

**WALDPOR CITY COUNCIL  
AUGUST 11, 2016  
MEETING NOTICE AND AGENDA**

The Waldport City Council will meet at 2:00 p.m. on Thursday, August 11, 2016 in the City Council Meeting Room, 125 Alsea Highway to take up the following agenda:

1. CALL TO ORDER
2. MINUTES: *July 14, 2016*
3. PUBLIC COMMENTS/PRESENTATIONS
4. DISCUSSION/ACTION ITEMS
  - A) *Former Public Works Property*
  - B) *Park Rules*
  - C) *Housing Workshop*
  - D) *Other Issues*
5. COUNCIL COMMENTS AND CONCERNS
6. REPORTS
  - City Manager*
  - Public Works Director*
  - City Planner*
  - Code Compliance*
7. GOOD OF THE ORDER
8. ADJOURNMENT

The City Council Meeting Room is accessible to all individuals. If you will need special accommodations to attend this meeting, please call City Hall, (541)264-7417, during normal office hours.

\* Denotes no material in packet

Notice given this 5<sup>th</sup> day of August, 2016 - Reda Q. Eckerman, City Recorder

**WALDPOR CITY COUNCIL**  
**JULY 14, 2016**  
**MEETING MINUTES**

1. CALL TO ORDER AND ROLL CALL: Mayor Woodruff called the meeting to order at 2:00 p.m. Mayor Woodruff and Councilors O'Brien, Gates, Campbell, Cutter and Holland answered the roll. Councilor Christenson was excused. A quorum was present.

2. MINUTES: The Council considered the minutes from the June 9, 2016 meeting. Councilor Holland **moved** to approve the minutes as presented. Councilor Gates **seconded**, and the motion **carried** unanimously on a voice vote.

3. PUBLIC COMMENTS AND PRESENTATIONS:

A. Annual Update - Lincoln County DA: District Attorney Michelle Brennan addressed the Council and provided a review of the activities of her department.

B. "Dancing with Sea Lions": Jennifer Connor from the Florence Event Center addressed the Council regarding the "Dancing with Sea Lions" project, which involved installing brightly colored sea lion statues in various locations around Florence. The statues will eventually be sold, and Sandra Guntrum is purchasing one to be installed here in Waldport. The location has yet to be determined.

C. Other Comments/Presentations: Newly appointed Chamber President Sheri Williams addressed the Council, thanking Public Works for their quick response to a necessary cleanup in front of the Columbia Bank prior to the bank's picnic, and noting concerns regarding litter following the 3<sup>rd</sup> of July celebration and the condition of the dump station on Starr Street.

4. DISCUSSION/ACTION ITEMS;

A. Library Board Appointment: The Council considered the memo from Library Director Tierce, recommending that the Council consider appointing Mr. Gary Hodges to a four-year term on the Library Board. Councilor Holland **moved** to appoint Mr. Hodges. Councilor Cutter **seconded**, and the motion **carried** unanimously.

B. CoastCom Franchise Transfer to Wave: Doug Updenkelder addressed the Council regarding the request, and noted that he was willing to answer questions. Councilor Cutter inquired about the possibility of offering broadband services to more than just governmental and educational facilities. Mr. Updenkelder indicated that there were no plans for that at present, but he would keep in touch with Mr. Cutter regarding any changes. Councilor Cutter **moved** to approve Resolution 1213. Councilor Gates **seconded**, and the motion **carried** unanimously.

C. Recreational Marijuana Tax: City Manager Kemp reviewed the issue, noting that there would be a reduction in the current tax rate after January. The State would be lowering the tax to 17%, and cities and counties around the State would be allowed to assess up to an additional 3% local tax. Following a brief discussion, Mayor Woodruff read Ordinance No. 760 by title only for the first and second readings: "An Ordinance of the City of Waldport Amending the Waldport Municipal Code Title 3 (Revenue and Finance) by Adding a New Chapter 3.06 Entitled 'Recreational Marijuana Taxation' Imposing a Three

Percent Tax on the Sale of Marijuana Items by a Marijuana Retailer, Referring the Ordinance to the Voters at the General Election to be Held on November 8, 2016, and Declaring an Effective Date". Councilor Cutter **moved** to approve Ordinance No. 760. Councilor Holland **seconded**, and the motion **carried**, with Mayor Woodruff and Councilors O'Brien, Campbell, Cutter and Holland voting "Aye", Councilor Gates abstaining. Councilor Campbell noted that his term would be up in January, but he would like to volunteer for the City's Budget Committee. Hearing no objection, Mayor Woodruff then read Ordinance No. 761 by title only for the first and second readings: "An Ordinance Repealing Ordinance No. 754 Which Established a Tax on the Sale of Marijuana and Marijuana-Infused Products in the City of Waldport". Councilor Cutter **moved** to approve Ordinance No. 761. Councilor Holland **seconded**, and the motion **carried**, with Mayor Woodruff and Councilors O'Brien, Campbell, Cutter and Holland voting "Aye", Councilor Gates abstaining. The Council then considered Resolution No. 1212, "A Resolution Calling for an Election to Refer to the Voters of the City of Waldport, Oregon, a Measure That Would Impose a Three Percent Tax on the Sale of Marijuana Items by a Marijuana Retailer". Councilor Cutter **moved** to approve Resolution No. 1212. Councilor Holland **seconded**, and the motion **carried**, with Mayor Woodruff and Councilors O'Brien, Campbell, Cutter and Holland voting "Aye", Councilor Gates abstaining.

D. Proposed Amendments to the C-1 and C-2 Commercial Zones: The Council considered Ordinance No. 762. Discussion ensued regarding the proposed amendment to Section 16.28.010. **Consensus** of the Council was to change the language from 50% to 80% of the total floor area. This changed Section 1 of the proposed Ordinance to read as follows: "Section 16.28.010 is hereby amended to add the following language: 'T. The manufacture, fabrication and/or assembly of those goods offered for sale on the premises that are permitted for sale in the C-1 zone, provided all manufacturing, fabricating, assembling, and storage not exceed 80% of the total floor area of the establishment and provided further that it shall occur within an enclosed building and provided that the use does not create a public nuisance or an unreasonable hazard to health or property because of excessive noise, smoke, odor or dust, or because it constitutes a fire, explosion or other physical hazard.'" Mayor Woodruff read Ordinance No. 762 by title only for the first and second readings: "An Ordinance of the City of Waldport Revising Title 16 of the Waldport Municipal Code by Amending Chapter 16.28 'Retail Commercial Zone C-1', Section 16.28.010 'Uses Permitted Outright' and Declaring an Emergency". Councilor Holland **moved** to approve Ordinance No. 762. Councilor Cutter **seconded**, and the motion **carried**, with Mayor Woodruff and Councilors Gates, O'Brien, Campbell, Cutter and Holland voting "Aye". Mayor Woodruff read Ordinance No. 763 by title only for the first and second readings: "An Ordinance of the City of Waldport Revising Title 16 of the Waldport Municipal Code by Amending Chapter 16.32 'General Commercial Zone C-1', Sections 16.32.010 'Uses Permitted Outright' and 16.32.020 'Conditional Uses' and Declaring an Emergency". Councilor Cutter **moved** to approve Ordinance 763. Councilor Holland **seconded**, and the motion **carried**, with Mayor Woodruff and Councilors Gates, O'Brien, Campbell, Cutter and Holland voting "Aye".

E. Proposed Zone Change: City Manager Kemp noted that the Council had approved the motion to rezone the former public works facility property to C-1 Retail

Commercial as recommended by the Planning Commission. Ordinance No. 764 memorialized that decision. Mayor Woodruff read Ordinance No. 764 by title only for the first and second readings: "An Ordinance Amending the Waldport City Zoning Map and Comprehensive Plan Map". Councilor Campbell **moved** to approve Ordinance No. 764. Councilor Cutter **seconded**, and the motion **carried**, with Mayor Woodruff and Councilors Gates, O'Brien, Campbell, Cutter and Holland voting "Aye".

F. Resolution Amending Budget for FY 2016/2017: Councilor Holland **moved** to approve Resolution 1214. Councilor Cutter **seconded**, and the motion **carried** unanimously.

G. LOC Survey: The League of Oregon Cities requested a review of the recommendations for issues to be addressed during the 2017 legislative session. Following discussion, **consensus** of the Council was to focus on the following four items: Needed Housing Assistance Program, Green Energy Technology Requirement, Mental Health Investments, and Veterans Preference Clarifications. Staff will forward the Council's choices to the League.

H. Other Issues: None.

5. COUNCIL COMMENTS AND CONCERNS: Councilor Gates noted that the State has ruled that marijuana outlets are allowed to remain open until 10:00 p.m. She will go through the proper channels to request a change to the City's regulations. Mayor Woodruff indicated that she had sent a summary of the recent housing meeting to the Council, and it appeared that there will be some concentrated efforts made to address the issue of affordable housing. A brief discussion ensued regarding vacation rentals, and **consensus** of the Council was to have staff perform some research for possible regulations.

6. REPORTS: The reports from the Public Works Director, City Librarian and City Planner were included in the packet materials. City Manager Kemp reviewed his written report, noting that City staff is looking at examples of park rules and will be bringing forth an amended or new resolution for consideration. Councilor Cutter wondered about installation of cameras for park areas and/or other general areas around town. He also suggested contacting businesses that already have cameras to participate in information sharing. A brief discussion ensued regarding the proposed memorandum of understanding between Waldport and the Oregon Department of Land Conservation and Development, which would result in coordination to develop land use resilience measures and strategies focused on tsunami risk. The general consensus of the Council was to have the City participate, staff will look at obtaining more information and possibly coordinating a presentation. With regard to the old public works property, Councilors Cutter and Campbell will work with City Manager Kemp to put together an informational package to promote the potential uses of the property.

7. GOOD OF THE ORDER: Councilor Campbell noted that he is no longer the President of the Chamber of Commerce, though he staying on as a board member for at least one more year. He suggested that the Council consider appointing a liaison to the Chamber at its meeting in January.

8. ADJOURNMENT: At 4:50 p.m., there being no further business to come before the Council, the meeting was adjourned.

Respectfully submitted,

Reda Q. Eckerman, City Recorder

APPROVED by the Waldport City Council this \_\_\_\_ day of \_\_\_\_\_, 2016.

SIGNED by the Mayor this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Susan Woodruff, Mayor



## **CITY COUNCIL MEETING AGENDA COVER SHEET FOR DISCUSSION / ACTION**

**TITLE OF ISSUE:** Former Public Works Property

**REQUESTED BY:** City Manager

**FOR MEETING DATE:** August 11, 2016

**SUMMARY OF ISSUE:**

The City of Waldport owns an almost one-acre site adjacent to Lint Slough, that used to house the City's Public Works Department. The City is interested in reuse of the property, and has recently changed the zoning to C-1, Retail Commercial. Although a Request for Proposals has been contemplated after many discussions with possible users gained no traction, staff has been approached by a potential brewer/distiller/winemaker that is interested in the property.

**STAFF RECOMMENDATION or ACTION REQUESTED:**

Authorize negotiations with Jeff Alexander regarding disposition and development of the former Public Works property, bringing back any agreements for City Council review and approval.

**BACKGROUND:**

The former Public Works Property (the "Property") is generally located at 555 NE Lint Slough Road and consists of an approximately 0.92 acre lot, with two existing outbuildings that total approximately 8,000 square feet. An aerial photo depicting the Property is attached.

Over the past year we have been seeking potential users, mostly focusing on a brewery, brewpub, or similar type of uses on the Property, possibly also including a recreational or public use component. Nothing has generated much beyond the initial discussion phase or brief follow up actions. Staff was recently contacted by Jeff Alexander regarding the Property. The City Manager, Public Works Director, and Councilor Cutter met with Mr. Alexander, who has extensive experience in the industry, as evidenced on his attached profile and awards list.

Rather than do a Request for Proposals (RFP), which would take up additional time, the City Council is being asked to consider entering into exclusive negotiations for a period of time (say, up to 90 days). The reasoning for bypassing the RFP is that we appear to have a ready participant with skills necessary to do what seems to be an optimum and preferred use, and delay in the process would lead to delays in permitting and other due diligence that is required to operate. Potential uses may include a distillery, brewery, winery, retail/pub space, art gallery, public/recreational uses, and other ancillary uses, and involved rehabilitation and reuse of the existing buildings, as well as possible future construction of new facilities (the "Project").

The purpose of the negotiation is to establish a time period during which parties negotiate with the intent to draft and execute detailed documents dealing with the Project and any other related items including, but not limited to, a "Definitive Agreement" addressing: (i) conveyance of the Property for the purpose of constructing and operating the Project; (ii) provisions for financing the acquisition of the Property; (iii) construction and operations of the Property; and (iv) provisions for any public or recreational uses. The Definitive Agreement will need to follow certain statutory rules and procedures prior to its approval by the City Council.

Deliverables during negotiations may include, but may not be limited to, the following items:

1. Scope of Development and Uses
2. Scope of Public Improvements
3. Conceptual Plans
4. Design Review Process
5. Development and Operating Pro Formas
6. Project Feasibility & Evidence of Financing
7. Conveyance of the Property (Terms for a Lease/Lease with Option to Purchase/Sale)

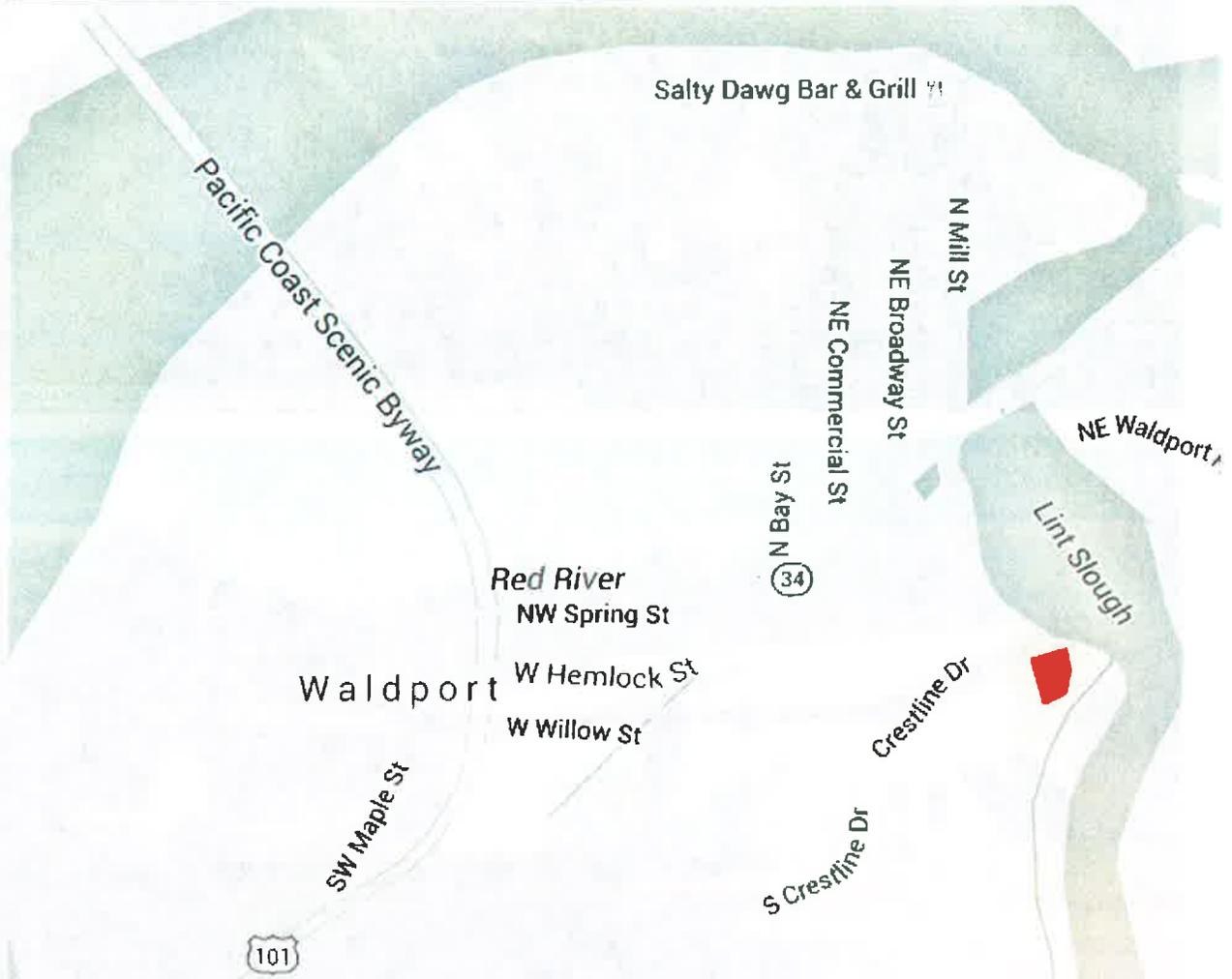
Attachments: Information on Public Works Property  
Jeff Alexander Profile  
Libation Awards

## THE PROPERTY

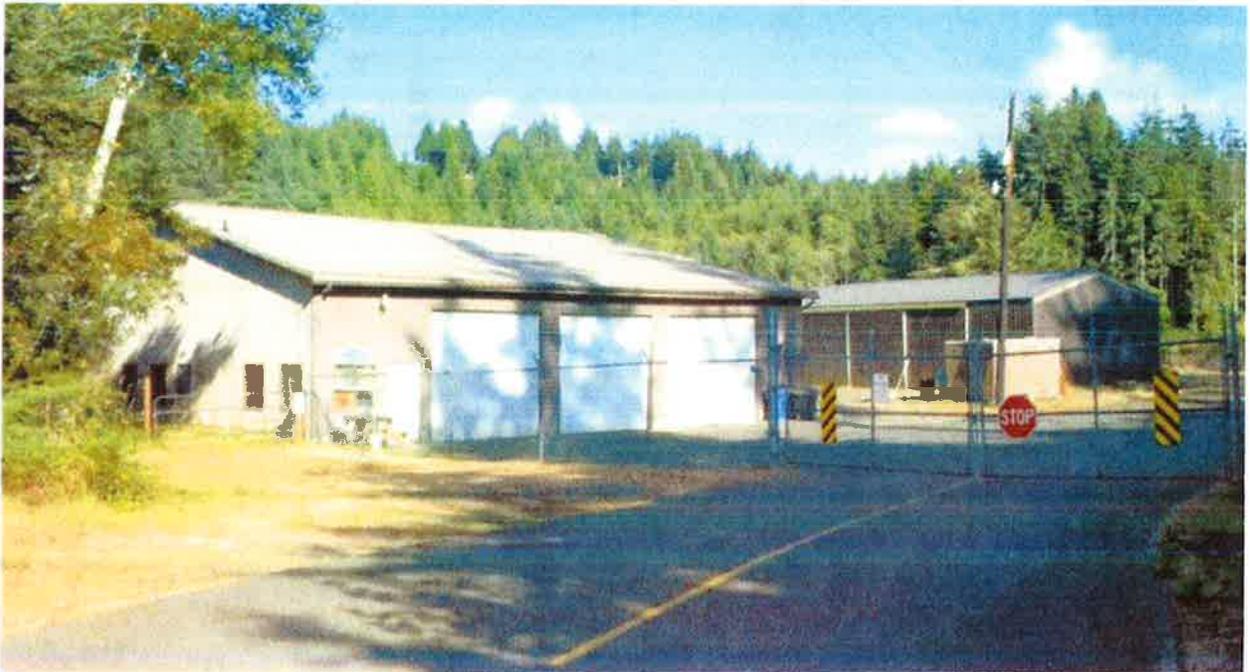
**Table 1 –Property Parcel Information**

<b>Map Taxlot:</b>	13-11-19-AD-00801-00
<b>Lot Size:</b>	Approximately 0.92 acre or 40,075 square feet
<b>Current Zoning:</b>	Retail Commercial (C-1)

**Image 1 – Property Location in Waldport**



# THE PROPERTY



# Jeff Alexander

Brewmaster      Winemaker      Master Distiller

217 SW 9th Street  
Newport, Oregon  
408.515.9605  
[adoriabrandy@yahoo.com](mailto:adoriabrandy@yahoo.com)

## Profile

Twenty eight years of fermentation experience that includes establishing two wineries, three distilleries and a brewery restaurant.

### **Master Distiller. Rogue Spirits; Newport, Oregon April 2012-August 2014**

Responsible for the installation and start up of a 500 gallon Vendome pot still with vodka column, agitator and reflux pump. Brewing and distilling on the pilot equipment developing a Rye Whiskey, Bourbon, Smoked Single Malt, Gin, Rum and various Vodka blends to be launched in 2014. *Distillery of the year 2013 World Spirits Competition in Geneva.*

### **Consultant. 2010-present**

Distillery start up for Savannah Channele Vineyards and Door County Distillery in Wisconsin. Wine blends for Teac Mor, Franklin Cellars, Madson Vineyards, Kris Moe and Adoria. Brewing start up conversations via phone for Adina Brewing Company, Peru.

### **Winemaker. Cahill Winery; Sebastopol, California 2008-2009**

Responsible for all activities from grape to bottle which included fermentation tracking, lab analysis, yeast selections and general cellar operations. Produced Pinot Blanc, Pinot Noir, Grenache, Zinfandel, Cabernet Franc, Cabernet Sauvignon and Port.

### **Winemaker/GM. Savannah Channele Vineyards, Saratoga, CA. 1996-1998**

Installed and selected all equipment of the 10,000 case award winning winery. Managed daily activity from harvest to bottle. Pinot Blanc, Chardonnay, Pinot Noir, Zinfandel, Cabernet Franc and Port were produced.

### **Winemaker/Owner. Alexander Cellars; Santa Cruz, California - 1993-present**

An annual passion that I share with family and friends. I have crushed as much as 20 tons and as little as a 1. Chardonnay, Pinot Noir, Zinfandel and Cabernet.

### **Master Distiller and CEO. Sarticious Spirits; Santa Cruz, California - 2001-2008**

All aspects of distillation, brand development and daily operations. Selected and installed equipment for 30,000 case production. Gin, Vodka, Rum, Absinthe, Brandy and Grappa were produced.

### **Distiller. St. George Spirits; Alameda, California - 2001-2002**

Responsibilities included daily still operation, proofing, filtering and bottling. During my tenure Hangar One Vodkas were born as was Sarticious Gin. I was one of four in the tasting panel that brought both of them to fruition.

**Brewmaster/Bar Manager. Skagway Brewing Company; Skagway, AK - 1999-2000**

Responsible for all aspects of brewing from grain to tap. Bar manager included hiring and training of all staff, scheduling and inventory management.

**Brewmaster. Spanish Peaks Brewing Co.; King City, California - 1998**

All aspects of brewing from grain to bottle on a 50 barrel system. Maintained 4 brands.

**Brewmaster. Los Gatos Brewing Company; Los Gatos, California 1991-1996**

Created a lager brewery with 2,000 BBL capacity on a 45 day cycle. With the help of JVNW all styles of mashing were employed; infusion, profile and modified decoction. Responsible to oversee every aspect from inception, installation and implementation. Performed all daily operations from grain to tap. Developed award winning formulations.

**Cellar Worker.** David Bruce Winery and Congress Springs Vineyards. Santa Cruz Mountains, California 1987-1990.

## **Education**

University of California at Davis. Davis, California. Bachelor of Science, Fermentation Science. Candidate.

West Valley College. Saratoga, California. Associate of Science, Physics.

## **Skills**

The wines I have created garnished gold and silver from the San Francisco Chronicle and Orange County. I have been a judge for the Great American Beer Festival and the World Beer Cup. My beers have achieved silver at the GABF and gold at WBC.

## **Interests**

Off shore sailing, traveling, soaring, skiing, golfing and cooking. That's the short list.

<i>Year</i>	<i>Contest</i>	<i>Product</i>	<i>Award</i>	<i>Award Type</i>
2012	American Distillers Institute	Dark Rum	Bronze	Product Award
2012	American Distillers Institute	Dead Guy Whiskey	Bronze	Product Award
2013	American Distillers Institute	Dead Guy Whiskey	Silver	Product Award
2012	American Distillers Institute	Oregon Single Malt Whiskey	Silver	Product Award
2014	American Distillers Institute	Oregon Single Malt Whiskey	Silver	Product Award
2013	Good Food Awards	Oregon Single Malt Vodka	Winner	Product Award
2013	Good Food Awards	Spruce Gin	Finalist	Product Award
2013	Great American Distillers Festival	Chipotle Spirit	Gold	Product Award
2013	Great American Distillers Festival	Dark Rum	Silver	Product Award
2013	Great American Distillers Festival	Dead Guy Whiskey	Gold	Product Award
2013	Great American Distillers Festival	Hazelnut Spiced Rum	Silver	Product Award
2013	Great American Distillers Festival	Oregon Single Malt Whiskey	Gold	Product Award
2013	Great American Distillers Festival	Spruce Gin	Silver	Product Award
2014	International Review of Spirits	Chipotle Spirit	Bronze	Product Award
2012	International Review of Spirits	Dark Rum	Bronze	Product Award
2013	International Review of Spirits	Dark Rum	Bronze	Product Award
2014	International Review of Spirits	Dark Rum	Bronze	Product Award
2012	International Review of Spirits	Dead Guy Whiskey	Silver	Product Award
2013	International Review of Spirits	Dead Guy Whiskey	Silver	Product Award
2014	International Review of Spirits	Dead Guy Whiskey	Silver	Product Award
2012	International Review of Spirits	Hazelnut Spiced Rum	Bronze	Product Award
2013	International Review of Spirits	Hazelnut Spiced Rum	Bronze	Product Award
2014	International Review of Spirits	Hazelnut Spiced Rum	Bronze	Product Award
2014	International Review of Spirits	Oregon Single Malt Vodka	Silver	Product Award
2012	International Review of Spirits	Oregon Single Malt Whiskey	Gold	Product Award
2013	International Review of Spirits	Oregon Single Malt Whiskey	Gold	Product Award
2014	International Review of Spirits	Oregon Single Malt Whiskey	Gold	Product Award
2014	International Review of Spirits	Pink Gin	Bronze	Product Award
2012	International Review of Spirits	Spruce Gin	Silver	Product Award
2014	International Review of Spirits	Spruce Gin	Silver	Product Award
2012	International Spirits Challenge	Dark Rum	Bronze	Product Award

2012	International Spirits Challenge	Dead Guy Whiskey	Silver	Product Award
2013	International Spirits Challenge	Dead Guy Whiskey	Silver	Product Award
2014	International Spirits Challenge	Oregon Single Malt Vodka	Silver	Product Award
2012	International Spirits Challenge	Oregon Single Malt Whiskey	Bronze	Product Award
2013	International Spirits Challenge	Oregon Single Malt Whiskey	Bronze	Product Award
2014	International Spirits Challenge	Oregon Single Malt Whiskey	Silver	Product Award
2014	International Spirits Challenge	Pink Gin	Silver	Product Award
2012	International Spirits Challenge	Spruce Gin	Bronze	Product Award
2014	International Spirits Challenge	Spruce Gin	Bronze	Product Award
2014	International Wine & Spirits Competition	Chipotle Spirit	Silver	Product Award
2014	International Wine & Spirits Competition	Dark Rum	Bronze	Product Award
2013	International Wine & Spirits Competition	Dead Guy Whiskey	Silver Outstanding	Product Award
2014	International Wine & Spirits Competition	Dead Guy Whiskey	Silver	Product Award
2014	International Wine & Spirits Competition	Oregon Single Malt Vodka	Silver	Product Award
2012	International Wine & Spirits Competition	Oregon Single Malt Whiskey	Bronze	Product Award
2013	International Wine & Spirits Competition	Oregon Single Malt Whiskey	Silver	Product Award
2014	International Wine & Spirits Competition	Oregon Single Malt Whiskey	Silver	Product Award
2012	International Wine & Spirits Competition	Pink Gin	Bronze	Product Award
2014	International Wine & Spirits Competition	Pink Gin	Silver	Product Award
2013	International Wine & Spirits Competition	Spruce Gin	Bronze	Product Award
2014	International Wine & Spirits Competition	Spruce Gin	Silver	Product Award
2012	Ministry of Rum Tasting	Dark Rum	Gold	Product Award
2012	Ministry of Rum Tasting	Hazelnut Spiced Rum	Gold	Product Award

2013	Ministry of Rum Tasting	Hazelnut Spiced Rum	Silver	Product Award
2013	San Diego Spirits Festival	Dead Guy Whiskey	Bronze	Product Award
2013	San Diego Spirits Festival	Oregon Single Malt Vodka	Silver	Product Award
2013	San Diego Spirits Festival	Oregon Single Malt Whiskey	Bronze	Product Award
2013	San Diego Spirits Festival	Spruce Gin	Silver	Product Award
2012	San Francisco World Spirits Competition	Dark Rum	Silver	Product Award
2012	San Francisco World Spirits Competition	Dead Guy Whiskey	Bronze	Product Award
2012	San Francisco World Spirits Competition	Oregon Single Malt Whiskey	Gold	Product Award
2012	San Francisco World Spirits Competition	Pink Gin	Bronze	Product Award
2012	San Francisco World Spirits Competition	Spruce Gin	Silver	Product Award
2013	San Francisco World Spirits Competition	Dark Rum	Bronze	Product Award
2013	San Francisco World Spirits Competition	Dead Guy Whiskey	Silver	Product Award
2013	San Francisco World Spirits Competition	Oregon Single Malt Whiskey	Silver	Product Award
2013	San Francisco World Spirits Competition	Spruce Gin	Bronze	Product Award
2014	San Francisco World Spirits Competition	Chipotle Spirit	Bronze	Product Award
2014	San Francisco World Spirits Competition	Dark Rum	Bronze	Product Award
2014	San Francisco World Spirits Competition	Dead Guy Whiskey	Silver	Product Award
2014	San Francisco World Spirits Competition	Hazelnut Spiced Rum	Silver	Product Award
2014	San Francisco World Spirits Competition	Oregon Single Malt Vodka	Silver	Product Award
2014	San Francisco World Spirits Competition	Oregon Single Malt Whiskey	Bronze	Product Award

2014	San Francisco World Spirits Competition	Pink Gin	Double Gold	Product Award
2014	Whiskies of the World Awards	Dead Guy Whiskey	Bronze	Product Award
2013/2014	World Beverage Competition	Chipotle Spirit	Bronze	Product Award
2012/2013	World Beverage Competition	Hazelnut Spiced Rum	Silver	Product Award
2013/2014	World Beverage Competition	Hazelnut Spiced Rum	Bronze	Product Award
2013/2014	World Beverage Competition	Oregon Single Malt Vodka	Silver	Product Award
2012/2013	World Beverage Competition	Oregon Single Malt Whiskey	Bronze	Product Award
2013/2014	World Beverage Competition	Oregon Single Malt Whiskey	Bronze	Product Award
2012/2013	World Beverage Competition	Spruce Gin	Gold	Product Award
2014	World Rum Awards	Hazelnut Spiced Rum	Bronze	Product Award
2014	Great American Distillers Festival	Spruce Gin	Silver	Product Award
2014	Great American Distillers Festival	Pink Gin	Gold	Product Award
2014	Great American Distillers Festival	Hazelnut Spiced Rum	Bronze	Product Award



## **CITY COUNCIL MEETING AGENDA COVER SHEET FOR DISCUSSION / ACTION**

**TITLE OF ISSUE:** Parks Rules  
**REQUESTED BY:** City Manager  
**FOR MEETING DATE:** August 11, 2016

**SUMMARY OF ISSUE:**

There has been some concern about abuse and overnight camping in City parks, specifically Keady Wayside. The City Council has the ability to institute rules for recreational areas in the City, and adoption of rules could aid in ameliorating unwanted activities.

**STAFF RECOMMENDATION or ACTION REQUESTED:**

Rescind Resolution No. 1085 and adopt new Resolution.

**BACKGROUND:**

The Waldport Municipal Code (Streets, Sidewalks and Public Places) offers the following:

*12.28.010 Rules and Regulations*

*Rules and Regulations. Council may by Resolution establish rules for any outdoor recreational areas within the City's limits.*

*12.28.020 Violation - Penalty*

*Violation - Penalty. Any violation of any rules set by such Resolution will be a Class "A" violation pursuant to Chapter 1.08 of the Waldport Municipal Code. (Ord. 705, 2006)*

Enclosed are Resolution No. 1085, which specifies rules for Crestline Park, and a new resolution for consideration that will apply to all park and recreation facilities, including trails.

Enclosure: Resolution No. 1085  
New Draft Resolution

**RESOLUTION NO. 1085**

A RESOLUTION PURSUANT TO WALDPOROT MUNICIPAL CODE CHAPTER 12.28, DESIGNATING THE CITY COUNCIL'S INTENTION TO PERMIT RECREATIONAL USE OF CRESTLINE PARK AND THE CRESTLINE PARK SKATE BOARD FACILITY CONSISTENT WITH OTHER AREAS GENERALLY REGARDED AS OUTDOOR RECREATIONAL AREAS UNDER ORS 105.682.

WHEREAS, the City Council of the City of Waldport is designating and permitting recreational use of Crestline Park consistent with ORS 105.682; and

WHEREAS, the City Council of the City of Waldport has adopted Chapter 12.28 of the Waldport Municipal Code, regarding establishment of rules and regulations for outdoor recreational areas within the City's limits;

NOW, THEREFORE, THE CITY OF WALDPOROT RESOLVES AS FOLLOWS:

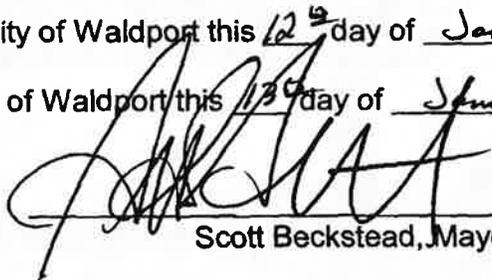
Section 1. The City Council permits recreational use of Crestline Park including the Skate Park Facility consistent with other areas in the City generally regarded as outdoor recreational areas as specified under ORS 105.682.

Section 2. The City Council mandates the following rules for the park:

- ◆ The hours of use shall be from 7:00 a.m. to sunset.
- ◆ Persons using the park and its facilities use at their own risk.
- ◆ The park is a non-supervised facility.
- ◆ Protective gear is required when using the skate park
- ◆ No drugs, alcohol, weapons or profanity are permitted in the park.
- ◆ Persons convicted of criminal activity in this park will be banned from the park.

PASSED by the City Council of the City of Waldport this 12<sup>th</sup> day of January, 2006.

APPROVED by the Mayor of the City of Waldport this 13<sup>th</sup> day of January, 2006.

  
\_\_\_\_\_  
Scott Beckstead, Mayor

ATTEST:

  
\_\_\_\_\_  
Reda A. Quinlan, City Clerk



## CITY PARK RULES

- The hours of use shall be from 7:00 a.m. to sunset.
- Persons using the park and its facilities use at their own risk.
- The park is a non-supervised facility.
- Protective gear is required when using the skate park.
- No drugs, alcohol, weapons or profanity are permitted in the park.
- Persons convicted of criminal activity in this park will be banned from the park.

Resolution no. 3085

DSS 105 #87

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION PURSUANT TO WALDPOR MUNICIPAL CODE CHAPTER 12. 28, ESTABLISHING RULES AND REGULATIONS FOR PARK FACILITIES WITHIN THE CITY OF WALDPOR, AND REPLACING RESOLUTION 1085.**

WHEREAS, Waldport Municipal Code Chapter 12.28 states that the Council may by Resolution establish rules for any outdoor recreational areas within the City's limits; and

WHEREAS, Resolution No. 1085, adopted in 2006, was specifically designed to implement rules and regulations for the City's skatepark facility on Crestline Drive; and

WHEREAS, the desire of the Council is to establish rules and regulations for all of its designated parks, trails and areas available for use by the public;

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

Section 1. Park rules and regulations as outlined in Attachment "A" and by this reference incorporated herein, are hereby approved.

Section 2. Resolution No. 1085 is hereby rescinded and replaced, as of the date of adoption of this resolution.

PASSED by the Common Council of the City of Waldport this \_\_\_\_ day of \_\_\_\_\_, 2016.

SIGNED by the Mayor this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Susan Woodruff, Mayor

ATTEST:

\_\_\_\_\_  
Reda Eckerman, City Recorder

## **ATTACHMENT "A"**

### **CITY OF WALDPORT PARKS RULES AND REGULATIONS**

The following City of Waldport Parks Rules and Regulations, adopted by the Waldport City Council on \_\_\_\_\_ shall be observed within the public parks of the City of Waldport, Oregon. As used herein, the words "public park" shall mean and include all property now or hereafter owned and/or controlled by the City of Waldport, Oregon, and operated as a park or trail, or an area available for use by the public.

**GENERAL RULES OF CONDUCT IN CITY PARKS.** The following rules and regulations for the conduct of persons using the public parks of the City of Waldport, Oregon are hereby established and shall be observed and enforced within said public places.

1. All parks within the City of Waldport are considered day-use parks. Overnight camping is prohibited. No person shall be permitted within a public park between dusk and dawn.
2. No person shall build any fire within any public park except as permitted in a stove or fireplace designed and provided therefore.
3. No fireworks, firearms or explosive devices are permitted in any public park.
4. Drugs and/or tobacco products are prohibited on all public park property.
5. Alcohol is prohibited on all public park property, unless a permit from the City has been obtained. Such permits will not be given for individual use, and proof of insurance and adherence to OLCC regulations will be required.
6. Pets are welcome, but must be leashed. Pet waste must be cleaned up by keeper/owner.
7. Garbage receptacles provided by the City shall not be used for the deposit of garbage or debris brought or generated from homes or businesses or activities which are unrelated to those normally permitted in or at public parks.
8. Amplified music or public address systems are prohibited, except by permit.
9. Except for park maintenance, public utility and other vehicles judged necessary for the construction and maintenance of City parks and utilities therein, no motorized vehicles of any type shall be operated, stopped, parked or left standing in a public park, other than on roads and parking areas specified for that type of vehicle use. No overnight parking shall be allowed in any public park.
10. No person may erect signs, markers or inscriptions of any type within a public park, except in a specifically designated area, without permission from the City Manager or

designee. The following activities are prohibited in all public parks unless specifically authorized by the City Manager:

A. The distribution of any circular, notice, leaflet, pamphlet or written or printed information of any kind.

B. The solicitation of, or engagement in, the sale of any merchandise or service, or the operation of any concessions.

11. The act of panhandling, or begging for goods or money, either verbally or by signage, is prohibited in all public parks.

12. Any activity that is not authorized by a City permit which is incompatible with or disrupts the general public use of park property is prohibited.

13. Public parks are considered non-supervised facilities. Persons using the public parks and their facilities use at their own risk.

#### RULES FOR SPECIFIC LOCATIONS:

1. Crestline Skate Park:

A. Helmets and other protective gear are recommended.

B. Persons convicted of criminal activity in this park will be banned from the park.

2. Woodland and other trails:

A. Hiking, biking or horseback riding is prohibited, except on designated trails.

B. Collecting or harming plants or wildlife is prohibited.

C. Use of incendiary devices of any kind is prohibited.

#### PENALTIES FOR VIOLATION:

Any violation of any of the above-stated rules will be considered a Class "A" violation pursuant to Chapter 1.08 of the Waldport Municipal Code.



## **CITY COUNCIL MEETING AGENDA COVER SHEET FOR DISCUSSION / ACTION**

**TITLE OF ISSUE:** Housing Workshop  
**REQUESTED BY:** City Manager/City Planner  
**FOR MEETING DATE:** August 11, 2016

**SUMMARY OF ISSUE:**

Many cities and regions in the State of Oregon, as well as nationally, are dealing with housing affordability. This workshop is to cover assets and obstacles towards creating a mix of housing that is affordable and attainable by workers and families, summarize data, and discuss tools that may be available for the City of Waldport with which to facilitate affordable housing.

**STAFF RECOMMENDATION or ACTION REQUESTED:**

Hold workshop and direct staff as needed.

**BACKGROUND:**

Evaluating opportunities for housing development or assistance is a stated goal of the City Council. Staff initiated a meeting in January of 2016 with industry experts and stakeholders. From that, other meetings have been held in the County, including a joint work session held in Newport on July 12, 2016.

The attached memorandum dated August 3, 2016, summarizes these meetings, as well as assets and obstacles related to housing development. The memorandum also summarizes data for Waldport and the County, as well as potential tools for use by the City, including but not limited to the following:

1. Multi-unit tax exemption
2. Community Development Block Grant
3. Construction excise tax
4. Scaled or waived System Development Charges
5. Urban Renewal
6. Housing Trust Fund
7. Revolving Loan Fund
8. Vertical housing tax exemption
9. Development code changes
10. Inclusionary zoning
11. Density bonus

12. Mixed use zoning requirements
13. Accessory dwelling units/tiny homes
14. Cottage Clusters
15. Fast track permitting

These tools may be broadly categorized into financial or regulatory, and they may or may not be appropriate for our needs, ability and situation. One or more working together could encourage a climate where developers see a benefit to producing an affordable housing component.

Of particular note is that many of the planning tools are predicated on increasing density, or the number of units that may be constructed on individual lots of various sizes. For example, in the last year, the City of Waldport has approved two Planned Developments (PD) with reduced lot sizes, including the eleven 3,345 square foot lots adjacent to the golf course and another PD with six lots ranging between 1,500 and 2,000 square feet. These PDs allow upwards of 13 dwelling units/acre while the R-1 standard allows 7 dwelling units/acre.

Increasing density may be a key factor in encouraging housing at lower price points, and increasing the inventory of housing, including multi-family and rentals, which seem to be lacking. The market does seem to be taking care of market-rate single family homes, as evidenced by the number of developments being authorized and building permits being issued in the City.

A broad definition of who needs affordable housing is warranted: Generally, families or individuals that pay more than 30 percent of their income for housing are considered cost burdened and may have difficulty affording necessities, or having readily disposable income. Many metrics combine housing and transportation together when evaluating cost burden.

Enclosure: Memo to City Manager from Economic Development Planner, August 3, 2016

TO: Kerry Kemp, City Manager, City of Waldport

FROM: Rachel Cotton, Economic Development Planner, City of Waldport

DATE: August 3, 2016

RE: Workforce Housing Data and Development Tools for Waldport, August 2016

**I. Workforce Housing Development Discussion Milestones for City of Waldport, 2016:**

1. **January 25, 2016** - Panel discussion convened jointly by the City of Waldport and the Economic Development Alliance of Lincoln County to discuss assets and obstacles related to workforce housing development in south county (Table 1). Panelists included representatives from finance, government, non-profits, and the Lincoln Community Land Trust. Two similar sessions were held for central and north Lincoln County between April and August of 2016.
2. **July 12, 2016** - Joint work session convened by the City of Newport for Lincoln County staff. This included reports on affordable housing initiatives currently enacted by represented governmental units, review of potential housing initiatives, and discussion of next steps in exploring areas for potential collaboration among local government units.
3. **August 11, 2016** City of Waldport Council work session to discuss data and options related to incentivizing workforce housing development in Waldport.

**Table 1: Assets and Obstacles Related to Workforce Housing Development in South Lincoln County**

<u>ASSETS</u>	<u>OBSTACLES</u>
<ul style="list-style-type: none"><li>● Ease of permitting compared to bigger metros</li><li>● Functional governments</li><li>● Political will for increasing workforce and affordable housing</li><li>● Large employers expanding (OSU, Samaritan, Rogue)</li></ul>	<ul style="list-style-type: none"><li>● <b>Land</b><ul style="list-style-type: none"><li>○ High land costs on the coast, particularly ocean view lots</li><li>○ Restrictive topography in many areas</li><li>○ Lack of development ready residential land (adding costs to develop infrastructure)</li><li>○ Stagnation/paralysis around highest and best use of land, particularly publically owned</li></ul></li><li>● <b>Tax Credits</b><ul style="list-style-type: none"><li>○ Difficult to finance small projects with tax credits</li><li>○ Lots of statewide competition for tax credits</li></ul></li><li>● <b>Finance/Lending</b><ul style="list-style-type: none"><li>○ Difficult to attract tax credit buyers to rural areas</li><li>○ Difficult to attract lenders to rural projects</li><li>○ Need development experience for credibility with lenders, which is sometimes lacking in rural areas</li></ul></li><li>● <b>Development</b><ul style="list-style-type: none"><li>○ 3rd party developers and lenders may impose additional requirements (e.g. parking, location)</li></ul></li><li>● <b>Regulatory</b><ul style="list-style-type: none"><li>○ Difficult and expensive to insure in floodplain and tsunami zone (and may be impossible to get federal funding for these projects)</li></ul></li></ul>

## II. Data Summary (figures and tables referenced can be found in the Appendix)

*This data is provided as an update to the Workforce Housing Toolkit for Lincoln County, Oregon (2009).*

- Waldport is more affordable for both renters and owners than most other areas in Lincoln County (Figures 1 & 2).
- However, the increase of seasonal units in Waldport between 2000 and 2010-2014, when an estimated 85 seasonal units were either added or converted from other uses, is a concern. During that same period, only 72 total housing units were added in Waldport, and Waldport added seasonal units at a higher rate than the country did (Table 6).
- Land—particularly oceanfront and lakefront lots, as well as view lots—has continued to increase in value much more rapidly than incomes have increased in Lincoln County since 2000 (Table 3).
- Lower than average incomes and higher than average home values in Lincoln County both contribute to higher than average home value to income ratios in the county as compared to the state (Table 4).
- In Waldport low income growth is a bigger problem than high housing values and costs when considering overall housing costs, housing cost burdens, and income trends throughout Lincoln County (Table 4).
- Lincoln County has a slightly higher level of owner-occupied housing (65 percent) than the state of Oregon overall. Waldport has the same share of owner-occupied housing as Lincoln County (Table 2). Lincoln City (54 percent renters), Toledo (49 percent renters), and Newport (47 percent renters) have the highest shares of renters in the county.
- As an increasing number of housing units are either built as or converted to seasonal units in Lincoln County, and the majority of new growth favors construction of single family units, many households in Lincoln County, particularly those who rent, may experience increasing housing cost burdens and fewer affordable options when looking to rent or buy in the area (Table 6).
- Waldport's major economic development asset, related to workforce attraction and retention, is its relative affordability compared to surrounding areas in Lincoln County. As economic conditions improve throughout the County, Waldport would do well to preserve and continue to expand its existing stock of affordable and workforce housing with tools discussed in the next section.

### III. Potential Workforce Housing Development Tools for Waldport

Tool	Details
<b>1. Multi-unit tax exemption</b>	Developers of multi-unit housing in a designated “core area” are granted a tax exemption on structural improvements to a property for up to ten years following construction. This is a state enabled program enacted by individual jurisdictions where each is able to set eligibility criteria and approve projects through a competitive process.
<b>2. CDBG funding for revolving loans and grants</b>	Community Development Block Grants (CDBG) provide communities with resources to address a range of community development needs, including infrastructure improvements and housing and commercial rehab. loans and grants. Lincoln County competes for CDBG funding through Business Oregon’s Infrastructure Finance Authority with other rural counties and non-metropolitan regions. Waldport is eligible for CDBG rehab funds through a partnership with Community Services Consortium, though this program is in temporary hiatus.
<b>3. Construction excise tax</b>	The passage of SB 1533 authorizes local governments to impose a Construction Excise Tax on improvements to real property in order to fund affordable housing initiatives.
<b>4. Scaled or waived SDCs</b>	Municipalities can provide assistance in the form of reduced SDCs to lower development costs and incentivize workforce housing development. One option is to purposefully waive SDCs for development that offers rents affordable to workforce households. Additionally, scaled SDCs could be offered for residential development under a certain square footage and/or ADUs to incentivize workforce housing development by the private market. SDC financing is an option allowing developers to stretch their SDC payment over time, thereby reducing upfront costs.
<b>5. Urban Renewal</b>	Urban renewal funds can be used to develop infrastructure to support workforce housing. Urban renewal funds can also be used for workforce housing development within urban renewal districts.
<b>6. Housing Trust Fund</b>	A local housing trust allows municipalities to collect funds for affordable housing, segregate them out of the general municipal budget into a trust fund, and use the funds for local initiatives to create and preserve affordable housing.
<b>7. Revolving Loan Fund</b>	Municipalities can loan money to developers of workforce housing through a revolving loan fund. Funding can offset construction, land acquisition, and SDC costs. Loans are repaid upon sale.
<b>8. Vertical housing tax exemption</b>	Oregon’s Vertical Housing program encourages mixed-use commercial / residential developments through a partial property tax exemption. The exemption varies in accordance with the number of residential floors on a project with a maximum property tax exemption of 80 percent over 10 years. An additional property tax exemption on the land may be given if some or all of the residential housing is for low-income persons (80 percent of area median income or below). The proposed zone must meet AT LEAST ONE of the following criteria: completely within the core area of an urban center; entirely within one-quarter mile of fixed-route transit service (including a bus line), or; contains property for which land-use comprehensive plan and implementing ordinances effectively allow “mixed-use” with residential.

<b>9. Development code changes</b>	Development code changes to incentivize workforce housing development could include reduction in minimum lot sizes in single family zones, limitation of zones within which detached single family residential units are permitted, increase in land zoned for multi-family residential development, and an increase in allowable housing density in appropriate areas.
<b>10. Inclusionary zoning</b>	Inclusionary zoning would require developers to designate a certain percentage of new multifamily construction (of at least 20 units) as affordable to those making 80 percent of area median income or less, in exchange for density bonuses or property tax exemptions.
<b>11. Density bonus</b>	Density bonuses are a zoning tool that permits developers to build more housing units, taller buildings, or larger FAR than normally allowed, in exchange for a specified number or percentage of affordable units included in the development.
<b>12. Mixed use zoning requirements along commercial corridors</b>	Mixed use zoning can offer additional workforce housing by encouraging the use of second and third stories of existing and new structures for residential use.
<b>13. Accessory dwelling units (ADUs) &amp; tiny homes</b>	Allowing ADUs in R-1 and other zones can: create new housing units while respecting the look and scale of single-dwelling development; allow more efficient use of existing housing stock and infrastructure; provide a mix of housing that responds to changing family needs and smaller households; provide a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods, and obtain extra income, security, companionship and services, and; provide a broader range of accessible and more affordable housing.
<b>14. Cottage Clusters</b>	With a planned development or multifamily model, cottage clusters are all on the same lot. Homes are grouped around shared community elements, including outdoor play areas, gardens, or a common house. With a subdivision model, each home is on a separate lot and the common property may be a common green. Some jurisdictions have adopted cottage cluster zoning that allows a property to be subdivided into more lots than would typically be allowed so long as homes are smaller than usual.
<b>15. Fast track permitting for workforce housing development</b>	Jurisdictions could implement an expedited permitting process for housing development applications designed to provide workforce and affordable units.

IV. Appendix: Updated Housing Data for Lincoln County, 2016

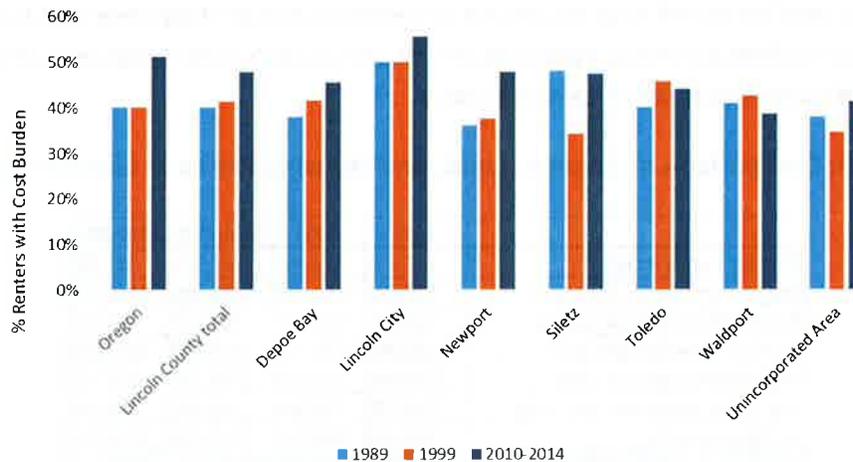
Table 2: Occupied Housing Units by Tenure, 2010-2014

	Oregon	% All Households	Lincoln County	% All Households	Depoe Bay	% All Households	Lincoln City	% All Households	Newport	% All Households
Total households (occupied units)	1,522,988		20,672		826		3,566		4,570	
Owner occupied	936,806	62%	13,440	65%	538	65%	1,648	46%	2,401	53%
Renter occupied	586,182	38%	7,232	35%	288	35%	1,918	54%	2,169	47%
	Siletz	% All Households	Toledo	% All Households	Waldport	% All Households	Yachats	% All Households	Unincorporated Area	% All Households
Total households (occupied units)	591		1,242		904		375		8,598	
Owner occupied	420	71%	629	51%	585	65%	265	71%	6,954	81%
Renter occupied	171	29%	613	49%	319	35%	110	29%	1,644	19%

Source: 2010-2014 American Community Survey, B25003

**Notes:** Roughly 62 percent of occupied housing units in Oregon are owner-occupied, while 38 percent are occupied by renters. Lincoln County has a slightly higher level of owner-occupied housing (65 percent) than the state of Oregon overall. Waldport has the same share of owner-occupied housing as Lincoln County. Lincoln City (54 percent renters), Toledo (49 percent renters), and Newport (47 percent renters) have the highest shares of renters in the county. There have not been significant changes in the ratio of owners to renters in either the state or the county since 2000.

Figure 1: Renters with 30% or More Cost Burden, 1989 to 2010-2014

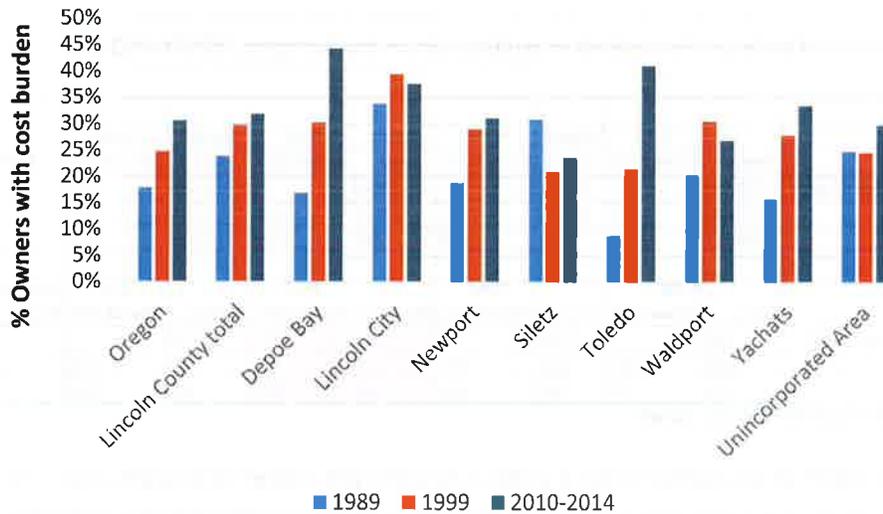


Source: 1990 and 2000 Census SF3, H069; 2010-2014 American Community Survey, B25095, B25106

**Notes:** Over the past decade and a half, renters in Oregon have become increasingly cost burdened, with just over half of all renters in the state spending at least 30 percent of their incomes on gross rent<sup>1</sup> as of the 2010-2014 period. During that same period, 48 percent of renters in Lincoln County were cost burdened, spending at least 30 percent of their incomes on gross rent. Waldport had the lowest rate of cost burdened renters (39 percent) in the county over the 2010-2014 period.

<sup>1</sup> Gross rent is calculated as the amount of the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid for by the renter (or paid for the renter by someone else).

**Figure 2: Owners with 30% or More Cost Burden<sup>2</sup>, 1989 to 2010-2014**



Source: 1990 and 2000 Census SF3, H069; 2010-2014 American Community Survey, B25095, B25106

**Notes:** Although Lincoln County has a slightly higher percentage of cost-burdened owners (32 percent) as is seen overall in the state of Oregon (31 percent), there is a large variation between local cities. In the 2010-2014 period, Waldport had among the lowest rates (27 percent) of cost burdened owners in the county. Over that same period, it is estimated that 44 percent of owners in Depoe Bay were cost burdened, that 41 percent of owners in Toledo were cost burdened, that 38 percent of owners in Lincoln City were cost burdened, and that 34 percent of owners in Yachats were cost burdened. In Lincoln County’s other cities and unincorporated areas, less than 32 percent of owners experienced a cost burden.

**Table 3: Comparison of Income, Land, and Housing Prices in Lincoln County**

	1990	2000	2005-2009	2010-2014
Median Family Income	\$27,224	\$39,403	\$52,584	\$52,041
Oceanfront median sale price	\$77,750	\$150,000	\$493,000	\$269,050
Riverfront median sale price	\$25,000	\$43,500	\$85,400	\$68,665
Lakefront median sale price	\$50,000	\$92,000	\$174,650	\$222,200
View lot median sale price	\$25,000	\$50,000	\$126,500	\$81,250
Non-view lot median sale price	\$14,500	\$35,000	\$65,880	\$46,000
All housing units	\$59,500	\$130,000	\$233,800	\$194,100
Ratio of Price to Median Family Income				
Oceanfront	2.9	3.8	9.4	5.2
Riverfront	0.9	1.1	1.6	1.3
Lakefront	1.8	2.3	3.3	4.3
View	0.9	1.3	2.4	1.6
Non-view	0.5	0.9	1.3	0.9
All housing units	2.2	3.3	4.4	3.7

Sources: 2005-2009 and 2010-2014 American Community Survey, B19126; 2000 Census SF 3, P53, P77, H76; 1990 Census SF 3, P080A, P107A, H061A.

Income data is estimated for the 2005-2009 and 2010-2014 periods. Land and housing price data is an average of each of those 5 year periods from the Lincoln County Assessor’s data.

<sup>2</sup> Owner costs are calculated as the sum of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property (including payments for the first mortgage, second mortgages, home equity loans, and other junior mortgages); real estate taxes; fire, hazard, and flood insurance on the property.

**Notes:** Though the 2006-2009 housing bubble is apparent when looking at land and housing prices in Lincoln County over the past two and a half decades, some trends have persisted over time. Land—particularly oceanfront and lakefront lots, as well as view lots—has continued to increase in value much more rapidly than family incomes have increased over the same period of analysis.

**Table 4: Comparison of Incomes and Housing Values in Oregon and Lincoln County, 2000 and 2010-2014**

	Oregon	Lincoln County	Depoe Bay	Lincoln City	Newport	Siletz	Toledo	Waldport	Yachats
Median household income in 1999	\$40,916	\$32,769	\$35,417	\$24,959	\$31,996	\$38,542	\$34,503	\$33,301	\$32,308
Median family income in 1999	\$48,680	\$39,403	\$43,967	\$31,783	\$36,682	\$42,250	\$39,597	\$38,571	\$41,250
Median owner occupied housing value 2000	\$145,800	\$136,900	\$182,900	\$127,300	\$132,100	\$89,600	\$99,500	\$129,300	\$200,800
Housing Value to household income	3.6	4.2	5.2	5.1	4.1	2.3	2.9	3.9	6.2
Housing Value to family income	3.0	3.5	4.2	4.0	3.6	2.1	2.5	3.4	4.9
Median household income estimate 2010-2014	\$50,521	\$42,429	\$45,047	\$35,524	\$40,448	\$39,063	\$44,034	\$38,264	\$44,150
Median family income estimate 2010-2014	\$61,890	\$52,041	\$57,240	\$46,120	\$53,036	\$41,420	\$48,438	\$47,788	\$51,786
Median owner occupied housing value 2010-2014	\$234,100	\$221,800	\$277,900	\$212,700	\$221,000	\$152,400	\$162,100	\$190,600	\$351,100
Housing Value to household income	4.6	5.2	6.2	6.0	5.5	3.9	3.7	5.0	8.0
Housing Value to family income	3.8	4.3	4.9	4.6	4.2	3.7	3.3	4.0	6.8
Change in median household income 1999 to 2010-2014	23%	29%	27%	42%	26%	1%	28%	15%	37%
Change in median family income 1999 to 2010-2014	27%	32%	30%	45%	45%	-2%	22%	24%	26%
Change in median housing value 1999 to 2010-2014	61%	62%	52%	67%	67%	70%	63%	47%	75%

Sources: 2005-2009 and 2010-2014 American Community Survey, B19113, S1903, B25077; 2000 Census SF 3, P053, P077, H76

**Notes:** With the exceptions of Siletz and Toledo, all cities in Lincoln County and the county itself have had a higher ratio of housing values to household and family incomes than the state of Oregon as a whole over the past decade and a half. In short, it takes a higher percentage of household and family income<sup>3</sup> to purchase homes in the majority of Lincoln County than it does in the state of Oregon overall. In the 2010-2014 period, Waldport had a housing value to household income ratio of 5.0, which was higher than the state average of 4.6. In Waldport’s case, low income growth has contributed more to decreasingly housing affordability than has high housing value growth since 1999.

During 2010-2014 period, Yachats, Depoe Bay, and Lincoln City had the highest ratios of housing values to incomes in the county. The ratio of housing values to incomes is substantially higher in these areas, as well as in Newport and Waldport, than in the state of Oregon overall. Lower than average incomes and higher than average home values in Lincoln County both contribute to this phenomenon. Though Siletz had the lowest median home value and Yachats had the highest median home value in the 2010-2014 period, both cities had the two highest rates of housing value increase in Lincoln County between 2000 and 2010-2014. Median home values increased 70 percent in Siletz and 75 percent in Yachats during this period, though Siletz also had the lowest rate of income growth over the same period.

<sup>3</sup> A household is defined as one or more people living in a residence. A family consists of a householder and one or more other people living in the same household who are related to the householder by birth, marriage or adoption.

**Table 5: Maximum Monthly Expense and House Price Affordable by Income Levels in Lincoln County, 2010-2014**

	Income	Maximum Monthly Housing Expense	Maximum House Value <sup>1</sup>
120% MFI	\$62,449	\$1,735	\$273,000
100% MFI	\$52,041	\$1,446	\$218,000
80% MFI	\$41,633	\$1,156	\$164,000
60% MFI	\$31,225	\$867	\$110,000

Source: <http://www.realtor.com/mortgage/tools/affordability-calculator/>  
<sup>1</sup>Assumes: 30 year fixed rate mortgage at 3.48% interest with 10% downpayment. Maximum purchase price rounded to the nearest \$1000; monthly household debt of \$300 assumed, including payments for credit card balances, auto or student loans, child support, etc.; no more than 38% of income will go towards debts and no more than 33% will be allocated for all housing expenses.

**Notes:** Monthly and annual affordable housing expenses for various income levels in Lincoln County are detailed above. Housing expenses include principle, interest, property taxes, homeowner's insurance, and private mortgage insurance. These figures represent the maximum housing cost thresholds for area families at these various income levels. Numerous assumptions were made to derive these figures, including that at least a 10 percent downpayment is made, that a conventional 30 year fixed rate mortgage can be secured at an interest rate of 3.48 percent, that no more than 38 percent of income will go toward debt, and that no more than 33 percent of income will be allocated for housing expenses.

As of 2015, the median sales price of all homes in Lincoln County was \$215,000 (Lincoln County Assessor, 2016), a figure that would be unaffordable for all households earning less than 100 percent of the county's median family income in the 2010-2014 period. By these metrics, the average home in Lincoln County is unaffordable to more than half of all households in the county. In addition, the large downpayment and relatively conservative mortgage terms and conditions proposed by these assumptions, in conjunction with the current market, may put ownership out of reach for higher earning households as well.



**TO:** Kerry Kemp, City Manager, City of Waldport

**FROM:** Rachel Cotton, Economic Development Planner, City of Waldport

**DATE:** August 3, 2016

**RE: Workforce Housing Data and Development Tools for Waldport, August 2016**

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*This data is provided as an update to the Workforce Housing Toolkit for Lincoln County, Oregon (2009).*

- Waldport is more affordable for both renters and owners than most other areas in Lincoln County (Figures 1 & 2).
- However, the increase of seasonal units in Waldport between 2000 and 2010-2014, when an estimated 85 seasonal units were either added or converted from other uses, is a concern. During that same period, only 72 total housing units were added in Waldport, and Waldport added seasonal units at a higher rate than the country did (Table 6).
- Land—particularly oceanfront and lakefront lots, as well as view lots—has continued to increase in value much more rapidly than incomes have increased in Lincoln County since 2000 (Table 3).
- Lower than average incomes and higher than average home values in Lincoln County both contribute to higher than average home value to income ratios in the county as compared to the state (Table 4).
- In Waldport low income growth is a bigger problem than high housing values and costs when considering overall housing costs, housing cost burdens, and income trends throughout Lincoln County (Table 4).
- Lincoln County has a slightly higher level of owner-occupied housing (65 percent) than the state of Oregon overall. Waldport has the same share of owner-occupied housing as Lincoln County (Table 2). Lincoln City (54 percent renters), Toledo (49 percent renters), and Newport (47 percent renters) have the highest shares of renters in the county.
- As an increasing number of housing units are either built as or converted to seasonal units in Lincoln County, and the majority of new growth favors construction of single family units, many households in Lincoln County, particularly those who rent, may experience increasing housing cost burdens and fewer affordable options when looking to rent or buy in the area (Table 6).
- Waldport's major economic development asset, related to workforce attraction and retention, is its relative affordability compared to surrounding areas in Lincoln County. As economic conditions improve throughout the County, Waldport would do well to preserve and continue to expand its existing stock of affordable and workforce housing with tools discussed in the next section.

### III. Potential Workforce Housing Development Tools for Waldport

Tool	Details
<b>1. Multi-unit tax exemption</b>	Developers of multi-unit housing in a designated “core area” are granted a tax exemption on structural improvements to a property for up to ten years following construction. This is a state enabled program enacted by individual jurisdictions where each is able to set eligibility criteria and approve projects through a competitive process.
<b>2. CDBG funding for revolving loans and grants</b>	Community Development Block Grants (CDBG) provide communities with resources to address a range of community development needs, including infrastructure improvements and housing and commercial rehab. loans and grants. Lincoln County competes for CDBG funding through Business Oregon’s Infrastructure Finance Authority with other rural counties and non-metropolitan regions. Waldport is eligible for CDBG rehab funds through a partnership with Community Services Consortium, though this program is in temporary hiatus.
<b>3. Construction excise tax</b>	The passage of SB 1533 authorizes local governments to impose a Construction Excise Tax on improvements to real property in order to fund affordable housing initiatives.
<b>4. Scaled or waived SDCs</b>	Municipalities can provide assistance in the form of reduced SDCs to lower development costs and incentivize workforce housing development. One option is to purposefully waive SDCs for development that offers rents affordable to workforce households. Additionally, scaled SDCs could be offered for residential development under a certain square footage and/or ADUs to incentivize workforce housing development by the private market. SDC financing is an option allowing developers to stretch their SDC payment over time, thereby reducing upfront costs.
<b>5. Urban Renewal</b>	Urban renewal funds can be used to develop infrastructure to support workforce housing. Urban renewal funds can also be used for workforce housing development within urban renewal districts.
<b>6. Housing Trust Fund</b>	A local housing trust allows municipalities to collect funds for affordable housing, segregate them out of the general municipal budget into a trust fund, and use the funds for local initiatives to create and preserve affordable housing.
<b>7. Revolving Loan Fund</b>	Municipalities can loan money to developers of workforce housing through a revolving loan fund. Funding can offset construction, land acquisition, and SDC costs. Loans are repaid upon sale.
<b>8. Vertical housing tax exemption</b>	Oregon’s Vertical Housing program encourages mixed-use commercial / residential developments through a partial property tax exemption. The exemption varies in accordance with the number of residential floors on a project with a maximum property tax exemption of 80 percent over 10 years. An additional property tax exemption on the land may be given if some or all of the residential housing is for low-income persons (80 percent of area median income or below). The proposed zone must meet AT LEAST ONE of the following criteria: completely within the core area of an urban center; entirely within one-quarter mile of fixed-route transit service (including a bus line), or; contains property for which land-use comprehensive plan and implementing ordinances effectively allow “mixed-use” with residential.

<b>9. Development code changes</b>	Development code changes to incentivize workforce housing development could include reduction in minimum lot sizes in single family zones, limitation of zones within which detached single family residential units are permitted, increase in land zoned for multi-family residential development, and an increase in allowable housing density in appropriate areas.
<b>10. Inclusionary zoning</b>	Inclusionary zoning would require developers to designate a certain percentage of new multifamily construction (of at least 20 units) as affordable to those making 80 percent of area median income or less, in exchange for density bonuses or property tax exemptions.
<b>11. Density bonus</b>	Density bonuses are a zoning tool that permits developers to build more housing units, taller buildings, or larger FAR than normally allowed, in exchange for a specified number or percentage of affordable units included in the development.
<b>12. Mixed use zoning requirements along commercial corridors</b>	Mixed use zoning can offer additional workforce housing by encouraging the use of second and third stories of existing and new structures for residential use.
<b>13. Accessory dwelling units (ADUs) &amp; tiny homes</b>	Allowing ADUs in R-1 and other zones can: create new housing units while respecting the look and scale of single-dwelling development; allow more efficient use of existing housing stock and infrastructure; provide a mix of housing that responds to changing family needs and smaller households; provide a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods, and obtain extra income, security, companionship and services, and; provide a broader range of accessible and more affordable housing.
<b>14. Cottage Clusters</b>	With a planned development or multifamily model, cottage clusters are all on the same lot. Homes are grouped around shared community elements, including outdoor play areas, gardens, or a common house. With a subdivision model, each home is on a separate lot and the common property may be a common green. Some jurisdictions have adopted cottage cluster zoning that allows a property to be subdivided into more lots than would typically be allowed so long as homes are smaller than usual.
<b>15. Fast track permitting for workforce housing development</b>	Jurisdictions could implement an expedited permitting process for housing development applications designed to provide workforce and affordable units.

IV. Appendix: Updated Housing Data for Lincoln County, 2016

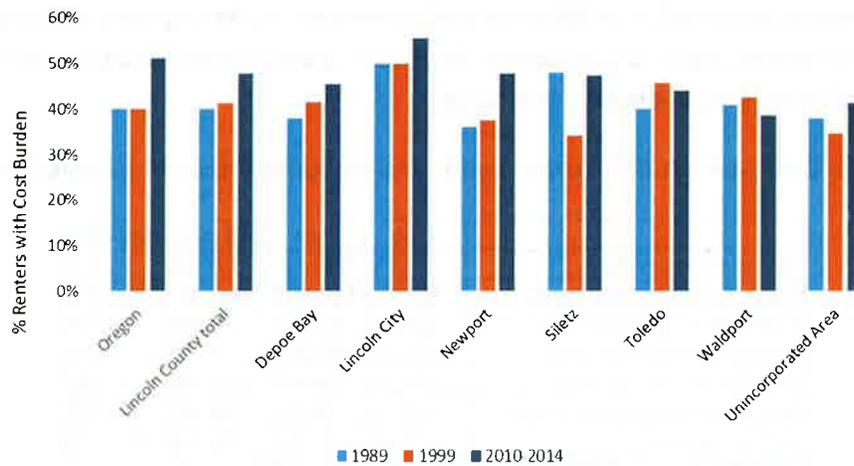
Table 2: Occupied Housing Units by Tenure, 2010-2014

	Oregon	% All Households	Lincoln County	% All Households	Depeoe Bay	% All Households	Lincoln City	% All Households	Newport	% All Households
Total households (occupied units)	1,522,988		20,672		826		3,566		4,570	
Owner occupied	936,806	62%	13,440	65%	538	65%	1,648	46%	2,401	53%
Renter occupied	586,182	38%	7,232	35%	288	35%	1,918	54%	2,169	47%
	Siletz	% All Households	Toledo	% All Households	Waldport	% All Households	Yachats	% All Households	Unincorporated Area	% All Households
Total households (occupied units)	591		1,242		904		375		8,598	
Owner occupied	420	71%	629	51%	585	65%	265	71%	6,954	81%
Renter occupied	171	29%	613	49%	319	35%	110	29%	1,644	19%

Source: 2010-2014 American Community Survey, B25003

**Notes:** Roughly 62 percent of occupied housing units in Oregon are owner-occupied, while 38 percent are occupied by renters. Lincoln County has a slightly higher level of owner-occupied housing (65 percent) than the state of Oregon overall. Waldport has the same share of owner-occupied housing as Lincoln County. Lincoln City (54 percent renters), Toledo (49 percent renters), and Newport (47 percent renters) have the highest shares of renters in the county. There have not been significant changes in the ratio of owners to renters in either the state or the county since 2000.

Figure 1: Renters with 30% or More Cost Burden, 1989 to 2010-2014

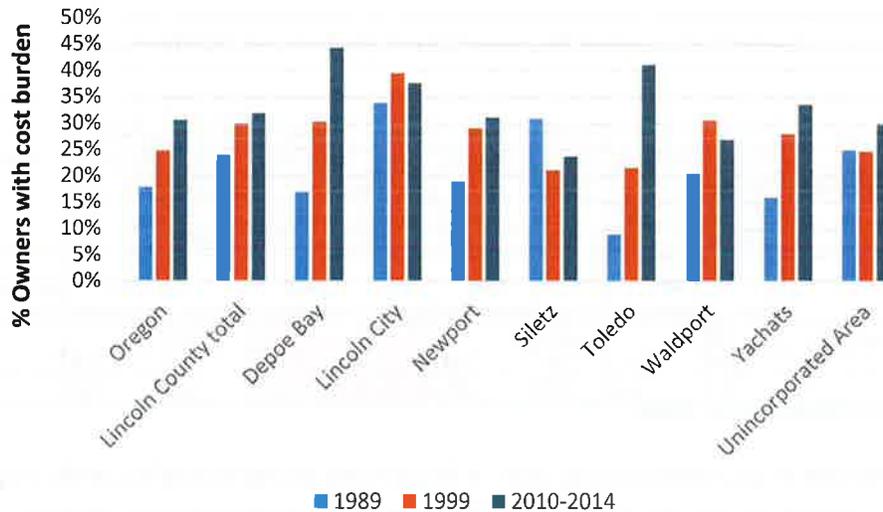


Source: 1990 and 2000 Census SF3, H069; 2010-2014 American Community Survey, B25095, B25106

**Notes:** Over the past decade and a half, renters in Oregon have become increasingly cost burdened, with just over half of all renters in the state spending at least 30 percent of their incomes on gross rent<sup>1</sup> as of the 2010-2014 period. During that same period, 48 percent of renters in Lincoln County were cost burdened, spending at least 30 percent of their incomes on gross rent. Waldport had the lowest rate of cost burdened renters (39 percent) in the county over the 2010-2014 period.

<sup>1</sup> Gross rent is calculated as the amount of the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid for by the renter (or paid for the renter by someone else).

**Figure 2: Owners with 30% or More Cost Burden<sup>2</sup>, 1989 to 2010-2014**



Source: 1990 and 2000 Census SF3, H069; 2010-2014 American Community Survey, B25095, B25106

**Notes:** Although Lincoln County has a slightly higher percentage of cost-burdened owners (32 percent) as is seen overall in the state of Oregon (31 percent), there is a large variation between local cities. In the 2010-2014 period, Waldport had among the lowest rates (27 percent) of cost burdened owners in the county. Over that same period, it is estimated that 44 percent of owners in Depoe Bay were cost burdened, that 41 percent of owners in Toledo were cost burdened, that 38 percent of owners in Lincoln City were cost burdened, and that 34 percent of owners in Yachats were cost burdened. In Lincoln County’s other cities and unincorporated areas, less than 32 percent of owners experienced a cost burden.

**Table 3: Comparison of Income, Land, and Housing Prices in Lincoln County**

	1990	2000	2005-2009	2010-2014
Median Family Income	\$27,224	\$39,403	\$52,584	\$52,041
Oceanfront median sale price	\$77,750	\$150,000	\$493,000	\$269,050
Riverfront median sale price	\$25,000	\$43,500	\$85,400	\$68,665
Lakefront median sale price	\$50,000	\$92,000	\$174,650	\$222,200
View lot median sale price	\$25,000	\$50,000	\$126,500	\$81,250
Non-view lot median sale price	\$14,500	\$35,000	\$65,880	\$46,000
All housing units	\$59,500	\$130,000	\$233,800	\$194,100
<b>Ratio of Price to Median Family Income</b>				
Oceanfront	2.9	3.8	9.4	5.2
Riverfront	0.9	1.1	1.6	1.3
Lakefront	1.8	2.3	3.3	4.3
View	0.9	1.3	2.4	1.6
Non-view	0.5	0.9	1.3	0.9
All housing units	2.2	3.3	4.4	3.7

Sources: 2005-2009 and 2010-2014 American Community Survey, B19126; 2000 Census SF 3, P53, P77, H76; 1990 Census SF 3, P080A, P107A, H061A. Income data is estimated for the 2005-2009 and 2010-2014 periods. Land and housing price data is an average of each of those 5 year periods from the Lincoln County Assessor’s data.

<sup>2</sup> Owner costs are calculated as the sum of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property (including payments for the first mortgage, second mortgages, home equity loans, and other junior mortgages); real estate taxes; fire, hazard, and flood insurance on the property.

**Notes:** Though the 2006-2009 housing bubble is apparent when looking at land and housing prices in Lincoln County over the past two and a half decades, some trends have persisted over time. Land—particularly oceanfront and lakefront lots, as well as view lots—has continued to increase in value much more rapidly than family incomes have increased over the same period of analysis.

**Table 4: Comparison of Incomes and Housing Values in Oregon and Lincoln County, 2000 and 2010-2014**

	Oregon	Lincoln County	Depoe Bay	Lincoln City	Newport	Siletz	Toledo	Waldport	Yachats
Median household income in 1999	\$40,916	\$32,769	\$35,417	\$24,959	\$31,996	\$38,542	\$34,503	\$33,301	\$32,308
Median family income in 1999	\$48,680	\$39,403	\$43,967	\$31,783	\$36,682	\$42,250	\$39,597	\$38,571	\$41,250
Median owner occupied housing value 2000	\$145,800	\$136,900	\$182,900	\$127,300	\$132,100	\$89,600	\$99,500	\$129,300	\$200,800
Housing Value to household income	3.6	4.2	5.2	5.1	4.1	2.3	2.9	3.9	6.2
Housing Value to family income	3.0	3.5	4.2	4.0	3.6	2.1	2.5	3.4	4.9
Median household income estimate 2010-2014	\$50,521	\$42,429	\$45,047	\$35,524	\$40,448	\$39,063	\$44,034	\$38,264	\$44,150
Median family income estimate 2010-2014	\$61,890	\$52,041	\$57,240	\$46,120	\$53,036	\$41,420	\$48,438	\$47,788	\$51,786
Median owner occupied housing value 2010-2014	\$234,100	\$221,800	\$277,900	\$212,700	\$221,000	\$152,400	\$162,100	\$190,600	\$351,100
Housing Value to household income	4.6	5.2	6.2	6.0	5.5	3.9	3.7	5.0	8.0
Housing Value to family income	3.8	4.3	4.9	4.6	4.2	3.7	3.3	4.0	6.8
Change in median household income 1999 to 2010-2014	23%	29%	27%	42%	26%	1%	28%	15%	37%
Change in median family income 1999 to 2010-2014	27%	32%	30%	45%	45%	-2%	22%	24%	26%
Change in median housing value 1999 to 2010-2014	61%	62%	52%	67%	67%	70%	63%	47%	75%

Sources: 2005-2009 and 2010-2014 American Community Survey, B19113, S1903, B25077; 2000 Census SF 3, P053, P077, H76

**Notes:** With the exceptions of Siletz and Toledo, all cities in Lincoln County and the county itself have had a higher ratio of housing values to household and family incomes than the state of Oregon as a whole over the past decade and a half. In short, it takes a higher percentage of household and family income<sup>3</sup> to purchase homes in the majority of Lincoln County than it does in the state of Oregon overall. In the 2010-2014 period, Waldport had a housing value to household income ratio of 5.0, which was higher than the state average of 4.6. In Waldport’s case, low income growth has contributed more to decreasingly housing affordability than has high housing value growth since 1999.

During 2010-2014 period, Yachats, Depoe Bay, and Lincoln City had the highest ratios of housing values to incomes in the county. The ratio of housing values to incomes is substantially higher in these areas, as well as in Newport and Waldport, than in the state of Oregon overall. Lower than average incomes and higher than average home values in Lincoln County both contribute to this phenomenon. Though Siletz had the lowest median home value and Yachats had the highest median home value in the 2010-2014 period, both cities had the two highest rates of housing value increase in Lincoln County between 2000 and 2010-2014. Median home values increased 70 percent in Siletz and 75 percent in Yachats during this period, though Siletz also had the lowest rate of income growth over the same period.

<sup>3</sup> A household is defined as one or more people living in a residence. A family consists of a householder and one or more other people living in the same household who are related to the householder by birth, marriage or adoption.

**Table 5: Maximum Monthly Expense and House Price Affordable by Income Levels in Lincoln County, 2010-2014**

	Income	Maximum Monthly Housing Expense	Maximum House Value <sup>1</sup>
120% MFI	\$62,449	\$1,735	\$273,000
100% MFI	\$52,041	\$1,446	\$218,000
80% MFI	\$41,633	\$1,156	\$164,000
60% MFI	\$31,225	\$867	\$110,000
Source: <a href="http://www.realtor.com/mortgage/tools/affordability-calculator/">http://www.realtor.com/mortgage/tools/affordability-calculator/</a> <sup>1</sup> Assumes: 30 year fixed rate mortgage at 3.48% interest with 10% downpayment. Maximum purchase price rounded to the nearest \$1000; monthly household debt of \$300 assumed, including payments for credit card balances, auto or student loans, child support, etc.; no more than 38% of income will go towards debts and no more than 33% will be allocated for all housing expenses.			

**Notes:** Monthly and annual affordable housing expenses for various income levels in Lincoln County are detailed above. Housing expenses include principle, interest, property taxes, homeowner's insurance, and private mortgage insurance. These figures represent the maximum housing cost thresholds for area families at these various income levels. Numerous assumptions were made to derive these figures, including that at least a 10 percent downpayment is made, that a conventional 30 year fixed rate mortgage can be secured at an interest rate of 3.48 percent, that no more than 38 percent of income will go toward debt, and that no more than 33 percent of income will be allocated for housing expenses.

As of 2015, the median sales price of all homes in Lincoln County was \$215,000 (Lincoln County Assessor, 2016), a figure that would be unaffordable for all households earning less than 100 percent of the county's median family income in the 2010-2014 period. By these metrics, the average home in Lincoln County is unaffordable to more than half of all households in the county. In addition, the large downpayment and relatively conservative mortgage terms and conditions proposed by these assumptions, in conjunction with the current market, may put ownership out of reach for higher earning households as well.



**CITY COUNCIL MEETING – August 11, 2016**  
**CITY MANAGER REPORT**

**1. *League of Oregon Cities 2016 Conference***

Mayor Woodruff and Councilor Holland are signed up to attend.

**2. *Location for Sea Lion***

I met with the donor of the sea lion, who indicated that one of the rules is that it's visible from Highway 101. Due to potential impacts from wind and weather along the west side of the highway. Therefore, the best public location appears to be at the corner of Norwood Drive/Starr Street and Highway 101, somewhat near the restroom. This location would offer a nice, visible entry point into downtown. We could spruce up the landscaping and make it into its own "place." The location is shown on the attached aerial photo.

**3. *Council of Governments***

Attached for your information and perusal is a letter from the Oregon Cascades West Council of Governments, and a brochure from the COG profiling its mission and activities.

# Location for Sea Lion

(must be along Hwy 101)



Printed 08/05/2016

Lincoln County government use only. Use for any other purpose is entirely at the risk of the user. This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users should review the primary information sources to ascertain their usability.





1400 Queen Ave SE • Suite 201 • Albany, OR 97322  
 (541) 967-8720 • FAX (541) 967-6123

June 6, 2016

City Manager Kerry Kemp  
 City of Waldport  
 PO Box 1120  
 Waldport, OR 97394

**RE: FY2016-2017 OCWCOG Member Dues**

Dear Mr. Kemp,

Attached is the City's membership dues invoice for the Fiscal Year (FY) 2016-2017, as approved by the Oregon Cascades West Council of Governments (OCWCOG) Board of Directors in January 2016. Member dues are adjusted annually based upon the current population estimate for each jurisdiction and the Portland Consumer Price Index (CPI-U).

Your member dues are used to match federal and state dollars to fund your community programs, projects, and services. For example, your dues match, as required by State law, our Medicaid transfer dollars and allow us to determine eligibility and provide support to Medicaid clients. Your dues are also used to match, as required by Federal law, our funding for our Economic Development District which allows us to access Federal money for economic development and develop a five-year Comprehensive Economic Development Strategy for our region. Therefore, while member dues are a very small portion of the OCWCOG budget, about 1%, they are very important for the programs and projects that we administer in your community.

Dues are assessed for three areas: General Dues; Community Development; and, Transportation. General Dues are distributed based by program size and full time employees, therefore, the majority of these dues are applied toward match for the Senior and Disability Services program. Community Development dues are assessed for the services that are provided by OCWCOG's Community and Economic Development program, and the Transportation dues provide the OCWCOG's Community and Economic Development staff the increased capacity to work on transportation programs.

The OCWCOG Board of Directors sets the total amount of transportation dues at a \$15,000 maximum. Members with populations under 5,000 are assessed a flat \$250. Larger members are assessed the \$250 plus .037 per capita. Port districts are assessed only the Community Development and Transportation dues; and, the Counties are assessed for the population outside of city boundaries.

A breakdown of your member dues are as follows:

Last Year's Dues	Population Estimate 7/1/2014*	NEW FY2016-2017 DUES				Change from FY2016
		General Dues	Community Development Dues	Transportation Dues	Total Dues	
2,203.65	2,060	\$1,489.38	\$498.52	\$250.00	<b>\$2,237.90</b>	\$34.25

A copy of *direction* COG, OCWCOG's Program Guide, providing a brief overview of all of our programs and services available to you and our members is included with this memo.

If you need any further information about this invoice, and/or would like a copy of this years' *Work Program and Budget*, please call me at (541) 924-8470. If appropriate, I would be pleased to attend a meeting of your Council to provide more details about the services OCWCOG provides.

Sincerely,

A handwritten signature in black ink, appearing to read 'Fred Abousleman', with a long horizontal line extending to the right.

Fred Abousleman  
Executive Director

Cc: Councilman Dann Cutter



# **Oregon Cascades West Council of Governments**

Serving Benton, Lincoln, and Linn Counties Since 1975

541.924.8720 [www.OCWCOG.org](http://www.OCWCOG.org)

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**Oregon Cascades West Council of Governments**

1400 Queen Avenue SE, Suite 201

Albany, OR 97322

541.967.8720 (p) 541.967.6123 (f)

[www.OCWCOG.org](http://www.OCWCOG.org)

[www.StateoftheRegion.org](http://www.StateoftheRegion.org)

Executive Director: Fred Abousleman

June 2016

## About *direction*COG

The Oregon Cascades West Council of Governments (OCWCOG) administers, staffs, and participates in over 250 grants, projects, and contracts, divided amongst the organization's three main program areas - Senior and Disability Services, Community and Economic Development Services (including Transportation Services), and General Administration (including Human Resources, Finance and Accounting, and Technology Services). *direction*COG, OCWCOG's program guide, is designed to give you a brief overview of these programs and to show you where you can find additional information about them.

**ICONS:** The icons you see throughout *direction*COG correspond to sections on OCWCOG's website: [www.OCWCOG.org](http://www.OCWCOG.org).



**Community Development** - These programs assist local governments and partners in planning for strong and resilient communities. Additional information about these programs are available at [www.OCWCOG.org/CommunityDevelopment](http://www.OCWCOG.org/CommunityDevelopment).



**Donate** - OCWCOG accepts donations for several of its programs. Information for how to donate, and what specific programs accept donations is available at [www.OCWCOG.org/Donate](http://www.OCWCOG.org/Donate).



**Economic Development** - This program provides the region's economic development strategy and promotes coordinated economic development efforts. Additional information about these programs are available at [www.OCWCOG.org/EconomicDevelopment](http://www.OCWCOG.org/EconomicDevelopment).



**Lending** - The lending programs provide a wide-range of loan options to businesses to meet their financing needs. More information about OCWCOG's lending program is available at [www.OCWCOG.org/BusinessLoans](http://www.OCWCOG.org/BusinessLoans).



**Transportation** - These programs staff the two metropolitan planning organizations and the Area Commission on Transportation in the region; administer the non-emergent medical transportation program; run the carpool/vanpool programs for the region; and several other transportation programs. Additional information about OCWCOG's transportation program is available at [www.OCWCOG.org/Transportation](http://www.OCWCOG.org/Transportation).



**Seniors and Disability** - These programs serve the region's aging and people with disabilities population. Additional information about OCWCOG's Seniors and Disability's programs are available at [www.OCWCOG.org/Seniors-Disability](http://www.OCWCOG.org/Seniors-Disability).



**Veterans Services** - These programs serve the Veterans in Benton County. Additional information about the Benton County Veterans Services program is available at



[www.OCWCOG.org/Veterans](http://www.OCWCOG.org/Veterans).  
**Volunteer** - OCWCOG has many volunteer opportunities available to its members and the community. Visit [www.OCWCOG.org/Volunteer](http://www.OCWCOG.org/Volunteer) to learn more.

If multiple icons are displayed, that program can be found in locations across OCWCOG's website and provides you multiple opportunities to participate or interact with OCWCOG staff and community.

We look forward to the continued positive impact that OCWCOG programs have on the region.

Fred Abousleman  
Executive Director  
541.924.8465  
[fabousle@ocwcog.org](mailto:fabousle@ocwcog.org)

# OUR PROGRAMS

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# OCWCOG PROFILE

The Oregon Cascades West Council of Governments (OCWCOG) manages local, state, and federal programs to serve residents, local governments, and businesses in our tri-County region. OCWCOG is recognized by the State of Oregon as an Area Commission on Transportation (ACT) and a Type B Medicaid Transfer Agency. Additionally, the association is recognized by the Federal Government as an Area Agency on Aging (AAA), an Economic Development District (EDD), a U.S. Small Business Administration (SBA) Revolving Loan Fund Coordinator, a U.S. Department of Agriculture (USDA) Revolving Loan Agency, and staffs the two Metropolitan Planning Organizations (MPOs) in the region. These designations enhance OCWCOG's ability to serve our communities' needs.

As an Oregon intergovernmental entity, in addition to the programs and services that OCWCOG is required by State or Federal contract to provide, OCWCOG:

- helps businesses find appropriate capital;
- facilitates seniors and persons with disabilities plan for independent living;
- coordinates local road improvement priorities; and
- assists with administration and technical support for its member governments.

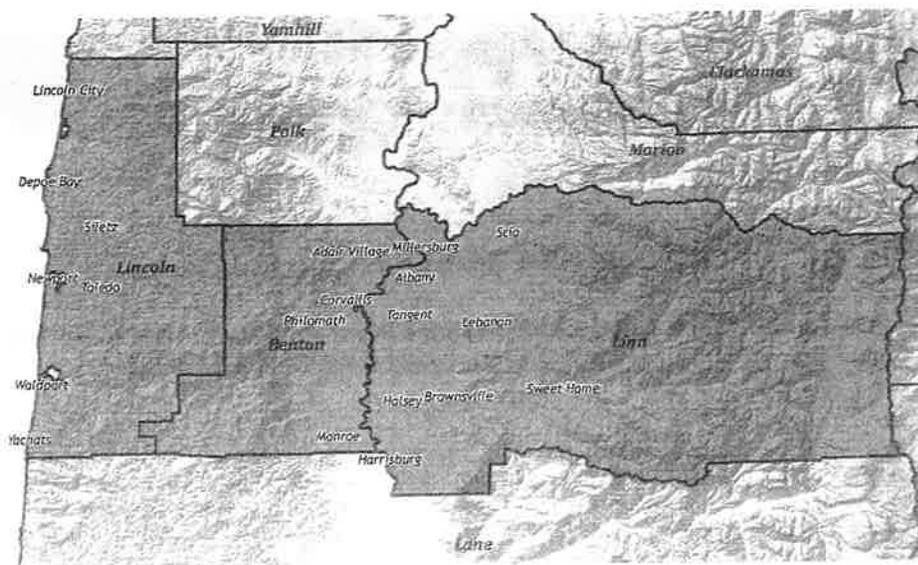
Each program works towards OCWCOG's mission of helping the region's communities collaborate to solve problems and connect member governments, businesses, and individuals with a wide array of resources.

[www.OCWCOG.org](http://www.OCWCOG.org)

## LEADERSHIP

OCWCOG is led by a Board of Directors, composed of local elected officials, who serve on the Commissions and Councils, within, and including, the Counties of Benton, Lincoln, and Linn. The Board sets the policy for the association, and approves OCWCOG's annual *Work Program and Budget*.

[www.OCWCOG.org/BoardofDirectors](http://www.OCWCOG.org/BoardofDirectors)



# MEMBERSHIP

The OCWCOG's membership is:

**COUNTIES:** Benton, Lincoln, and Linn

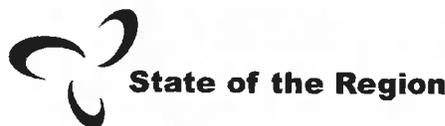
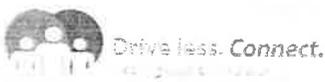
**CITIES:** Adair Village, Albany, Brownsville, Corvallis, Depoe Bay, Halsey, Harrisburg, Lebanon, Lincoln City, Lyons, Millersburg, Monroe, Newport, Philomath, Scio, Siletz, Sweet Home, Tangent, Toledo, Waldport, and Yachats

**SOVEREIGN NATION:** Confederated Tribes of Siletz Indians

**PORT:** Port of Newport

[www.OCWCOG.org/Members](http://www.OCWCOG.org/Members)

# COG FAMILY AND AFFILIATES



Benton County Veterans' Services – Cascades West Area Commission on Transportation –  
Cascades West Economic Development District

# OCWCOG BY THE NUMBERS



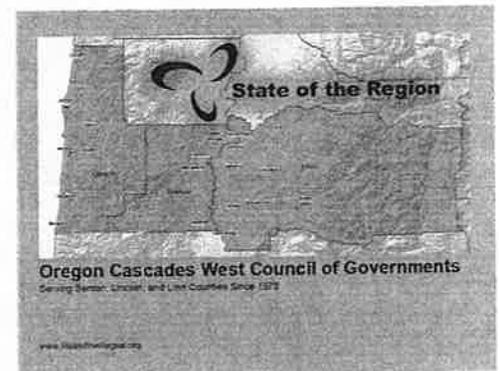
## ORIGINAL RESEARCH

In addition to programs, OCWCOG undertakes original research to address policy and program questions in our region. For example, research may include broadband needs, banking/financial assessments, or a data project for the region. Through this effort, OCWCOG is working to develop a research collaborative, bringing together interested parties under its *Cascades to Coast Research (C2C)* initiative. Through partnerships and the build-out of OCWCOG's data center, original research will continue to be published that is timely and relevant for the region.

In 2015, OCWCOG released its *State of the Region* report, which highlights trends, connections, and indicators related to the people and the economy of our region, including migration, agriculture, business patents, philanthropic investments, and more. Findings were developed and illustrated through a rigorous data collection process undertaken by a project team at OCWCOG. Our goals for the *State of the Region* were:

1. To capture data related to our region, present it, and make it available in easy-to-use, scalable, and interactive formats. The data were not meant to be comprehensive, but rather to provide a snapshot and encourage future conversations.
2. To build internal and external capacity in data collection, maintenance, and visualization.
3. To provide decision-makers with data to help set the stage for policy and program decisions concerning our collective priorities, investments, and vision.

Visit [www.StateoftheRegion.org](http://www.StateoftheRegion.org) to access the project website, report, and data, which will be updated, as often as possible throughout the year.





## Food Security

The Senior and Disability Services Department assists the vulnerable populations in our region with food assistance programs. Low-income, elderly, or disabled individuals can work with OCWCOG qualified case workers to ensure they will receive the benefits to which they are entitled.

232,000  
individuals  
received meals  
through Senior  
Meals / Meals  
on Wheels  
program

210,000 meals  
served

\$956,560 total  
cost of the  
meals

### **Senior Meals / Meals on Wheels Program**

The *Senior Meals* program serves hot, nutritious midday meals and offers companionship to those who are at least 60 years of age and their spouses, and to Native Americans who are at least 55 years of age. These meals are served in community centers in Albany, Brownsville, Corvallis, Lebanon, Lincoln City, Mill City, Newport, Siletz, Sweet Home, Toledo, and Waldport. The program provides nutrition education at each meal site.

*Meals On Wheels* is designed for seniors and people with disabilities who are homebound and/or are unable to prepare their own meals. In addition, consumers in all three Counties can participate in the pet food delivery program, which provides donated pet food for animal companions to those receiving home delivered meals.



### **Supplemental Nutrition Assistance Program**

8 200 residents  
were SNAP  
recipients

The *Supplemental Nutrition Assistance Program (SNAP)* program, otherwise known as the *Food Stamp* program, is administered for the region on behalf of the State of Oregon to eligible, low-income individuals and families. *SNAP* assists those who are eligible to receive *Oregon Trail* cards for *SNAP* benefits, as well as discounted phone service and school lunches for their children. *SNAP* consumers also receive resources and referrals to other social service agencies.



## Caregiver Resources

The Senior and Disability Services Department offers the following resources for those who take it upon themselves to care for elderly or disabled family members or friends. These resources are free of charge.



### **Family Caregiver Support Program**

The *Family Caregiver Support* program assists families who provide 24-hour care to a family member or friend. The program develops a plan to foster a supportive, caring environment, along with a healthy, quality of life for the caregiver and care-receiver. Twenty-three community organizations across the region partner with OCWCOG.

*162 residents participate in the Family Caregiver Support program*



### **Oregon Project Independence**

*Oregon Project Independence* (OPI) helps older adults stay in their homes through the assistance of home care workers. OPI is an alternative to Medicaid and offers up to 20 hours a month of in-home assistance, including bathing, dressing, personal care, meal preparation, housekeeping, transportation, and medication reminders. OCWCOG's Senior and Disability Services staff provides case management support, connecting people with community resources and setting up a plan to meet their needs.

*206 residents participate in Oregon Project Independence*

## Medicaid Programs

The Senior and Disability Services Department delivers a variety of services for Medicaid consumers that live within our region. Those services are delivered through local Coordinated Care Organizations and InterCommunity Health Network Coordinated Care Organizations (CCO/IHN-CCO). CCO/IHN-CCOs provide health care, long-term support and services, and medical and prescription benefits. These organizations are networks of all types of healthcare providers who have agreed to work together to provide healthcare to Medicaid consumers.

*More than  
2,270 people  
with physical  
disabilities  
are assisted  
with their long-  
term care  
coordination*

*8,000 from  
our region  
participate in the  
Oregon Health  
Plan*

*30 volunteers  
provided  
5,810 hours  
to the success  
of the SHIBA  
program.*

*22 free SHIBA  
classes provided  
training to  
374 participants.*

*15 community  
partners  
provided over  
\$80,000 in  
in-kind services.*

### Long-Term Supports and Services

Long-Term Care Supports and Services are designed to ensure consumer access to and coordination of social and health care resources with an emphasis on consumer choice, independence, and cost-effectiveness. This support and services provides medical and assistance daily with activities, to qualified participants in-home, in a community-based facility, or in a nursing home facility.

### Medical / Prescription Benefits

OCWCOG assists consumers apply for medical assistance through the Oregon Health Plan and Medicaid. In doing so, the consumer receives a medical card, counselling on the role of the CCO/IHN-CCO, and refers them to the Oregon Health Plan, when there are insurance coverage issues. These consumers may also be receiving SNAP and/or Long-Term Support and Services benefits.

### Senior Health Insurance Benefit Assistance Program

The *Senior Health Insurance Benefit Assistance (SHIBA)* program, is administered by OCWCOG on behalf of the State of Oregon to educate and advocate for the residents in our region about Medicare. By providing in-kind counselling space, technology, and meeting space, 15 community partners make it possible to provide the free classes for the public.

## Other Senior and Disability Services Programs



### **Adult Protective Services**

OCWCOG's Senior and Disability Services Department investigates alleged abuse and/or neglect of seniors and adults with disabilities. Mistreatment or neglect of a senior or adult with a disability may include: physical violence; financial exploitation; neglect of care or abandonment; emotional or verbal abuse; sexual abuse or unwanted sexual contact; harassment; or self-neglect that leads to harm.

*Investigated over  
500 cases of  
abuse, neglect,  
or exploitation in  
region in 2015*



### **Aging and Disability Resource Connections -**

#### **Information and Assistance**

The Senior and Disability Services Department staffs the *Aging and Disability Resource Connection* (ADRC), a free service that offers the public a single source of information and assistance on issues affecting older adults and people with disabilities, regardless of their income, on behalf of the State of Oregon. With a call or visit to the ADRC, you can obtain information regarding community resources, long-term care services, benefit incomes, outreach for those with special needs, and receive options counseling services, among many other free services.

*ADRC -  
Information  
and Assistance  
assists more  
than 11,000  
residents*

## Other Senior and Disability Services Programs

*New claims  
resulting in over  
\$12 million  
in benefits for  
veterans*

### **Benton County Veteran Services**

OCWCOG staffs the Benton County's Veterans' Service Office. The Service Officer, accredited by the U.S. Department of Veterans Affairs, assists Veterans in applying for Veterans Affairs claims and benefits. Services can include identifying potential claims and entitlements; assisting in completing necessary applications; providing guidance to clients to obtain supporting documents or materials; and providing presentations and trainings, as requested for groups and other agencies. All services provided by the Benton County Veterans Services Office are free.

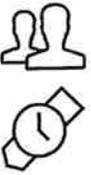


*27 senior  
volunteers*

*117 child  
participants*

### **Foster Grandparent Program**

In partnership with the Corporation for National and Community Service, OCWCOG recruits and matches volunteers to children aged five to 18 in Benton, Lincoln, and Linn Counties through the *Foster Grandparent Program (FGP)*. The *FGP* is inter-generational, providing volunteers age 55 and over the opportunity to mentor, nurture, and support children with special or exceptional needs, or who are at an academic, social, or financial disadvantage. OCWCOG leverages the skills of foster grandparents to improve school readiness and help children gain academic confidence to excel in school.

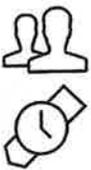


*72 referrals to  
the PEARLS  
program*

*18 enrollments*

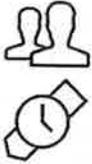
### **Program to Encourage Active and Rewarding Lives**

OCWCOG's *Program to Encourage Active and Rewarding Lives (PEARLS)* is an evidence based program from the University of Washington, which is designed to reduce depression in seniors and people with disabilities through goals setting and social activation. This free program is available to eligible participants in our tri-County region.



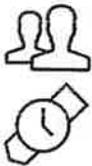
# Volunteer and Advocacy Opportunities

The Senior and Disability Services Department offers a variety of volunteer and advocacy opportunities for residents of OCWCOG's region. These opportunities include assisting peer citizens with time and expertise, and participating in Committees to develop future programs.



## Disability and Senior Services Advisory Councils

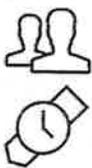
The Disability Services Advisory Council (DSAC) and Senior Services Advisory Council (SSAC) are established by OCWCOG to advise the Senior and Disability Services staff and the OCWCOG Board of Directors on matters relating to the development and operation of a comprehensive service delivery system for older adults in the OCWCOG's tri-County region of Benton, Lincoln, and Linn Counties. The group advocates both locally and at the state level on issues related to aging and disabilities. The Advisory Councils have a number of subcommittees devoted to specific issues, such as long term services, transportation, and nutrition.



## Money Management Program

OCWCOG's *Money Management Program* provides assistance with personal money management tasks through specially trained volunteers. Service is personalized, confidential, and safe. Program services are offered free of charge to eligible individuals.

8 volunteers  
1,509 hours of service  
49 participants



## Retired and Senior Volunteer Program

The *Retired and Senior Volunteer Program* (RSVP) is America's largest volunteer network for people age 55 and over, which matches volunteers with agencies whose primary focus is to assist seniors age in place. *RSVP* volunteers assisted with several community events throughout the region including: *Project Homeless Connect* and the *Veteran Stand Down* in Lincoln County; the Oregon State University Gerontology Conference in Benton County; and health fairs at Mennonite Village and the Lebanon Senior Center in Linn County.

66,624 hours  
2,000 seniors  
45 agencies  
446 volunteers  
\$1.5 million in value

## Volunteer and Advocacy Opportunities

*More than 300  
volunteers  
package and  
deliver meals*

### Senior Meals Advisory Council

The Senior Meals Advisory Council members serve as Advisors to the Senior Services Advisory Council and the *Senior Meals* program management team. These members are liaisons between the Meal Sites and the Program Management Team. Members must be able to be present at their Meal Sites on a quarterly basis, as well as participate in the bi-monthly Senior Meals Advisory Council meetings.



### Senior Meals Volunteers

Supporting the *Senior Meals* program, Senior Meals Volunteers work with Meal Site Managers to prepare and deliver meals, and interact with seniors and people with disabilities. Volunteers are integral to the success of the program and to the lives of our most vulnerable population across the tri-County region.



### Interested in Volunteering?

Volunteers must complete an application form and pass a criminal background check to work with consumers. Individuals interested in joining the Disability or Senior Services Advisory Council seats must complete an application form, though no background check is required.

Additional information about any volunteer activity identified on these pages or throughout *directionCOG*, can be found on OCWCOG's Volunteer webpage:

[www.OCWCOG.org/Volunteer](http://www.OCWCOG.org/Volunteer)



## Business Lending

The Business Lending program with the Community and Economic Development Services Department aims to foster economic development by providing access to capital for small business owners, for either start-up or expansion needs. This gives businesses the opportunity and capacity to play an important role in determining their futures. Ultimately it means the creation or retention of jobs in our communities.

*43.5 jobs  
created or  
retained*

*\$3,560,650  
total value of all  
loan projects in  
2015*

### Business Investment Fund Loans

Available in Benton, Lane, Lincoln, and Linn Counties, Business Investment Fund Loans assist for-profit and not-for-profit businesses to acquire or improve land, buildings, machinery and equipment, furniture and fixtures; or those in need of working capital. Refinancing is available under some conditions.



### Lincoln City Urban Renewal Business Expansion Loan Program

Available in Lincoln City only, as the City has made funds available for businesses. OCWCOG is providing assistance with approval, closing, and servicing of this loan program. The goal of this program is to provide existing businesses and not-for-profit organizations with funding for business expansion within the Urban Renewal District including building renovation, additions to existing buildings, equipment purchase, business diversification, and relocation assistance.



### Lincoln County Rural Development Fund Loans

Available in Lincoln County only, the Lincoln County Rural Development Fund Loans assist for-profit or not-for-profit businesses that are ineligible for other public or private financing and in need of short-term operating capital; no real estate projects are eligible. Refinancing requests may be eligible, if certain conditions apply. There are no job creation or retention requirements for this loan.



## Business Lending



### Rural Development Fund Loans

Available in Benton, Lincoln, and Linn Counties rural locations (outside of Albany and Corvallis), the Rural Development Fund Loans assist for-profit or not-for-profit businesses acquiring, remodeling, or refurbishing land, building, machinery and equipment, furniture and fixtures; or those in need of working capital. Refinancing is available under certain conditions. Funding for those loans comes from the U.S. Department of Agriculture.



### Small Business Administration 504 Loans

Available across the State, the Small Business Administration (SBA) 504 Loans allow for-profit businesses to finance land and building acquisition, construction, or remodeling; or purchase machinery and equipment. This funding cannot be used for working capital or short-term assets. Refinancing transactions will be considered on an exception basis.



### Revolving Loan Funds

Available in Lincoln and Linn Counties, Revolving Loan Funds allow for-profit and not-for-profit businesses to acquire or improve land, buildings, machinery and equipment, furniture and fixtures; or assist those in need of working capital. Funding for these loans come from the U.S. Department of Commerce's Economic Development Administration.

*In partnering  
with banks and  
credit unions,  
we require  
borrowers to  
bring less funds  
to the table and  
make it easier  
for them to get  
loans.*

# Community Development

The Community Development program of the Community and Economic Development Services Department programs assist local governments and partners in planning for strong and resilient communities.

## Community Facilities Development



The Community Development Department assists local governments to develop facilities plans, obtain financing, and construct facilities in OCWCOG's tri-County region. Additionally, staff will provide planning and technical assistance to meet these facilities project needs.

## Geographic Information Systems



OCWCOG's staff is trained in the use of Geographic Information Systems (GIS) and maintains a library of GIS data with sources ranging from local cities and counties, to the state and federal agencies. From these diverse sources, COG staff can produce maps illustrating base layers; aerial imagery and shaded relief imagery; highway conditions and hazards; soils and potential wetland areas; and environmental constraints and hazards. These existing layers can also be paired with data collected locally, information from county assessors, or data from the Oregon Department of Transportation, and other state or federal agencies, to produce specific GIS analysis. GIS projects are typically completed as a part of larger planning efforts. However individual and/or specialized requests can also be accommodated after consultation with OCWCOG staff.

## Planning Services



OCWCOG's Community Development Department staff assists communities with land use, transportation, facilities and services planning. Services include facilitation, visioning and goal setting, research, scenario development, alternatives analysis, and public involvement. Staff has worked on collaborative jobs-housing balance, criminal justice, and emergency planning efforts.

# Economic Development

The Community and Economic Development Services Department provides the region's economic development strategy, works on priority efforts under a regional action plan, and promotes coordinated economic development efforts. OCWCOG supports local economic development initiatives through research, grant writing, project development and management, and technical assistance.



## ***Cascades West Economic Development District***

The Cascades West Economic Development District (CWEDD), is designated by the U.S. Department of Commerce Economic Development Administration (EDA) to work on economic development efforts in Benton, Lane, Lincoln, and Linn Counties. The CWEDD advocates for, supports, and coordinates regionally significant economic development activities in the region. It is staffed jointly by OCWCOG's Economic Development Department and the Lane Council of Governments.



## ***Comprehensive Economic Development Strategy***

Every five years, the Community and Economic Development Services Department updates the *Comprehensive Economic Development Strategy* (CEDS), as required by EDA. Regional information, issues, opportunities, and activities to improve the economy are reported in this document. The current CEDS document expires on December 31, 2020.

*CEDS document includes  
Benton, Lane,  
Lincoln, and  
Linn Counties*



## **Economic Development Projects**

OCWCOG's Community and Economic Development Services Department works closely with its members to complete economic development projects across the region.



## Metropolitan Planning Organizations

A metropolitan planning organization (MPO) is a federally mandated and federally funded transportation policy-making organization in the United States, that is made up of representatives from local government and governmental transportation authorities. In our region, there are two MPOs - the Albany Area MPO and the Corvallis Area MPO.



### Albany Area MPO

The Albany Area Metropolitan Planning Organization (AAMPO) was established in 2013 as the designated Metropolitan Planning Organization for the Greater Albany Urbanized Area which includes the Cities of Albany, Jefferson, Millersburg, and Tangent, as well as Benton and Linn Counties, and the Oregon Department of Transportation. AAMPO develops the *Regional Transportation Plan (RTP)*, which provides a regional vision and policies to guide development and management of the regional system over the next 20 years. AAMPO also develops the regions' four-year *Transportation Improvement Program*, which programs millions of Federal transportation program funds for local projects. As part of the *RTP*, AAMPO is developing an *Albany Transit Development Plan*.

56,997

population  
served by  
AAMPO

34 square miles  
in district

135 bridges  
within the  
boundaries

5 state or federal  
highways



### Corvallis Area MPO

The Corvallis Area Metropolitan Planning Organization (CAMPO) was established in 2002 as the designated Metropolitan Planning Organization for the Corvallis Urbanized Area, which includes the cities of Corvallis, Philomath, and Adair Village, and the adjacent portions of Benton County, and the Oregon Department of Transportation. CAMPO develops the *Regional Transportation Plan* which provides a regional vision and policies to guide development and management of the regional system over the next 20 years. CAMPO also develops the regions' four-year *Transportation Improvement Program*, which programs millions of Federal transportation program funds for local projects. In addition to transportation planning and programming, CAMPO has been actively involved in planning for reducing greenhouse gases.

64,000

population  
served by  
CAMPO

49 square miles  
in district

## Non-Emergent Medical Transportation

OCWCOG provides non-emergent medical transportation for eligible Oregon Health Plan (OHP) and Medicaid clients traveling to and from covered non-emergency medical services. Transportation is provided to those OHP eligible clients living in Benton, Lincoln, and Linn Counties who have no other way to get to their medical services.

### Cascades West Ride Line



*163,812 rides*

*6,666 clients  
who took rides*

*55,000 eligible  
individuals*

Cascades West Ride Line provides non-emergent medical transportation (NEMT) for Medicaid eligible clients enrolled in the OHP through either InterCommunity Health Network Coordinated Care Organization (IHN-CCO) or the Oregon Health Authority. In accordance with Oregon Administrative Rules, traveling to and from covered medical services is available for Medicaid recipients. Ride Line, working with transport providers, coordinates the most appropriate and cost effective rides to and from medical appointments using a variety of modes of transport including: transit, sedan, wheelchair, stretcher, secured, and mileage reimbursement when client or someone drives them to and from appointment. Evening, weekend, and holiday service is available, plus after hours transport for urgent, but non-emergent needs.

## Transportation Options

OCWCOG works with partners throughout the region to collaborate to improve the roads in our region and the vital transportation facilities. Additionally, staff also assist residents with cutting their fuel costs, saving on parking costs, reducing air emissions, reducing the wear and tear on their vehicles, and matching them with carpool or vanpool rides near where they work or live.



### Cascades West Rideshare

Cascades West Rideshare provides transportation options outreach, including carpool and vanpool matching services for commuters living or working in Oregon's Benton, Lincoln, and Linn Counties, with connections to major cities such as Eugene, Portland, and Salem.

Cascades West Rideshare, *Cherriots Rideshare* at Salem Keizer Transit District, and *Point2point* at Lane Transit District spearheaded a regional carpool incentive program called *Carpool Karma*. Additionally, Cascades West Rideshare ran the *Drive Less Connect* Campaign with the Oregon Department of Transportation, specifically targeting Benton, Lincoln, and Linn Counties. The goal of both campaigns was to aid Willamette Valley commuters to begin (or continue) carpooling.

#### *Carpool Karma:*

*138,033 non-drive-alone miles*

*67,773 pounds of CO<sub>2</sub> saved*

*3,314 gallons of gas saved*

*\$25,536 saved by commuters*

#### *Drive Less Connect:*

*46,442 tracked by transportation other than car*

*60,097 pounds of CO<sub>2</sub> saved*

*\$22,896 saved by commuters*



### Safe Routes to School Program

OCWCOG administers the Oregon Department of Transportation's *Safe Routes to School* program for several communities including Lincoln and portions of Linn Counties. Activities included developing an "Action Plan" for addressing goals for promoting walking and biking to schools, as well as organizing *Walk and Bike to School Days*.

## Area Commission on Transportation

Area Commissions on Transportation (ACT) are advisory bodies to the Oregon Transportation Commission, whose role is to address all aspects of transportation (surface, marine, air, rail, and safety), with their primary focus being on the state transportation system. Regional and local issues will only be considered, if they affect the state system. The ACT works with local transportation organizations, such as the Albany Area Metropolitan Planning Organization, Corvallis Area Metropolitan Planning Organization, and other local agencies, on related issues. ACTs were created in the late 1990s to expand opportunities to allow local elected officials and their jurisdictions, and other stakeholders more opportunities to participate in the transportation selection process and to be involved within the Oregon Department of Transportation's (ODOT) decision-making process.

### Cascades West Area Commission on Transportation



The Cascades West Area Commission on Transportation (CWACT) is one of the twelve ACTs in the state that review the ODOT's transportation planning and programming activities and make recommendations to the Oregon Transportation Commission. CWACT's membership includes representatives of Benton, Lincoln, and Linn Counties, and the cities within the three counties, as well as representatives of private sectors and the Ports. Chief among the responsibilities of the ACT is to recommend the funding of transportation projects in the *Statewide Transportation Improvement Program*.



OCWCOG's  
Human  
Resources  
department  
manages a  
staff of 160  
employees, and  
provides training,  
performance,  
communication,  
and other  
services.

OCWCOG  
administers  
more than 250  
Local, State,  
and Federal  
contracts.

OCWCOG  
administers  
and manages  
5 internal  
websites, as well  
as 4 additional  
websites for its  
members.

15 of OCWCOG  
members  
are also our  
customers.

## Human Resources

OCWCOG's Human Resources provides a wide range of services to the organization in the areas of recruitment and selection; classification and compensation; employee benefits; employee relations; organizational consulting and development; employee and team training; employee recognition and wellness.

## Finance and Accounting

Finance processes payroll, accounts receivable, and accounts payable for all of OCWCOG's facilities. Finance and Accounting is responsible for the annual audit, as well as budget preparation, and publishing of the annual *Work Program and Budget*.

## Technology Services

The Technology Services' Department provides comprehensive, agency-wide Information Technology (IT) management. Services include network implementation; software and Web site maintenance; computer and phone maintenance; consulting; and project management for OCWCOG departments, and by contract to other agencies.

## Business Services

OCWCOG's Business Services include Human Resources; Finance and Accounting; IT and Website; and Communications and Event consulting services. These services are available to its members, partners, and local businesses at a nominal cost.



## Public Works Department Report for the month of July 2016

### Water Treatment Plant

Plant Production:	<u>8.45</u>	MG
Rainfall:	<u>1.8</u>	inches

### Wastewater Treatment Facility

Effluent Flow:	<u>2.2</u>	MG
Rainfall:	<u>1.6</u>	Inches

### Public Works Dept.

Alarm call outs:	<u>1</u>
Locates:	<u>13</u>
Sewer plugs:	<u>0</u>
Water service installations:	<u>3</u>
Sewer connections:	<u>2</u>
Water Leaks:	<u>2</u>

### Department General Overview

The City of Waldport Public Works Departments is working very hard to accomplish many projects that benefit our citizens. We spent most of July working on a project list to ensure clean water, maintained equipment, and up kept streets.

Public works has been mowing, painting, cleaning, and fixing problems which keep us very busy in the summer. We also joined the Library's Big Truck 2 family night which was a huge success.

The plant operators are doing an exceptional job operating and maintaining the city's water treatment facilities. Both plants are continuing to do a great job processing good standards in water quality. The DEQ is currently writing a new NPDES permit for the wastewater plant. The wastewater plant also completed a DEQ inspection which seemed to go very well. The water plant had their Eckman pump station fixed and they have switched to the Eckman Creek source for the remainder of the summer.

Administratively, Mike and I have been working very hard planning our future and direction as a successfully operating department. Other projects that we are working on include the first phase of the Water Plant study, continuing to update our operational Beehive mapping software, evaluating some of our deficiencies in our infrastructure, and working on our emergency operations center.



**City of Waldport  
2016 LAND USE / BUILDING PERMIT ACTIVITY**

<b>Date</b>	<b>Application/ Activity</b>	<b>Applicant</b>	<b>Zoning</b>	<b>Tax Map/Lot Location</b>	<b>Description</b>	<b>Status</b>
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**For the Period July 1, 2016 through August 5, 2016**

7/8/16	Building Permit	Brent Barth	R-2	13-11-30BA/9400 375 Wedge Dr Land & Sea Subdiv.	New single family dwelling	Approved 7/8/16
7/19/16	Building Permit	KAK Investments LLC Hi-School Pharmacy	D-D	13-11-19BD/6000 110 Hwy 101 Hi-School Pharmacy	Façade and roof improvements	Approved 8/1/16
7/26/16	Land Use Compatibility Statement (LUCS)	Jessica Owens	D-D	13-11-19AC/2600 22 Alsea Hwy (former Bayshore Realty)	OLCC LUCS for marijuana dispensary	Approved 8/5/16



# City of Waldport

P.O. Box 1120  
Waldport, OR 97394  
Phone: (541)264-7417  
Fax: (541)264-7418  
TTY: (800)735-2900

August 4, 2016

Subject: Monthly Report-July 2016

As of today, there have been 87 ordinance cases opened in 2016. Of these 68 have been worked to completion.

These cases breakdown into the following:

Attractive Nuisances	73 (Misc. junk on property)
Nuisance Vehicles	10 (Unlicensed/Inoperable vehicles left on public streets)
Structure/Buildings	1 (Dilapidated/Improperly Maintained)
Others	3 (Vegetation, Business License, Fences, Zoning, ect)

## Notable Cases: 1265 NE Broadway



## 540 W. Willow

