing definition added
 - Affordable housing allowed outright in any commercial zone
- Requirements for four-flat dwellings have been modified to reduce lot size requirement and parking requirement
- Definition for tiny house has been modified to include park models
- Stringent requirements for cottage cluster developments have been modified to be more conducive to development
- Design standards for multi-unit structures have been decreased



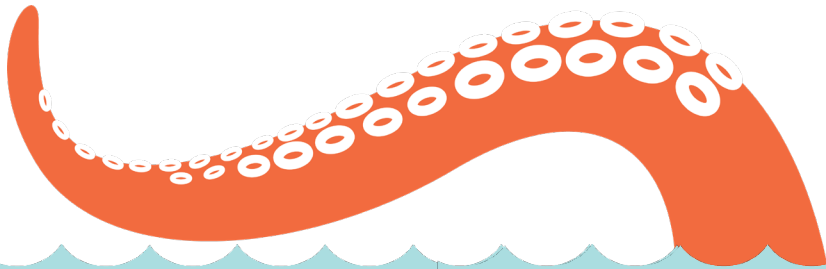
Public land?

- 4 properties purchased in 2009 for \$150,000 to satisfy debt to City
- Easterly 2 properties for public open space (storm water)
- Westerly 2 properties for future development
- Acquired 1 more in 2020

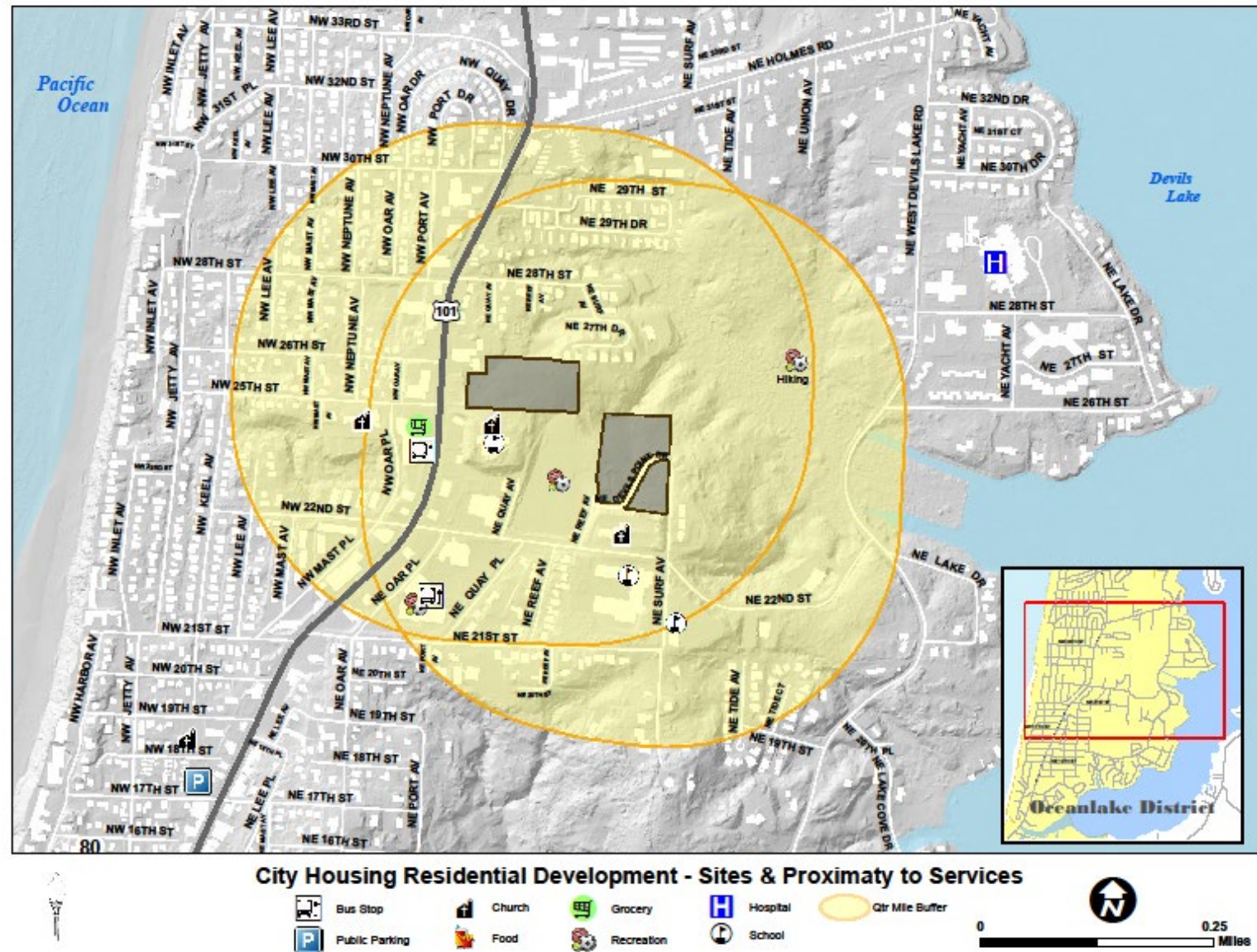


Affordable Housing @ NE 25th St

- City-ownership (4 Acres)
- Zoned Multi-Family
- Historic use – residence, convalescence home, hospital
- Archaeological considerations
- Brownfield assessment – Phase 1
- Developer Selection – Innovative Housing Inc. (IHI)
- Road access challenges
- IHI State Funding Attempt # 1 – 80 units

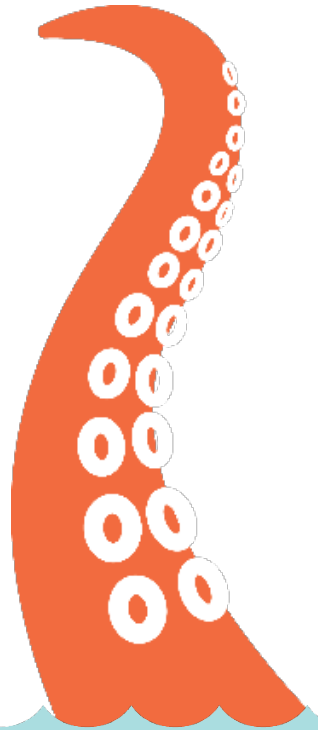
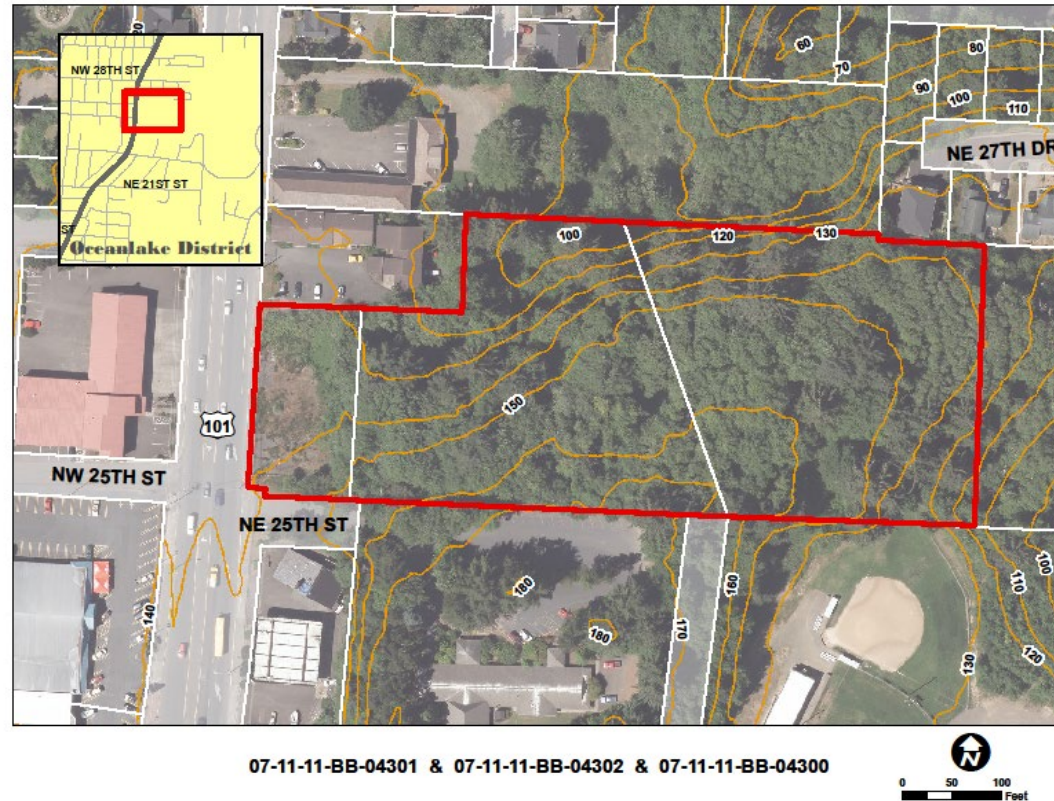


- Located on public transit route
- Near
 - Grocery Stores
 - Parks
 - Community/ Rec Center
 - Schools
 - Lake
 - Hospital/ Medical
 - Beaches



Challenge – Site Access to Brownfield

- Easement – Road Access with owner dispute for Hwy 101 property (0.43 acres)
- 1st personal note to property owner November 2018
- Brownfield Phase 1, 2, and CMMP for redevelopment
- URA acquisition in March 2020 (double appraised value of \$214k)
- IHI 2nd State grant request for 107 affordable apartment homes

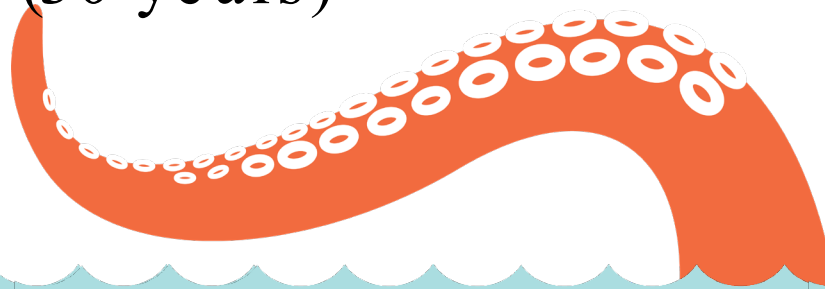


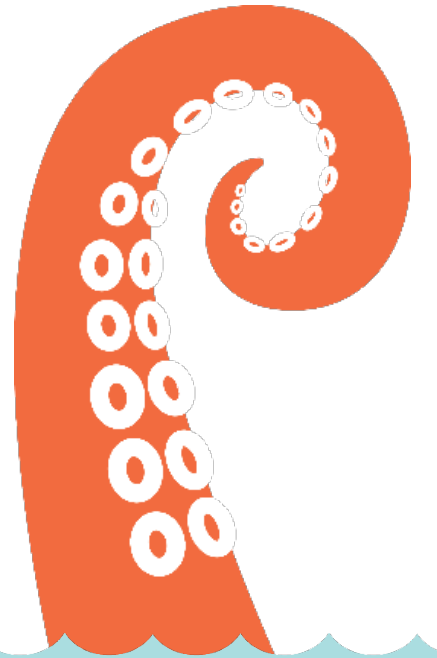
Funding

- \$30 Million project
- \$880,000 SDC Deferral (30 years)
- \$30,000 Pre-Dev (Topo, Geotech, Tree Surveys)
- \$20,000 Environmental Site Assessment – Phase 1 & 2 (Business OR Grant)
- \$30,000 Archaeological Assessment
- Full Tax Abatement (30 years)

5%

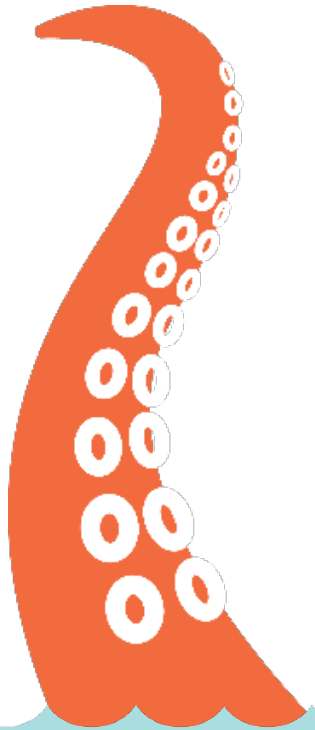
City/UR
Contribution





Lessons Learned

- Identify Redevelopment Sites early, regardless of ownership
- Prioritize infrastructure investments around future projects
- Recognize Tax Abatement impact on TIF



Affordable Housing @ NE 29th St

- City Role: Connecting private property owner with OHCS consultant Tom Kemper
- City Role: SDC Deferral of 30-years; 2022 value of \$362,071
- 4 Acres, Zoned General Commercial
- Housing Authority of Lincoln Co. (HALC) Development Offering
- 44-units of 60% and 30% MFI/ AMI

