



HOUSING ADVISORY COMMITTEE AGENDA
Thursday, March 30, 2023 - 6:00 PM
Council Chambers, Newport City Hall, 169 SW Coast Highway

All public meetings of the City of Newport will be held in the City Council Chambers of the Newport City Hall, 169 SW Coast Highway, Newport. The meeting location is accessible to persons with disabilities. A request for an interpreter, or for other accommodations, should be made at least 48 hours in advance of the meeting to Erik Glover, City Recorder at 541.574.0613, or e.glover@newportoregon.gov.

All meetings are live-streamed at <https://newportoregon.gov>, and broadcast on Charter Channel 190. Anyone wishing to provide written public comment should send the comment to publiccomment@newportoregon.gov. Public comment must be received four hours prior to a scheduled meeting. For example, if a meeting is to be held at 3:00 P.M., the deadline to submit written comment is 11:00 A.M. If a meeting is scheduled to occur before noon, the written comment must be submitted by 5:00 P.M. the previous day. To provide virtual public comment during a city meeting, a request must be made to the meeting staff at least 24 hours prior to the start of the meeting. This provision applies only to public comment and presenters outside the area and/or unable to physically attend an in person meeting.

The agenda may be amended during the meeting to add or delete items, change the order of agenda items, or discuss any other business deemed necessary at the time of the meeting.

1. WELCOME AND INTRODUCTIONS

1.A Meeting Agenda:

[Agenda - Newport HCA HPS PAC Meeting 9](#)

2. ROLL CALL

3. APPROVAL OF MINUTES

3.A Approval of the Newport Housing Advisory Committee Meeting Minutes of February 16, 2023.

[Draft HCA Mtg Minutes 02-16-2023](#)

4. DEBRIEF ONLINE SURVEY RESULTS

5. FINAL COMMENTS ON THE HOUSING PRODUCTION STRATEGY

6. PUBLIC COMMENT

7. ADJOURNMENT

HANDOUTS

Materials:

[Newport HPS draft v5](#)

[Open House Survey Results Memo-03-27-23](#)

[PowerPoint Presentation - Newport HCA HPS Pac Meeting 9](#)

AGENDA

Newport Housing Study

Project Advisory Committee Meeting #9

Location: Newport City Hall, City Council Chambers

169 SW Coast Highway, Newport

Video Conference Link: Provided on request to Sherri Marineau with the Newport Community

Development Department: s.marineau@newportoregon.gov

3/30/2023

6 – 8 p.m.

6:00 p.m.	Welcome	Beth Goodman
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6:10p.m.	Debrief Open House <ul style="list-style-type: none">▪ Survey results	Beth Goodman
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6:40 p.m.	Final comments on the Housing Production Strategy <ul style="list-style-type: none">▪ Discuss implementation schedule for actions▪ Do you have any questions about the information in the document?▪ Are there any suggested changes?	Beth Goodman
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7:50 p.m.	Public Comment	Derrick Tokos
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7:55 p.m.	Next Steps <ul style="list-style-type: none">▪ ECONorthwest will refine and make final edits to the document▪ Community Open House: April 12 (in person)▪ City Council meeting: May 15	Beth Goodman

Draft MINUTES
Housing Capacity Analysis and Production Strategy Policy Advisory Committee
Meeting #8
Newport City Hall Council Chambers
February 16, 2023

Committee Members Present: James Bassingthwaite, Cynthia Jacobi, Braulio Escobar, and Rev. Judith Jones.

Committee Members Present by Video Conference: Dennis White, Mark Farley, Todd Woodley, Wendy Hernandez, Dr. Karen Gray, Dr. Leslie Ogden, and Betty Kamikawa.

Committee Members Absent: Sheila Stiley, Bonnie Saxton, Mike Phillips, Robert Cowen, and Jan Kaplan.

City Staff Present: Community Development Director, Derrick Tokos; and Executive Assistant, Sherri Marineau.

Consultants Present by Video Conference: Beth Goodman, and Nicole Underwood.

1. **Call to Order & Roll Call.** Meeting started at 6:05 p.m.
2. **Welcome and Introductions.** Tokos welcomed the committee members and reviewed the agenda.
3. **Approval of Minutes.** Motion was made by Cynthia Jacobi, seconded by James Bassingthwaite, to approve the January 12, 2023 Housing Advisory Committee meeting minutes as written. The motion carried unanimously in a voice vote.
4. **Discuss the Virtual Open House.** Underwood started the review of the virtual open house. She asked for input on what was missing from the survey questions, and any concerns they had. Kamikawa thought they should add affordability. White asked what the difference was between single family detached and cottage housing. Goodman explained that cottage housing was typically small units on very small lots that were often clustered. Bassingthwaite thought they should ask if they are building the right type of housing that people are looking for.

Underwood reviewed the online Newport Housing Capacity survey. White asked who the attendees would be and how they would be recruiting people to participate. Tokos explained the city would send notices through the newspaper, press, and eblasts. They would also send post cards out to everybody in the area around Newport.

Goodman reviewed the survey questions. She noted that based on feedback they would rephrase the question “what concerns you most” to say “do you have concerns”. Underwood covered the questions concerning types of housing, and the understanding of housing types. Underwood thought they should include this in the open house. A discussion ensued regarding the types of housing. Bassingthwaite thought they should include explanations of the types of housing on the survey. Jacobi thought they should add yurts under the innovative category. Escobar questioned if yurts would be considered long term housing. Jacobi explained they could be. White questioned if they should make a distinction between transitional versus longer term housing.

Underwood covered the question about which housing issues people were the most concern with. Goodman suggested adding a choice to choose from on the list that said they are “somewhat”

concerned. White questioned if property taxes should be included for decisions. Goodman noted the cost of property taxes went along with homeownership. Bassingthwaite thought they needed to talk about fees and the cost of maintaining housing, such as utilities, because these would be more of a concern for renters. Goodman noted they added earlier in the survey whether someone was a renter or an owner. Tokos asked if it would be worth raising a question on the quality and condition of housing in Newport, and if the quality met the person's needs.

Underwood covered the describing actions in the Community open house. Jacobi questioned if regular people would understand what "development code barriers" meant. Bassingthwaite suggested saying "government regulatory barriers." A discussion ensued regarding the best way to explain the types of barriers. The general agreement was to say "zoning barriers." Bassingthwaite suggested that Letter "A" say to use "special city" funds instead of "city" funds. Tokos thought they should say "public" funds.

Gray entered the meeting at 6:35 p.m. She asked if the survey be translated to Spanish and who would check that the language was appropriately translated. Goodman didn't know if they were going to be translating it to Spanish. Gray reminded the city had an equity lens and policy, and felt this would be unacceptable. If they were working with the community for input, they should not forget to include this part of the Newport community. Bassingthwaite asked if the School District used Google translate. Gray reported they didn't and there were other places to go to get a better translation. She said they could help the city find these places. Escobar asked what percentage of Newport was Spanish speaking. Underwood reported the HCA report listed 20 percent of the population in Newport was Hispanic. Gray thought it was something they needed to talk about. Tokos thought that was fair. The last time they had an open house for the Transportation System Plan, they did surveys that weren't done in the interactive way they were being done here. These surveys weren't very successful. What they found was that it was more successful to work with Centro de Ayuda and bring in focus groups where they could translate and fill out surveys. The city was able to get 40 surveys for the TSP through them. Tokos thought they needed to make sure to address the needs of people who were Spanish language as part of the outreach.

Goodman continued the review of the actions for the community open house. Escobar questioned why Action M, concerning rental housing maintenance codes, was included when there was already a requirement that rental units be habitable. He asked why they needed a local ordinance. Goodman would address that question at the end of this discussion. Bassingthwaite asked if Action I should be changed to say the city covered development charges for building workforce housing projects. Goodman thought they should say the city paid development charges. Escobar thought they should have a payment over time instead of waiving the charges. This could be done over a 5 or 10 year repayment timeframe, instead of wiping out the charges completely. Tokos thought they needed to weave in the concept that the city would be diverting funds from other sources to pay development charges. The city wouldn't just simply pay development charges. Bassingthwaite suggested they say that the city would help pay for development charges. Tokos thought they should add the city would use other funding charges. Bassingthwaite suggested it say "the city pays for development charges to support building workforce housing from other city funds."

Goodman reviewed the questions used for discussions, and the existing strategies for grants and incentives in Newport. She pointed out there was a question on if the Multiple Unit Housing Property Tax Exemption (MUPTE) should be revisited. Tokos reported that since the MUPTE was implemented in 2017 they had had numerous discussions with small developers that were looking to do a handful of rentals units. As structured, the MUPTE was too complex for smaller operators. They would have to prove that they actually needed the funds, and do a financial performance for the exemption. This was easier for larger developers to do, but not so much for smaller ones. Tokos

thought they might want to look at how well these funds were being utilized. Escobar asked if the MUPTE funds were different from the Energy Trust of Oregon funds. Tokos explained they were different. The Energy Trust funds were made available for individuals who owned homes who had significant deterioration issues and didn't qualify for a conventional loan. Goodman pointed out that there would be new state funding through Healthy Homes, and some federal funding for weatherization programs that the city could access for its own rehabilitation projects. Jacobi questioned if these funds could be used for rental housing that needed improvements. Escobar thought that someone with multiple rentals could afford to do renovations. Tokos expected that a few of these were single homes that were rented and the owner was in a position where they didn't have the funds to renovate them. Goodman stated that what she was hearing was there was interest in adding this as a recommendation. Tokos wanted to make sure the Committee had a discussion on this and that it was captured.

Goodman reviewed the potential funding sources and how things were paid. She then covered the actions that were recommended, that might be, or weren't recommended. Goodman thought there would be more funds for housing coming out in July from the current legislature which might be different than what they already had. Escobar thought that when they were talking about adding more rental or utility fees, it would counter the goals of having more housing because it added to the costs, and created a barrier. Goodman agreed that it created a barrier to affordable housing. They needed to ask if it was a large enough barrier to justify doing it. This was something she couldn't answer. Goodman thought maybe this was something the City Council could take up in the future. Tokos thought it was important to include as many potential revenue sources as possible as a point of reference, because it was helpful to have the information.

Goodman continued the review of the potential funding sources. Bassingthwaite asked how much would be if a one percent increase in transient lodging tax, with three percent of that going to housing. Goodman reported they would have to look at the lodging revenues to know what it would be and something that Tokos could do at. Bassingthwaite thought they should put the lodging tax into the "maybe" section to explore it, instead of a definite no. A discussion ensued regarding what the increase of the room tax revenues would be. Tokos suggested they move donations and gifts in the "maybe" section because people had been donating land. Goodman thought it should say "when available."

Goodman reviewed the rental housing maintenance code. Tokos explained the reason to do the code was for oversight. There were a number of model codes that municipalities used. This required staffing up and a funding mechanism. Escobar asked it what they were saying was that if the existing state statute was not working, then there be remedies for the tenant. Tokos explained that they didn't have a handle on what the condition issues were, and he wasn't aware of an entity that pursued that type of enforcement. The maintenance codes save a little bit more livability instead of the basics of the sanitation conditions requirements. These programs were often funded by the entities that were being overseen, and they were where rental property owners would be assessed. Escobar asked if there were costs involved, would the costs be diverted from actually providing housing or would they going to generate an increase in rents. Goodman reported that Eugene had a \$20 annual fee per unit. Tokos noted that Eugene had quite a few rentals that generated quite a bit of money. Newport had less units and they would have to weigh this when considering it. Jacobi thought they should look at this initiative as a way of preserving housing that they had, and keeping what we had in a presentable way. Jones pointed out that she received reports of unlivable apartments that had black mold, which was a health issue. Tokos noted this was research feasibility, not an action to do something about it. They needed to decide if the feasibility was something they wanted to pursue.

Goodman reviewed the implementation for the maintenance code program. Escobar asked what the Council interest in this would be for this. Jacobi thought they would be interested in looking at the

feasibility of this to see if they wanted to look closer at rental properties. Jones thought that if they developed a program like this, it would be important to have a reporting piece to it. Goodman thought they could add an implementation step about developing reporting for this. Jones pointed out that it seemed like a lot of renters needed protection for when they reported things about the condition of where they were living.

Goodman reviewed the action item for paying System Development Charges (SDCs). If they wanted to do deferred payments of SDCs they should do that as a recommendation. Goodman asked if the city had ever considered this before. Tokos reported this wasn't something the city had pursued. Goodman noted that most cities didn't do this because they would have to wait on payments and there were concerns on the mechanism to collect the fees. The city would become a lender at that point and it didn't seem to be an advantageous place for the city to be. Another way to think about this was to defer the payment until a certificate of occupancy was issued, instead at the time of building permit issuance. Woodley didn't think that would be as leveraging as they might think it would be. He reported that the city of Salem had a mechanism where the banked the SDCs and the developer paid interest on the. This meant the city had the benefit of a return on deferrals, and the developer would have cash flow because their payments would be deferred. Goodman asked if this was something that made a project more feasible. Woodley thought the only way it helped was if the fees were deferred for 12 months because they would save on interest costs. He noted that it didn't change feasibility in its entirety, it just helped. Tokos reported that what he had heard from the affordable housing people was that this would position them better in respect to the outside funding sources that they were leveraging projects with. Woodley agreed it would have a bigger effect on that sector. Tokos pointed out that doing this would make it an administrative challenge for the municipalities, and Newport didn't have the resources on that front. Escobar asked if the SDCs weren't paid up front, were the deferred SDCs recorded as a lien against the project. Woodley noted this varied by lender. He didn't think it was as big of a problem for lenders because they understood what it was for and held the funds for it. Tokos thought the risk would be lower for the affordable housing developers because they were making commitments with outside funders and it had the government oversight as well. Kamikawa asked if they could do this for just one sector and not the other. Tokos reported they could tailor it for affordable housing. Escobar asked if affordable housing was the same as workforce housing. Tokos explained that workforce housing was a broader term, whereas affordable housing had a very specific context and referred to the 60 percent median area income, and subsidized housing.

Goodman thought they should look at a recommendation around a deferment on paying SDCs over time for affordable housing projects. The Committee was in general agreement with this.

- 5. Detailed review of the draft HPS actions.** Goodman asked the Committee which actions they would like to discuss. Bassingthwaite asked if Action Item F, to establish a low barrier emergency shelter, was supported by potential funding sources. He asked if the gifts and donations should be moved to a "yes" category if the funding sources were intended to be limited for housing development. Goodman clarified that funding sources weren't necessarily intended just for housing development. One of the implementation steps of Item F was about developing a finance and funding plan. She didn't think the city would be the only contributor to pay for the shelter. Bassingthwaite thought they should move private donations and gifts up to "yes" for that action item. Goodman thought they were moving it up to the section for "when offered or available." Bassingthwaite noted they talked about this in conjunction with things like land banking. If the city was operating an emergency shelter, gifts and donations would be a part of the revenue stream. Goodman thought this was more about if the city would be doing fundraising. The question was if the city would pursue gifts and funding instead of just waiting for it to be offered. This would be two levels of staff effort. Tokos noted that doing a low barrier shelter was not about the city operating it, it was about the construction of it. Bassingthwaite

thought they needed to pursue grants and donations to fund it. Tokos suggested they add in a couple of the funding sources the city was already utilizing in the general fund as a maybe.

Goodman asked if the Committee wanted to talk about other actions. Escobar noted that under the low barrier shelter definition it said that shelters wouldn't turn anyone away or make access contingent on sobriety. He thought someone who entered the shelter and was impaired could be a recipe for disaster. Goodman explained that whomever was managing the shelter would be monitoring this. Kamikawa noted that average shelter wouldn't allow people to come in if they were drunk or disorderly. A discussion ensued regarding how low barrier shelters operated.

Jacobi asked if Action C for development code barriers had to do with building heights. Goodman confirmed it did and was also for other code barriers. Jacobi thought this should be a priority. Tokos noted this was tailored to multifamily areas, and areas with ample on street parking. Traditional housing developments would take time but this was doable. He wasn't sure how far they could go with the RV requirements because they had a certain basic level service that they were trying to establish for an RV environment.

Jones asked if tiny homes fell under transitional housing developments. Tokos explained they did and if the homes fell outside of the tiny home designation and were deemed permanent housing, there would be different rules for them. A discussion ensued regarding how tiny homes and RV lots accommodated housing. Jacobi asked if there was anything the city could do to help with financing or construction excise taxes (CETs) for these. Tokos explained CETs weren't impact related and the statutes for these would fall under the SDCs. He reminded that the city needed to be consistent with their methodologies. Tokos thought that where possible, if they were going to pay down something, they should pay from some other funding sources to achieve the policy objective.

Goodman noted at the next meeting they would look for recommendations from the Committee on the Housing Production Strategy. Escobar asked when the virtual open house would be. Underwood confirmed it was be from February 27th through March 17th.

Goodman reviewed the next steps with the Committee. Tokos noted that at the last meeting they would have the benefit of the survey responses to help the Committee make a recommendation. They would also provide recommendations on the timing of certain pieces. Tokos mentioned that once they had the survey links they would send them to the Committee so they could share them with people who might be interested in taking them.

6. **Public Comment.** None were heard.
7. **Next Steps.** None were heard.
8. **Adjournment.** Having no further business, the meeting adjourned at 7:52 p.m.

Respectfully submitted,

Sherri Marineau
Executive Assistant



Newport Housing Production Strategy

March 2023

Prepared for: City of Newport

Draft Report

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Acknowledgements

ECONorthwest prepared this report for the City of Newport. ECONorthwest and the City of Newport thank those who helped develop the Newport Housing Capacity Analysis. This project is funded by Oregon general fund dollars through the Department of Land Conservation and Development (DLCD). The contents of this report do not necessarily reflect the views or policies of the State of Oregon.

Project Advisory Committee

- Kathy Kowtko, alt. James Bassingthwaite
- Wendy Hernandez
- Todd Woodley, alt. Mike Phillips
- Dr. Lesley Ogden
- Shelia Stiley
- Bonnie Saxton
- Betty Kamikawa
- Rev. Judith Jones, alt. Dennis White
- Dr. Karen Gray
- Lee Hardy, alt. Braulio Escobar
- Robert Cowen, alt. Mark Farley
- Cynthia Jacobi, alt. Jan Kaplan

City of Newport

- Derrick Tokos, Community Development Director

Consulting Team (ECONorthwest)

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Executive Summary

Housing affordability has been a growing concern in Newport over the past decade. While the City has implemented policies in recent years to better support housing development, there is still work to be done to ensure Newport’s existing and future housing needs are met. To build on their progress, the City applied for a grant with the Department of Land Conservation and Development in 2021 to produce a Housing Capacity Analysis (HCA) and a Housing Production Strategy (HPS). The City completed its HCA in 2022 which was the technical document that help that City better understand its housing needs over the 2022-2042 timeframe. This document builds off the technical findings from the HCA and suggests actions to address housing needs over the next eight years.

Purpose of the Housing Production Strategy (HPS)

Many households in Newport are struggling to afford housing. Renters, many who have lived in the community for years, have increasingly limited housing options as the area’s quality of life continues to attract more residents. Many essential workers live paycheck to paycheck with household budgets that are increasingly burdened by the cost of housing. About 53% of renters in Newport are cost burdened (i.e., paying 30% or more of their income in rent), with cost burden highest among households with lower incomes. Homeownership is not an option for most people living and working in Newport, and employers struggle to attract and retain workers because of housing costs and the general scarcity of rental and ownership housing.

Some groups are particularly vulnerable to increasing housing costs and may have special housing needs. The HPS is intended to include actions to work together to achieve equitable outcomes for all residents of Newport, with an emphasis on improving outcomes for underserved communities, lower-income households, and people in state and federal protected classes. Key groups with unmet housing need in Newport include:

- **Seniors.** Many seniors live on fixed incomes and cannot always afford increases in housing costs. They may also need housing that is physically accessible and close to services (such as nearby health care or in-home assistance).
- **People of color (POC).** In Newport, POC households were more likely to be cost burdened compared to the city’s average. These households may need assistance to avoid displacement and access to housing without discrimination in locations with “high opportunity” (such as areas near jobs, transit, or services).
- **People with disabilities.** Across Oregon, people with one or more disabilities experience disproportionate cost burden. Some people with disabilities may need physically accessible housing near services (such as nearby health care or in-home assistance).
- **People experiencing homelessness.** People experiencing homelessness (or at risk of homelessness) may need a range of supports from immediate assistance (including rent

support) to permanent supportive housing (including supportive housing with services) and access to affordable units.

The City of Newport has an important role in ensuring housing is available for those who live here, at a price point they can afford. The City continues to identify and implement actions to support housing development and increase affordability. The City has implemented tax incentives to encourage the development of affordable rental housing and redesigned System Development Charge policies to benefit residential development and incentives modestly sized homes. The City uses Construction Excise Tax funds and Urban Renewal to support housing development housing development and recently dedicated \$120,000 from tax increment financing to improve a regional storm water detention facility so that a 26-unit, market-rate subdivision could be built. The City also partners with other jurisdictions and nonprofits to create affordable home ownership opportunities.

However, the City has limited funds for direct investments and the community's unique challenges require targeted solutions. Many areas of Newport with vacant buildable land need costly infrastructure to support housing development. In addition, lack of housing supply and high housing costs have contributed to cost burden and homelessness in the City. While the City has some dedicated funding to support affordable housing development, the need far outweighs the City's limited resources. This Strategy will help Newport take the next steps to support affordable housing development.

How can the HPS support housing development?

This Strategy identifies and describes actions and implementation steps to support development of housing, address housing affordability challenges, and encourage the preservation of existing affordable housing. With this Strategy, the City identified a set of actions to support new and existing affordable development. The actions will encourage the development of more diverse housing types; grow partnerships with housing providers, developers and agencies involved in housing issues; and increase housing stability for Newport residents.

Exhibit 1. Summary of HPS Strategies

Actions	What is it?	How does the action help?
A. Use Urban Renewal funding to support housing and infrastructure development	The City would use urban renewal funds to develop infrastructure or for programs that lower the costs of housing development.	Provides a flexible funding tool to support many actions in the HPS if used within the urban renewal area.
B. Implement the Homebuyer Opportunity Limited Tax Exemption	Low- and moderate-income homebuyers a 10-year property tax exemption for homes valued at or below 120% of city's median sales price.	Helps low- and moderate-income households build wealth and achieve homeownership
C. Reduce development code barriers to housing development	City can revise the development code to make housing development easier, less time consuming, and less costly.	Allows for more development and housing options and can reduce the cost of developing housing.
D. Adjust the allocation of the Construction Excise Tax to support affordable housing development	The City could use CET funds to support a variety of affordable housing programs, such as those actions described in this table.	Provides a flexible funding source for many actions in the HPS that benefit lower- and moderate-income households.
E. Lobby the Legislature for more resources to support housing development and remove regulatory barriers to housing development	The City could advocate for initiatives that would make it easier to raise local funds for affordable housing, access state funding, and reduce regulatory barriers to alternative housing types.	Expands the tools and funds available to support affordable housing development.
F. Establish a low barrier emergency shelter and warming center in Newport	The City could reduce land use barriers to shelter locations, partner with a service provider to run the shelter, and provide resources to support shelter development	Provides a first step towards stabilizing people experiencing homelessness and is a step towards accessing long-term housing.
G. Support development of a regional housing entity focused on low- and moderate-income housing	The City could partner with other agencies to help meet regional housing needs by pooling resources and staff for programs such as land banking.	Pools resources from city, county, and local partners to support low- and moderate-income housing needs on a regional level.
H. Participate in the regional homelessness action plan	The City would work with the county and partners to develop and implement the 5-year strategic plan to reduce homelessness.	Develops a regional approach to addressing homelessness.
I. Pay System Development Charges (SDC) for workforce housing	The City can pay SDC fees on behalf of the developer to encourage the development of affordable housing.	Reduces development costs and can incentivize development of qualifying housing types.
J. Grow partnerships with Community Land Trusts	The City could expand partnerships with land trusts and provide resources or land to support affordable homeownership.	Provides opportunities for homeownership that remain affordable over the long-term
K. Support outreach and education to promote equitable housing access	The City could engage in community outreach to better understand housing needs and share existing housing resources.	Supports a common understanding of affordable housing, development obstacles, and available resources.
L. Pursue an Urban Growth Management Agreement (UGMA) with the County	The City would create an agreement with Lincoln County that describes the roles, responsibilities, and agreements for managing land between city limits and the UGB.	Provides a common understanding about how land that may eventually be in the city limits will be managed and makes it easier to annex into city.
M. Research rental housing maintenance code feasibility	The City would evaluate implementing a rental housing maintenance code policy, that could help renters and property owners communicate and resolve issues.	Helps ensure Newport's rental housing stock is well maintained and can improve the health, safety, and well-being of residents that rent.

How do the actions work together to achieve the HPS purpose?

Delivering housing that is affordable to low-income households requires a variety of actions that address key housing needs in the city. The City's actions are intended to provide incentives and support at various phases of a development project and help overcome obstacles and challenges, making development more financially feasible. The actions are intended to reduce housing costs and ensure that rents or sales prices are more affordable by making it more financially feasible to build and preserve affordable housing.

The City developed five initiatives that address key housing needs in the city, focusing on outcomes of implementing the actions. The initiatives comprise a set of potential city-led actions, funding sources, and potential partnerships with other entities that help to achieve an overarching goal expanding affordable housing. By bundling actions and funding sources, the City acknowledges that several actions and partnerships are necessary to achieve the City's housing goals. These actions will be adopted and implemented over an 8-year timeline recognizing that each of the actions will take different amounts of time to refine, adopt, and implement.

The initiatives are:

- **Encourage development of publicly subsidized affordable housing units.** There are limited options available in Newport that are affordable to households with income of less than 60% of MFI (income of \$34,400 for a family of four people). This initiative supports development of housing affordable in this income group.
- **Remove barriers to development of low- and moderate-income affordable rental housing.** This initiative seeks to increase the housing options for unregulated rental households earning between 60% and 120% of MFI (\$34,400 to \$68,900).
- **Increase opportunities for affordable homeownership.** This initiative seeks to increase the housing options for homeownership for households earning less 120% of MFI (less than \$68,900).
- **Preserve existing of low- and moderate-income affordable housing.** This initiative seeks to increase the housing options for rental households earning less than 120% of MFI (less than \$68,900).
- **Address homelessness.** This initiative seeks to remove barriers and support access to temporary and longer-term housing solutions for those experiencing homelessness and housing insecurity.

Exhibit 2. Housing Initiatives, Actions, and Proposed Adoption

■ Primary Focus of the initiative □ Secondary Focus of the initiative

Potential Action	Develop Income-Restricted Affordable Housing	Develop Low/Moderate Income Rental Housing	Increase Affordable Homeownership	Preserve Existing Low- to Moderate-Income Housing	Address Homelessness	Adoption Schedule
Income Level (as a percent of Median Family Income (MFI))	Up to 60% MFI	60% – 120% MFI	Up to 120% MFI	Up to 120% MFI		
A. Use Urban Renewal to support housing and infrastructure development	■	■	■	□	□	Ongoing
B. Implement the Homebuyer Opportunity Limited Tax Exemption			■	□		2025
C. Reduce development code barriers to housing development	■	■		□		2024
D. Adjust the allocation of the Construction Excise Tax (CET) to support affordable housing development	■	■	■	□	□	2024
E. Lobby the Legislature for more resources to support housing development and remove regulatory barriers to housing development	■	■	■	■	■	Ongoing
F. Establish a low barrier emergency shelter and warming center in Newport					■	2026
G. Support development of a regional housing entity focused on low- and middle-income		■	■			2028
H. Participate in the regional homelessness action plan	□				■	2024
I. Pay System Development Charges (SDC) for workforce housing	■	■	■			2024
J. Grow partnerships with Community Land Trusts			■	□		Ongoing
K. Support outreach and education to promote equitable housing access	■	■	■	■	■	Ongoing
L. Pursue an Urban Growth Management Agreement (UGMA) with the County	□	□	□			2026
M. Research rental housing maintenance code feasibility				■		2026

How will the City implement the Strategy?

Funding Sources

One of the key limitations to implementing the actions in HPS is the availability of funding. Funding is needed not only to build units, preserve affordable housing, and provide access to equitable housing but also for staff time to implement the Plan. Identifying a set of realistic funding sources is necessary for achieving the vision of affordable housing in Newport.

Existing City funding sources include:

- **Existing Urban Renewal Districts.** Tax increment financing is a flexible funding tool that can support many of the key strategies identified in the Housing Production Strategy if they are used within an urban renewal area.
- **Construction Excise Tax (CET).** CET is one of few options to generate additional, locally controlled funding for affordable housing. The City adopted a CET in 2017, which is levied on new residential, commercial, and industrial development.

In addition to existing City funds, the City will also pursue grants and state funding sources. However, the City will also need to pursue new funding sources that can help fund its programs. These could include increasing or creating new fees or taxes, reallocating current funds, or pursuing private donations and gifts.

Partners

Each of the strategies require a different implementation approach, with varying involvement from local partners. The city has identified actions that it can use to best support the development of affordable housing, but the delivery requires the participation of key partners who have roles essential to the construction, delivery, and preservation of housing units. Exhibit 3 shows how each of the partners would play a role in different actions.

Exhibit 3. City and Partner Roles

Actions	City role	Partners and roles
A. Use Urban Renewal to support housing and infrastructure development	Partner w/Urban Renewal Agency and potentially adopt new Urban Renewal district.	Urban Renewal Agency: select projects and implement plan Overlapping Taxing Districts: consider approving new exemption Property Owners: provide input
B. Implement the Homebuyer Opportunity Limited Tax Exemption	Develop eligibility criteria, seek support from overlapping tax districts, adopt exemption, implement the exemption and execute on reporting	Overlapping Taxing Districts: consider approving exemption
C. Reduce development code barriers to housing development	Engage development community, revise Development Code	Local Developers: provide input
D. Adjust the allocation of the Construction Excise Tax to support affordable housing development	Adjust allocation and implement plan	Local Developers: provide input Local Nonprofits: provide input
E. Lobby the Legislature for more resources to support housing development and remove regulatory barriers to housing development	Collaborate with partners and support lobbying efforts	Partners would vary based on the changes being pursued
F. Establish a low barrier emergency shelter and warming center in Newport	Reduce land use barriers to shelter location, provide funding to support new shelter, partner to operate the facility	Lincoln County: provide resources Service providers, faith-based organizations.: Operate the shelter
G. Support development of a regional housing entity focused on low- and moderate-income housing development	Partner and could take on other roles such as providing funding or resources	Cities in Lincoln County, Lincoln County, other government partners, service providers: partner and provide funding and resources
H. Participate in the regional homelessness action plan	Participate in planning process and support implementation	Cities in Lincoln County, Lincoln County, other government partners, service providers: participate in planning process and support implementation
I. Pay System Development Charges (SDC) for workforce housing	Engage development community, develop and implement program	Local developers: provide input
J. Grow partnerships with Community Land Trusts	Continue to partner with, and provide resources to, local land trusts	Nonprofits including Proud Ground and DevNW: Partner with City and develop housing
K. Support outreach and education to promote equitable housing access	Partner with organizations that provide Fair Housing education; conduct community outreach	Local nonprofits and service providers, Fair Housing Council of Oregon: Partner with City and conduct outreach
L. Pursue an Urban Growth Management Agreement (UGMA) with the County	Initiate development of UGMA with Lincoln county, implement	Lincoln County: develop and implement UGMA with City
M. Research rental housing maintenance code feasibility	Conduct outreach and research, draft ordinance	Renters: provide input Property Owners: provide input

1. Introduction

The City of Newport has sponsored several housing planning efforts over the last several years to address housing access, quality, and affordability concerns. While the City has accomplished much to date, there is still work to be done to ensure Newport’s existing and future housing needs are met. To build on their progress, the City applied for a grant with the Department of Land Conservation and Development in 2021 to produce a Housing Capacity Analysis and a Housing Production Strategy.

A Housing Production Strategy (HPS) includes goals and strategic actions that combine to achieve equitable outcomes for all residents of Newport, with an emphasis on improving outcomes for underserved communities, lower-income households, and people in state and federal protected classes. An HPS considers issues of Fair Housing, which is intended to provide access to housing choice by everyone, free from discrimination.

Federal protected classes are: race, color, national origin, religion, gender, familial status, and disability. Oregon’s additional protected classes are: marital status, source of income, sexual orientation and gender identity, and status as a domestic violence survivor. Under Fair Housing laws, it is illegal to deny access to housing in based on the characteristics of people within these protected classes.

A Housing Capacity Analysis (HCA) is a technical document that will allow the City of Newport to better understand its housing needs over the 2022-2042 timeframe. It answers an important question about whether the city has enough unconstrained, buildable lands to accommodate its housing forecast – which is based on projected population growth – over the planning period. The Housing Production Strategy (HPS) uses the findings of the Housing Capacity Analysis (as well as the findings from other recent planning efforts) and crafts policies and actions to address Newport’s housing needs, meet the city’s housing goals, and affect positive change in the community.

This report provides information about Newport’s housing needs, building from the recently completed Housing Capacity Analysis. It provides an understanding of the issues (in Chapter 2), before solutions are proposed (in Chapter 3).

Requirements of a Housing Production Strategy

OAR 660-008 describes the requirements of a Housing Production Strategy (HPS) in sections 660-008-0050 through 660-008-0070. DLCD requires that the HPS includes the following information.

- **Unmet Housing Need in Newport** (Chapter 2 and Appendix A) covers the socio-economic and demographic trends of households in Newport, the policies the City has adopted to meet housing needs, and a summary of engagement the City has had with stakeholders about housing needs (especially with stakeholders in underrepresented groups).
- **Actions to Meet Future Housing Need** (Chapter 3) identifies specific actions, measures, and policies needed to address housing needs identified in Newport's HCA report.
- **Achieving Fair and Equitable Housing Outcomes** (Chapter 4) evaluates the entire list of strategies to achieve equitable outcomes. The valuation considers factors such as location of housing, Affirmatively Furthering Fair Housing, facilitating housing choice, identifying housing options for residents experiencing homelessness, supporting development of affordable housing, and increasing housing stability.

The City is required to submit the HPS to DLCD after its adoption by the City Council. The City must monitor progress on implementation of the HPS and progress on production of housing related to the policies and actions in this report. Linking housing development directly to implementation of the actions in this report may be challenging and difficult to quantify. But City staff will be able to report changes in building activity that occur before and after implementation of specific actions and will be able to provide qualitative feedback on implementation of actions based on development of partnerships and discussions with stakeholders.

Newport will be required to submit a report to DLCD four years after the City adopts the HPS that includes:

- A **summary** of the actions taken by that time. For actions not adopted on the schedule in the HPS, the city must provide an explanation of the circumstances that posed a barrier to implementation and a plan for addressing the need identified in the strategy.
- An **evaluation** of the efficacy of the actions that the city has implemented for meeting the needs in the HCA and whether the actions are moving the city to achieve more fair and equitable housing outcomes.

If the City is unable to or chooses not to implement an action within 90 days of the timeline proposed in the HPS, the City must notify DLCD about the action(s) that the City is taking to address this issue. The City may propose an alternative schedule for implementing the action or may identify a different action (or actions) to meet the specific housing need addressed by this action.

Building Equity into the HPS

Newport’s goal of producing equitable housing goes beyond affordability. Equitable housing comprises reasonably priced, high-quality homes to buy or rent that are accessible across all ages, household sizes, abilities, and incomes and are convenient to everyday needs such as schools, childcare, grocery stores, and parks. In pursuing equitable housing, the City seeks to reduce cost burden and increase access to homeownership, especially for low-income households and vulnerable groups such as seniors, workers with low pay, people with disabilities, and communities of color.

In developing the HPS, the team considered equity as both an outcome and a process. Exhibit 4 provides an equity framework that embeds equity considerations into the HPS process, implementation, and measurement of impact. The actions in the HPS are intended to increase equitable housing outcomes as the City implements the recommendations of the HPS.

Exhibit 4. Newport Housing Production Strategy Equity Framework

Equity as a process	Equity as an outcome
<ul style="list-style-type: none"> ▪ The City seeks to understand, question, and disrupt historical and contemporary inequitable systems and structures. ▪ From there, the City will create policies that are based in equal opportunity and resources. The City will ensure that those most impacted by policies and practices are meaningfully involved in their creation and implementation. ▪ Creating equitable processes will help ensure that diverse and underrepresented communities (including vulnerable and low-income communities) can influence and inform policies and programs. 	<ul style="list-style-type: none"> ▪ Race or other markers of social identity no longer predict one’s life outcomes (for instance in health, socioeconomic advantages, educational access, life expectancy, etc.). ▪ Achieving equity remains a challenge because our economic systems were, often unintentionally, designed and built to maintain inequality—and they continue to do so.

Stakeholder Involvement in Developing the HPS

Note to reviewers: we will finish writing this section after all engagement is complete.

To develop the HPS, the team consulted community members to learn about their priorities, needs, and challenges related to affordable housing. The stakeholder outreach process for developing the HPS was collaborative and included input from the following groups:

- **Newport Project Advisory Committee.** The City of Newport and ECONorthwest solicited public input from the Project Advisory Committee (PAC) to develop both the *Housing Capacity Analysis* and *Housing Production Strategy*. The PAC was composed of Newport community members, people involved in development, agency partners, service providers and employees, faith-based organizations, and elected/appointed officials. The project relied on the PAC to review draft deliverables and provide input at key points. During the development of the HPS, the PAC met five times.
 - **Meeting 1:** Summary of housing need (October 13, 2022)

- **Meeting 2:** Gaps in actions and strategies to fill gaps (December 15, 2022)
- **Meeting 3:** Identify additional strategies (January 12, 2023)
- **Meeting 4:** Refine and narrow strategies (February 16, 2023)
- **Meeting 5:** Review the HPS report (March 30, 2023)
- **Community Conversations.** During the development of the HPS the PAC hosted Community Conversations with community members from different backgrounds. Participants were encouraged to (1) share their perspectives on housing needs and preferences in Newport as well as (2) provide input on potential actions that the City could take to promote the development of needed housing in a fair and equitable way. In total, PAC members and City staff held eight community conversations with over 70 participants.

The Community Conversations highlighted challenges to accessing housing in Newport including lack of housing inventory, housing costs that have outpaced incomes, and housing units that are the wrong size for the needs of the household. Participants also expressed concerns with ongoing maintenance and noise and indicated that walkability, privacy and quiet were important for housing locations.

- **Discussions with Stakeholders.** The project included 10 interviews with stakeholders to solicit feedback. The project team spoke with:
 - **Service providers for vulnerable populations** to better understand the range of unmet housing needs, particularly for people experiencing disabilities, mental illness, and/or discrimination. These discussions highlighted...
 - **Local housing developers and builders** to understand the unique challenges in developing housing and identify policies and actions that could help support housing development affordable to low and middle-income households. This group identified the high cost of construction due to building code requirements (to withstand high winds and weather) and lack of local contractors for some trades as contributing to higher housing costs. They also emphasized that infrastructure costs can be a barrier for larger developments, but that greater density can help spread land infrastructure costs across more units.
- **Open House.** In the winter and spring of 2023, the project team held two public Open Houses. One was virtual and provided opportunities for community members to learn about the project, share their housing experiences, and weigh in on potential solutions. The second Open House was in person...
- **Planning Commission.** ECONorthwest provided an update on the HPS project to the Planning Commission in the winter 2022, gathering their feedback and thoughts on potential strategies. City staff updated the Planning Commission in spring of 2023 presenting the final HPS and gathering final comments.

- **City Council.** ECONorthwest presented to the City Council in winter 2022, gathering their feedback and thoughts on potential strategies. ECONorthwest delivered the final documents and presentation in Spring 2023.

Prior to developing the Housing Capacity Analysis and Housing Production Strategy reports in 2022 and 2023, the City has done extensive public and stakeholder engagement around housing. Some examples include:

- Through development of the 2011 *Housing Needs Analysis*, the City worked with a technical advisory committee to inform the analysis and recommendations to support development of needed housing.
- **Derrick – Do you have another couple of examples you want to include here about prior stakeholder involvement in housing issues. The point is to show that the City has a history of engaging with the public on these issues.**

Structure of the Report

The structure of this report is organized as follows:

- **Chapter 2. Unmet Housing Need in Newport** summarizes the findings about housing needs in Newport, with a focus on housing needs at varying income levels and of specific groups of people.
- **Chapter 3. Actions to Meet Future Housing Need** presents the proposed policies and actions to meet the housing need described in Chapter 2.
- **Chapter 4. Evaluation: Achieving Fair and Equitable Housing Outcomes** presents an evaluation of the HPS through considerations of the location of housing, Fair Housing, housing choice, and other factors.
- **Appendix A. Action Evaluation Criteria** presents the criteria used to determine whether an action would be included in the HPS.

2. Unmet Housing Need in Newport

This chapter presents a description of the housing needs that the Housing Production Strategy (HPS) is intended to address, as well as existing policies to address Newport's housing needs. It ends with a summary of the existing and expected barriers to development of needed housing. This chapter meets the HPS requirement to further contextualize housing need, beyond what the HNA provided.

As the City weighs potential strategies to encourage affordable housing, the City must understand the needs that are specific to residents in the City of Newport. The HPS connects unmet housing needs with strategies to address those needs. The City already understands the housing needs of current and future residents of Newport based on demographic and socioeconomic characteristics, such as age and income, from the Newport Housing Capacity Analysis (HCA), produced in October 2022.

The purpose of this chapter is to summarize key information from the HCA and supplement the City's understanding with additional detailed data about housing needs for other demographic characteristics, such as race, ethnicity, people with a disability, or people experiencing homelessness (which were not included in the HCA).

Methods

This chapter uses standard sources of information from the U.S. Census. It adds information from other sources, such as Oregon's Housing and Community Services Department, the United States Department of Housing and Urban Development, Redfin, Costar, and the City of Newport. The detailed data underlying the summary information presented in this chapter is in the *Newport Housing Capacity Analysis* report.

Housing Needs Addressed by the Housing Production Strategy

This section describes Newport housing needs based on data gathered in the Newport Housing Capacity Analysis report (2022) and household income shown below.

Across Oregon, developers have been able to build some types of housing without need for public intervention, such as single-family detached housing that is affordable to people with higher incomes. However, many low- and middle-income households have unmet housing needs because the market has been unable to keep up with their needs.

The HPS focuses on strategies that ensure that developers can produce housing for low- and middle-income households. Housing at this part of the income spectrum, and housing that meets the special needs of specific groups, usually requires public intervention.

Defining Median Family Income

Throughout this report, we discuss housing affordability based on 2021 Median Family Income (MFI) that is defined by the U.S. Department of Housing and Urban Services (HUD) for Lincoln County for a family of four people. The terms used to describe housing affordability by income group are:

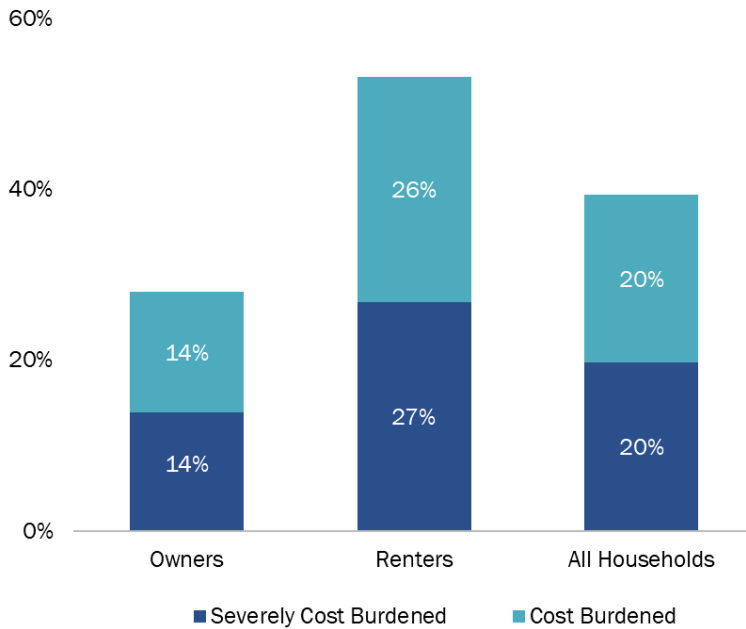
- Extremely Low Income: Less than 30% MFI or \$17,200 or less for a family of four
- Very-Low Income: 30% to 50% of MFI or \$17,200 to \$28,700 for a family of four
- Low Income: 50% to 80% of MFI or \$28,700 to \$45,900 for a family of four
- Middle Income: 80% to 120% of MFI or \$45,900 to \$68,900 for a family of four
- High Income: 120% of MFI or more \$68,900 or more for a family of four

Many households in Newport pay more than 30% of their income for housing.

Because the local housing market cannot produce income-restricted, subsidized affordable housing at sufficient levels – and because it cannot often produce middle income/workforce housing without subsidy, over a third (40%) of households in Newport are cost burdened. Renters are much more likely to be cost burdened than homeowners.

Exhibit 5. Housing Cost Burden by Tenure, Newport, 2016-2020

Source: US Census Bureau, 2016-2020 ACS Tables B25091 and B25070.



A household is defined as cost burdened if their housing costs exceed 30% of their gross income. A household that spends 50% or more of their gross income on housing costs is said to be severely cost burdened.

Low-income households have few options for either homeownership or rental units.

Housing costs for both rental and ownership units are much higher than many residents can afford. shows financially attainable housing costs for households across the income spectrum in Lincoln County.

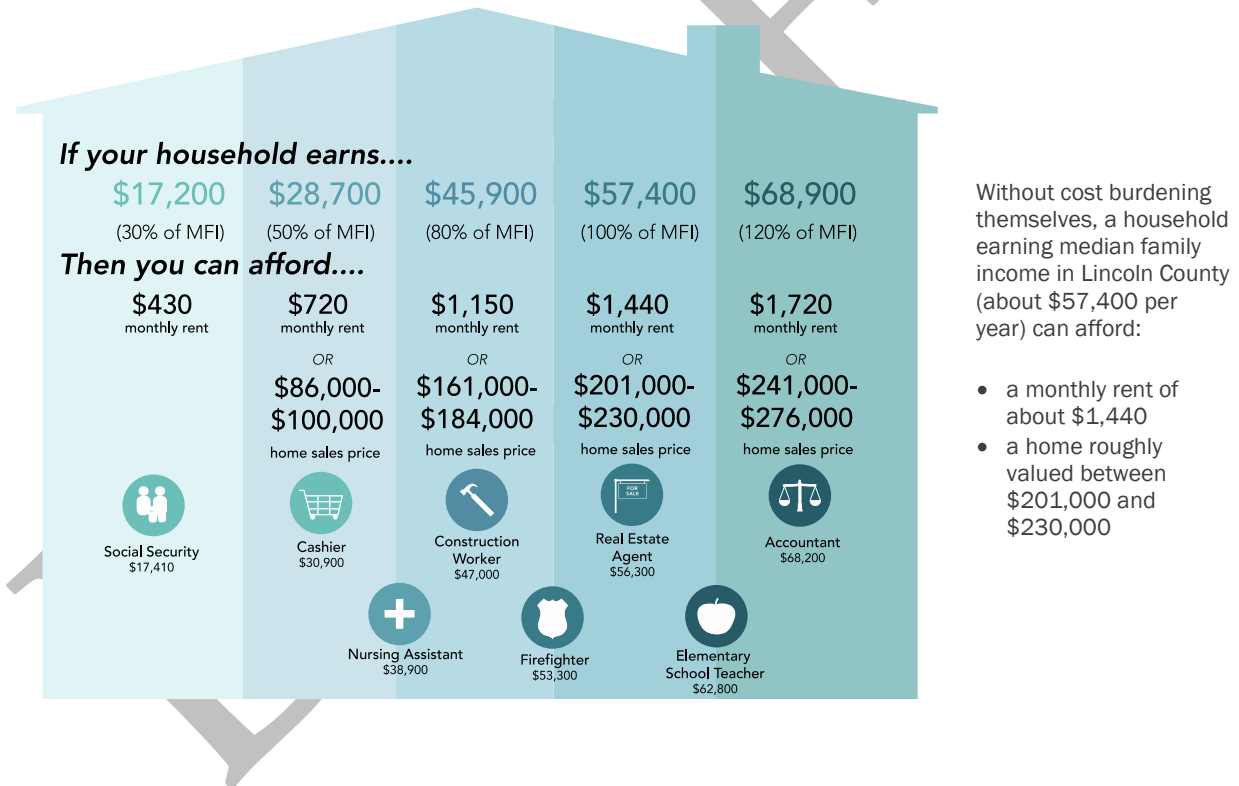
In Newport, a family of four must make:

200% of MFI (\$115,000) to afford the median sales price of a home (\$403,000)¹

95% of MFI (\$54,400) to afford Newport’s median apartment rents (\$1,360 per month)

Exhibit 6. Financially Attainable Housing, by Median Family Income (MFI) for Lincoln County (\$57,400) 2021

Source: US Department of Housing and Urban Development, Lincoln County, 2021. Oregon Employment Department. Note: The estimates of affordable home sales price in below are rough estimates. The affordable home sales prices will vary for each borrowing household, based on interest rates, loan term, down payment, and similar factors. These sales prices are illustrative estimates and do not make assumptions about interest rates, amount of down payment, whether mortgage insurance will be required, or other factors that are unique to an individual household’s mortgage.



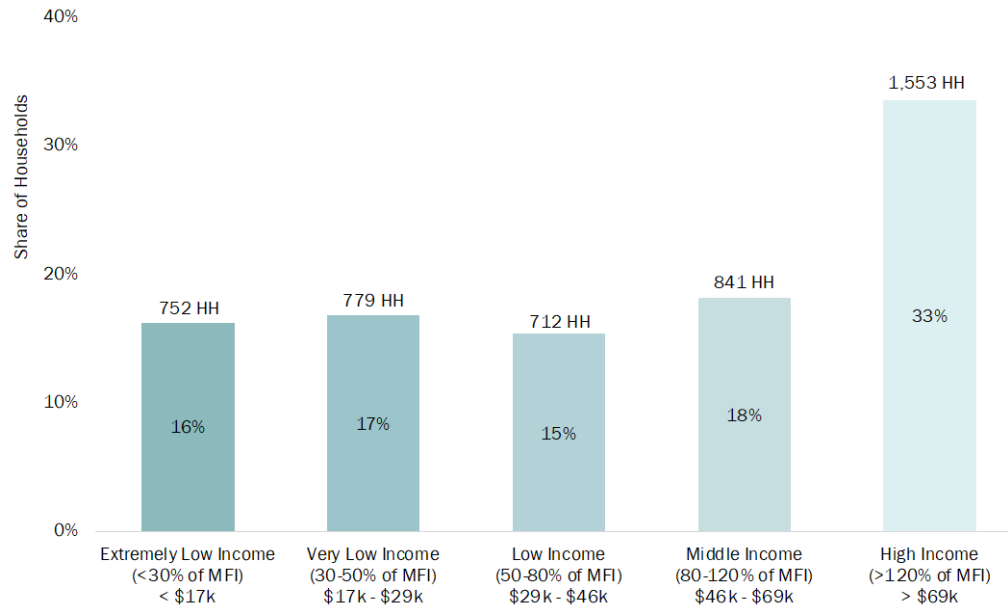
¹ Property Radar, December 2021.

About one-third of Newport households earn less than 50% MFI.

Exhibit 7 shows that 33% of Newport’s households had incomes less than 50% of Median Family Income (MFI) (\$28,700) and cannot afford a two-bedroom apartment at Lincoln County’s Fair Market Rent (FMR) of \$1,040 in 2021.

Exhibit 7. Share of Households by Median Family Income (MFI) for Lincoln County, Newport, 2021

Source: US Department of HUD, Lincoln County, 2021. US Census Bureau, 2015-2019 ACS Table B19001.



Newport is forecast to grow by 626 new dwelling units between 2022 and 2042.

These housing units will need to be available at a variety of income levels.

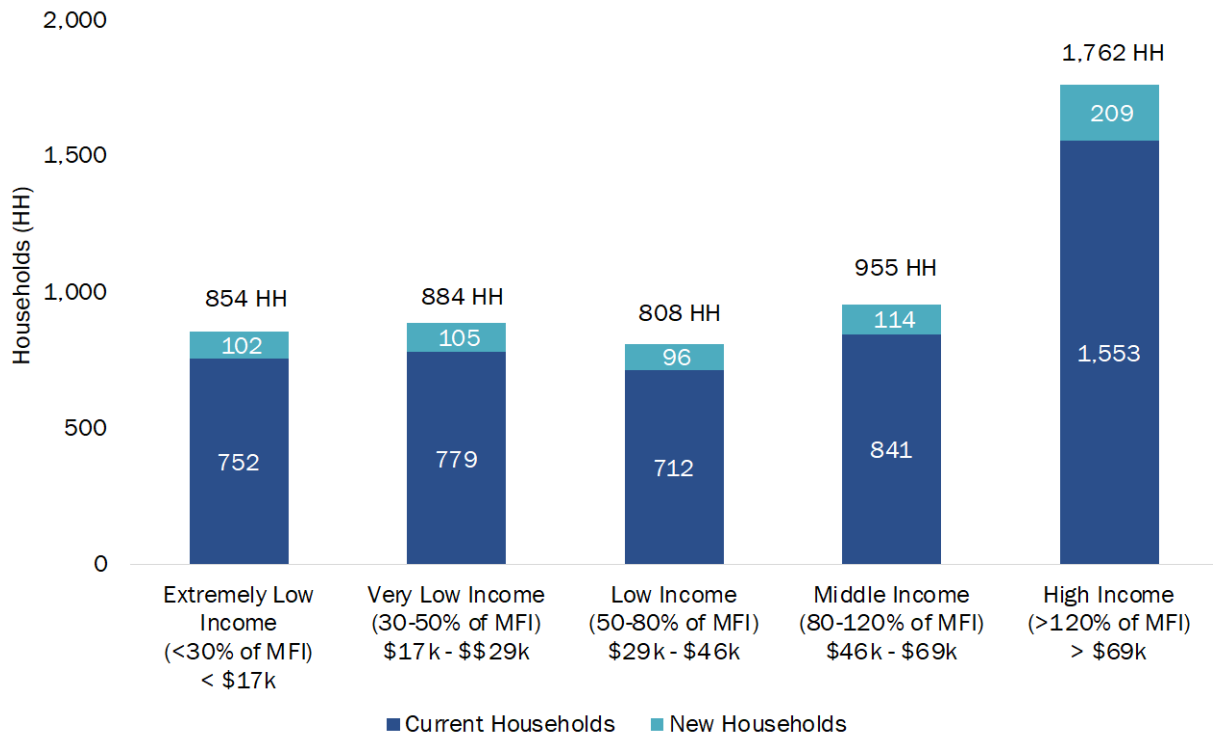
Exhibit 8 shows existing unmet housing need. While the HPS does not anticipate building new units for all existing households with unmet housing need, the new development and other policies that stabilize housing affordability are likely to benefit existing households with unmet need, as well as new households.

About a third of new housing will need to be for those with very low or extremely low incomes (below 50% MFI).^{2 3}

Exhibit 8. Newport's Current and Future Households by Income, 2022 to 2042

Source: U.S. Census Bureau, 2015-2019 ACS 5-year estimate, Table B19001, U.S. Department of HUD 2021 MFI, and PSU's Population Forecast, 2022 to 2042 as found in Newport's Housing Capacity Analysis.

Note: Median Family Income (MFI) is estimated for a family of 4.



² Given the fact that incomes have grown at a relatively slow pace over the last two decades in comparison to housing costs (especially home sales prices) this may be a conservative assumption about the future affordability of housing.

³ Assuming future Newport residents have an income distribution that is the same as existing residents.

Housing Needs for Extremely Low and Very Low Income (Less than 50% MFI) Households

What we know about the need: Within this income range, Newport has housing need of:

- New households: **207** (from 2022-2042)
- Existing households: **1,531**

What can they afford? Rents (including basic utility costs) of not more than \$720 per month.

- A household would need to earn **\$54,400** to afford average multifamily rent of **\$1,360** (about 95% of MFI for a family of four). Households with incomes of less than 50% of MFI cannot afford this rent.

What will it take to meet their needs? Meeting the housing needs of these households will require a combination of preserving existing income-restricted affordable housing and development of new income-restricted affordable housing. Development of income-restricted affordable housing typically requires extensive subsidy, with funding from state and federal sources, in addition to any support from the city and other partners.

Housing Needs for Low Income (50-80% MFI) Households

What we know about the need: Within this income range, Newport has housing need of:

- New households: **96** (from 2022-2042)
- Existing households: **712**

What can they afford? Rents (including basic utility costs) of between \$720 to \$1,150 per month.

- A household would need to earn **\$54,400** to afford average multifamily rent of **\$1,360** (about 95% of MFI for a family of four). These households cannot afford this rent.
- Households with this income range are likely to live in rental housing predominantly.

What will it take to meet their needs? Meeting the housing needs of these households will require a combination of preserving existing “naturally occurring affordable housing,” development of new income-restricted affordable housing in this price range (for households with income of 50% to 60% of MFI) and developing new market-rate housing. Some households in this income range may need rent assistance, such as a Housing Choice Voucher. Homeownership opportunities for this income range will likely be related to housing developed by nonprofit organizations, possibly with some subsidy, such as through a community land trust.

Housing Needs for Middle Income (80-120% MFI) Households

What we know about the need: Within this income range, Newport has housing need of:

- New households: **114** (from 2022-2042)
- Existing households: **841**

What can they afford? Rents (including basic utility costs) of between \$1,150 to \$1,720 per month.

- A household would need to earn **\$54,400** to afford average multifamily rent of **\$1,360** (about 95% of MFI for a family of four). Many of these households cannot afford this rent.

- Households with this income range are likely to live in rental housing predominantly. Some can afford the average multifamily rent, but many cannot.

What will it take to meet their needs? A combination of the development of rental housing and lower-cost housing for homeownership. Some homeownership opportunities for this income range will likely be related to housing developed by nonprofit organizations, possibly with some subsidy, such as land banking or a community land trust.

Housing Needs of People of Color

What we know about the need: About 20% of Newport’s population identify as Latino (any race). Another 9% of the population identifies as two or more races, Asian, African American, American Indian or Alaska Natives, and Native Hawaiian or Pacific Islanders. People of Color⁴ are cost burdened more frequently than the average household in Newport.⁵

What will it take to meet their needs? Addressing the affordability issues, discussed above, as well as ensuring that people of color have access to housing without discrimination. This will require increasing awareness of Fair Housing rules for property owners and managers, tenants, City decision makers, and City staff. It will also require careful decision making to change policies that have created barriers to accessing housing by people of color.

Housing Need of People with Disabilities

What we know about the need: The Census reports that nearly a quarter Lincoln County’s population have one or more disability, such as ambulatory, vision, hearing, cognitive, self-care, or independent living disabilities.⁶ It is reasonable to assume that Newport’s share of population with disabilities is similar to Lincoln County.

Disabilities include those that are visible, such as ambulatory or vision disabilities, and those that are not readily apparent, such as self-care, independent living, or cognitive disabilities. Other conditions may require special accommodations, such as disabling diseases or mental health conditions.

What will it take to meet their needs? Addressing the affordability issues, discussed above, as well as ensuring that people with disabilities have access to housing that addresses their disability and that they have access to housing without discrimination. This will require increasing awareness of Fair Housing rules for property owners and managers, tenants, City decision makers, and City staff. It will also require approaches that encourage development of housing with specialized design standards to accommodate special needs.

⁴ People of Color includes Black, Latino, American Indian or Alaska Native, Asian, Native Hawaiian and Pacific Islanders, and people of another or multiple races. These categories were combined due to limited data availability.

⁵ CHAS Table 9. 2014-2018.

⁶ US Census Bureau 2019 ACS, Table K201803.

Housing Need of People Experiencing Homelessness

What we know about the need: There were approximately **460 people** experiencing homelessness in Lincoln County according to the Point-in-Time (PIT) homeless count conducted in January 2021.⁷ In addition, **801 students** in the Lincoln County School District experienced homelessness. The number of people experiencing homelessness in Newport is not clearly known. In part, this is because people experiencing homelessness may move between neighboring cities.

What will it take to meet their needs? Strategies will range from emergency assistance (including rent and utility assistance), permanent supportive housing (including supportive housing with services), and improved access to an affordable unit (as discussed above).

⁷ The PIT count is a snapshot of individuals experiencing homelessness on a single night in a community. It records the number and characteristics (e.g., race, age, veteran status) of people who live in emergency shelters, transitional housing, rapid rehousing, Safe Havens, or PSH—as well as recording those who are unsheltered. HUD requires that communities and Continuums of Care (CoC) perform the PIT count during the last ten days of January on an annual basis for sheltered people and on a biennial basis for unsheltered people. Though the PIT count is not a comprehensive survey, it serves as a measure of homelessness at a given point of time and is used for policy and funding decisions. The Point-in-Time count is acknowledged to be an undercount of homelessness, suggesting that the number of people in Lincoln County is higher, not lower, than the 2021 estimate.

Existing Policies to Address Newport's Housing Needs

Since Newport last completed a *Housing Needs Analysis* in 2011, the City has implemented many programs and policies to support housing development detailed below.

- **Tax Incentives for Affordable Housing:** In the fall of 2017, the Newport City Council established two tax incentive programs and Lincoln County adopted a resolution committing it to participate in the programs, which expanded the potential tax benefits.
 - **Non-Profit Corporation Low-Income Housing Tax Exemption:** The first is targeted to non-profit corporations that operate income-limited rental housing, specifically at 60 percent MFI in the first year of operation and up to 80 percent MFI in subsequent years. The exemption also applies to property held for development by such entities, for up to three years.
 - **Multiple Unit Property Tax Exemption:** The second program provides a 10-year property tax exemption on structural improvements on multi-family rental projects with an affordable component. Developers are required to reserve at least 20 percent of the units at 80 percent MFI (at least 3 units if new construction, 2 units in a remodel) and are subject to other standards. The developer of a 110-unit, state-subsidized private affordable housing project submitted the first application under the multiple unit program. All the units will be affordable at 60 percent MFI, and the developer will realize more than \$1.6 million in tax savings on structural improvements over the 10-year period. Newport's portion is roughly 40 percent of the total, meaning it will forgo a little more than \$665,000.
- **System Development Charges Policies:** Newport collects System Development Charges (SDCs) for all five eligible categories: water, wastewater, storm drainage, transportation, and parks. Recent changes in SDC policies benefit residential development and incentivize modestly sized homes.
 - **Updated System Development Charges Methodology:** Newport adopted a new SDC methodology in 2017, replacing the "one size fits all" formula, by establishing tiered price per square foot charges which reduce costs for smaller units. For example, the fee for a new home with 1,250 square feet of living space dropped from \$10,994 to \$5,189. The new methodology also reduced the list of SDC eligible capital projects leading to, on balance, lower per project assessments (creating room for an Affordable Housing CET). This change has led to a modest increase in the number of small homes and ADUs built in the City.
 - **Transferability of System Development Charge Credits:** In 2018 the City amended its SDC ordinance for credits granted for qualified public improvements. By statute, developers must use these credits within 10 years, which can be a challenge in small communities where the pace of development is modest. The new rules allow credits to be sold or donated so long as the receiving property includes a residential use, and the credit is not more than 50 percent of the SDC assessment. This provision has

been used twice, for the 110-unit subsidized housing project referenced above, and for 66-unit a market-rate multifamily project completed in 2021.

- **Revenue Sources to Support Housing Investments:** With the new SDC policy adopted in 2017, policymakers had room to consider an excise tax without significantly impacting up-front development costs. Newport has also used tax increment financing to support housing development.
 - **Construction Excise Tax for Affordable Housing:** Adopted in the fall of 2017, the tax imposed is 1 percent of the permit value for construction that results in new or additional square footage for commercial and residential structures, with state-mandated exemptions for specific private and non-profit uses. The tax has created a dedicated source of funding for affordable housing, which collected a little more than \$520,000 since its inception. State law requires at least 50 percent of taxes collected from residential development must be used as developer incentives, such as reducing impact fees. Of the remaining amount, 35 percent can be used for “other affordable housing programs” and 15 percent is remitted to Oregon Housing and Community Services (OHCS) for its down payment assistance program. OHCS has committed to awarding those funds in Newport. Half of the tax collected from commercial projects must also be used to fund housing related programs.
 - **Urban Renewal (Tax Increment Financing):** Newport has three urban renewal areas expected to generate \$30 million in infrastructure improvements over the next 20 years to catalyze new development. This tool requires thoughtful engagement with all affected taxing entities to dedicate future tax revenues toward these investments. Newport often uses urban renewal funds as a match for state and federal grants, or in conjunction with funds from private partners. The City recently invested about \$120,000—with additional contributions from a developer—to improve a regional storm water detention facility so that a 26-unit, market-rate subdivision can be built. The improvements will accommodate run-off from other upstream residential properties.
 - **Grants and Land Donations for Affordable Home Ownership:** The City has entered partnerships with other jurisdictions and nonprofit partners to create affordable home ownership opportunities and help keep low-income owners in their homes.
 - **Home Ownership Down Payment Assistance:** Newport, Lincoln City, and Lincoln County executed an agreement with Proud Ground, a community land trust from the Portland metro area, to provide eight down payment assistance grants for households making 80 to 120 percent of MFI. Proud Ground was able to leverage \$160,000 in local matching funds to create over \$770,000 in subsidy (including \$515,000 from the Governor’s Workforce Housing Initiative). Proud Ground, with support from the partners, held numerous homebuyer education meetings to help get qualified buyers into the pipeline. Three of these grants went to home purchases in Newport. The average subsidy per home required to fill the gap between the

mortgage the homeowners could afford and the price of the home on the market was \$87,228.

- **Habitat for Humanity Land Donation:** The City of Newport entered into a land donation agreement with Habitat for Humanity of Lincoln County for the construction of up to five owner-occupied units targeted to qualifying households earning between 40 and 80 percent of MFI. The first duplex project was completed in the spring of 2021, on a property valued at a little over \$100,000. Deed restrictions require that the properties will remain affordable for up to 20 years from the original sale.
- **Partnership with Lincoln Community Land Trust:** Beginning in 2015, the City partnered with the Lincoln Community Land Trust (LCLT) to provide operational support and gap financing for LCLT to create permanently affordable housing in Newport. LCLT merged with Proud Ground in 2018 and the City continues to support affordable homeownership on land trust properties through down payment assistance (see above).
- **Rehabilitation and Weatherization Programs:** Lincoln County and several of the incorporated cities, including Newport, obtained Community Development Block Grant (CDBG) funds to finance a housing rehabilitation loan program for low-income households. Participants were eligible for zero-interest, deferred payment loans that are typically repaid when the house is next sold. Changes to loan processing regulations since the Great Recession mean that the original loan servicer can no longer administer the program cost effectively. The partners have about \$2.75 million in the loan portfolio—including almost \$700,000 available to loan—and are considering options to continue the program, including working with a nonprofit on a new CDBG application to bring in additional resources.
- **Reduced Residential Street Widths.** The City of Newport updated its Transportation System Plan in 2022 to allow narrower streets in residential neighborhoods, reducing infrastructure costs for new subdivisions and infill projects. Streets in new subdivisions that will handle less than 500 vehicle trips per day can be designed as yield streets, which are 28-feet curb to curb, as compared to the 36-feet previously required. For infill projects fronting low-volume underdeveloped streets, developers may utilize a 16-foot, two-way through lane with 20-foot cleared area, or even a 12-foot wide road, with 30-foot long pullouts every 300-feet, in areas where there are fewer than 150 vehicle trips per day. The City’s previous minimum roadway width for infill projects on substandard streets was 24-feet of paved width.

Existing and Expected Barriers and Opportunities to Development of Needed Housing

The barriers to development of needed housing in Newport include:

Need to expand costly infrastructure to support housing development.

Barriers

- As documented in the *Housing Capacity Analysis*, many areas of Newport with vacant buildable land need infrastructure (such as roads, water service, or wastewater service) to support new housing development.

Opportunities

- Use Urban Renewal as a source of funding to build infrastructure needed to support housing development.
- Continue to apply for state and federal funding to support infrastructure development.
- Lobby the Legislature for changes to existing laws to allow the City more approaches to fund infrastructure development.

Existing development standards can limit multifamily housing development.

Barriers

- Newport's development code has barriers that limit development of multifamily housing.

Opportunities

- Evaluate allowing buildings that are a full s stories tall in selected areas of the city.
- Evaluate reducing off-street parking requirements in selected areas of the city.
- Evaluate removing requirements for variances for setbacks for development on hillsides, while ensuring that new housing is built closer to the street.

Funding and resources to support development of income-restricted affordable housing (for incomes below 60% of MFI).

Barriers

- Newport has a substantial need for new income-restricted housing, both for existing cost-burdened households with very low-income and for very low-income households that move to Newport over the next 20-years.

Opportunities

- Use City resources such as funds from the Construction Excise Tax, Urban Renewal, and use of surplus publicly owned land to support income-restricted housing development and leverage state and federal funds.
- Continue to partner with agencies and nonprofits that develop income-restricted housing and support their applications for state and federal funds to support development of income-restricted housing.

- Lobby the Legislature for changes to existing laws to allow the City more approaches to raise funding to support affordable housing development.

Developing new housing affordable to low- and moderate-income households (60% to 120% of MFI) is often not financially feasible without subsidy.

Barriers

- Newport has substantial need for additional housing affordable to low- and moderate-income households. Development of this housing generally is not eligible for state or federal funding. And it is often not financially feasible to develop with rents low enough to be affordable to low- and moderate-income households without public subsidy.

Opportunities

- Support development of a regional housing entity that focuses on development of low- and moderate-income housing.
- Use City resources such as funds from the Construction Excise Tax and Urban Renewal to support development of low- and moderate-income affordable housing to offer assistance such as backfilling costs of systems development charges.
- Lobby the Legislature for changes to existing laws to allow the City more approaches to raise funding to support affordable housing development.

Newport has increasingly urgent lack of housing and services for people experiencing homelessness.

Barriers

- Newport does not have sufficient housing or services for people experiencing homelessness.
- Newport will need partners who will lead on development of housing and services for people experiencing homelessness. Newport may be challenged in finding these partners, as some nonprofits may not have capacity to expand their operations into Newport. And some types of service providers may not have a presence in Lincoln County.

Opportunities

- Participate in development of the regional homelessness action plan in Lincoln County.
- Explore opportunities to establish a low barrier emergency shelter and warming center in Newport.
- Identify partners to work with on these issues that can expand their operations into Newport.
- Allow transitional housing development, such as temporary housing, to bridge the gap between homelessness and permanent housing.
- Consider code changes to allow long-term occupancy in RV parts in a safe and clean place.

Opportunities for homeownership for low- and moderate-income households are very limited in Newport.

Barriers

- The median home sales price in Newport is \$403,000. A household of four would need twice the median household income (income of \$115,000) to afford this sales price. This severely limits opportunities for homeownership for low- and moderate-income households.

Opportunities

- Evaluate implementing incentives to increase access to homeownership, such as homebuyer property tax exemptions for qualifying households.
- Grow partnerships with land trusts that develop affordable homeownership housing. The City can use funds from its Construction Excise Tax (or other sources) to provide down payment assistance or otherwise support development of affordable homeownership housing.
- Lobby the Legislature for changes to existing laws to allow for development of more affordable housing for ownership, such as prefabricated housing.

3. Actions to Meet Future Housing Need

Summary of Actions

Exhibit 9 provides information about each action, based on the criteria below. For more details about the evaluation criteria, see Appendix A.

- **MFI targeted** focuses on incomes below 120% of MFI as these households are most likely to have difficulty affording housing.
- **Housing types targeted** considers what type of housing the action can support.
- **Impact** considers the potential scale of impact on housing development that the action could have. This provides context for whether the policy tool generally results in a little or a lot of change in the housing market.
- **Administrative burden** considers how much staff time is required to implement and administer action.
- **Funding required** considers how much funding is required to implement and administer the action.
- **Ease of implementation** assesses the political and community acceptability of the action, as well as potential need to coordinate with other organizations.
- **Flexibility** describes whether the action can be flexibly used to achieve multiple outcomes.

These actions are organized by the level of priority for the Project Advisory Committee (PAC), with actions identified as higher priority towards the top of the list. This is not meant to reflect the order in which they will be implemented (because some actions may rely on implementation of other actions), but rather to give an understanding of what actions the PAC thought would be most beneficial to Newport and within the City's control.

Exhibit 9. Summary of Actions

Action	MFI Targeted / Housing Type	Impact	Admin Burden	Funding Required	Ease to Implement	Flexibility
A. Use Urban Renewal funding to support housing and infrastructure development	All incomes / all housing types	Large	Medium	NA	Medium	High
B. Implement the Homebuyer Opportunity Limited Tax Exemption	Up to 120% MFI / single family	Small	Medium	Low	Medium	Medium
C. Reduce development code barriers to housing development	All incomes / multi-family	Moderate	Low	Low	Medium	Medium
D. Adjust the allocation of the Construction Excise Tax to support affordable housing development	Up to 120% MFI / all housing types	Moderate	Low	NA	Medium	High
E. Lobby the Legislature for more resources to support housing development and remove regulatory barriers to housing development	All incomes / all housing types	Moderate to Large	Medium	Low	Low to High	High
F. Establish a low barrier emergency shelter and warming center in Newport	Up to 30% MFI / emergency shelter	Moderate to Large	Medium	Medium to High	Medium	Low
G. Support development of a regional housing entity focused on low- and moderate-income housing	60% to 120% MFI / middle, multifamily	Moderate	Medium	Medium	Medium	High
H. Participate in the regional homelessness action plan	Up to 30% MFI / temporary housing	Moderate	Medium	Medium to High	Medium	Medium
I. Pay System Development Charges (SDC) for workforce housing	Up to 120% MFI / multifamily	Small	Medium	Medium	Medium	High
J. Grow partnerships with Community Land Trusts	Up to 120% MFI / single family, middle	Small	Low	Medium	High	Low
K. Support outreach and education to promote equitable housing access	All incomes / all housing types	Small	Medium	Low	Low to High	High
L. Pursue an Urban Growth Management Agreement (UGMA) with the County	All incomes / all housing types	Small	Low	Low	Medium	Low
M. Research rental housing maintenance code feasibility	All incomes / all housing types	Small	High	Medium	Low	Medium

How the Actions Work Together

Most of the actions and funding tools discussed in this section can be used to meet housing needs at different income levels. This section describes how groupings of strategies, into initiatives, are necessary to work together to meet Newport housing needs.

The City of Newport has identified five initiatives to address its housing needs. To meet these initiatives the City developed thirteen actions that work together to achieve the City's housing goals. The initiatives comprise a set of potential city-led actions, funding sources, and potential partnerships with other entities that help to achieve an overarching goal. These initiatives identify who the actions will serve and the types of development they will promote.

The initiatives are:

- **Encourage development of publicly subsidized affordable housing units.** There are limited options available in Newport that are affordable to households with income of less than 60% of MFI (income of \$34,400 for a family of four people). This initiative supports development of housing affordable in this income group.
- **Remove barriers to development of low- and moderate-income affordable rental housing.** This initiative seeks to increase the housing options for unregulated rental households earning between 60% and 120% of MFI (\$34,400 to \$68,900).
- **Increase opportunities for affordable homeownership.** This initiative seeks to increase the housing options for homeownership for households earning less 120% of MFI (less than \$68,900).
- **Preserve existing of low- and moderate-income affordable housing.** This initiative seeks to increase the housing options for rental households earning less than 120% of MFI (less than \$68,900).
- **Address homelessness.** This initiative seeks to remove barriers and support access to temporary and longer-term housing solutions for those experiencing homelessness and housing insecurity.

By bundling actions and funding sources, the City acknowledges that several actions and partnerships are necessary to achieve the City's housing initiatives.

Exhibit 10. Housing Initiatives and the Potential Actions

■ Primary Focus of the initiative □ Secondary Focus of the initiative

Potential Action	Develop Income-Restricted Affordable Housing	Develop Low/Moderate Income Rental Housing	Increase Affordable Homeownership	Preserve Existing Low-to Moderate-Income Affordable Housing	Address Homelessness
MFI	Up to 60% MFI	60% - 120% MFI	Up to 120% MFI	Up to 120% MFI	
A. Use Urban Renewal to support housing and infrastructure development	■	■	■	□	□
B. Implement the Homebuyer Opportunity Limited Tax Exemption			■	□	
C. Reduce development code barriers to housing development	■	■		□	
D. Adjust the allocation of the Construction Excise Tax (CET) to support affordable housing development	■	■	■	□	□
E. Lobby the Legislature for more resources to support housing development and remove regulatory barriers to housing development	■	■	■	■	■
F. Establish a low barrier emergency shelter and warming center in Newport					■
G. Support development of a regional housing entity focused on low- and middle-income		■	■		
H. Participate in the regional homelessness action plan	□				■
I. Pay System Development Charges (SDC) for workforce housing	■	■	■		
J. Grow partnerships with Community Land Trusts			■	□	
K. Support outreach and education to promote equitable housing access	■	■	■	■	■
L. Pursue an Urban Growth Management Agreement (UGMA) with the County	□	□	□		
M. Research rental housing maintenance code feasibility				■	

How will the City fund the actions?

One of the key limitations to implementing the actions in HPS is the availability of funding. Funding is needed not only to build units, preserve affordable housing, and provide access to equitable housing but also for staff time to implement the Plan. Identifying a set of realistic funding sources is necessary for achieving the vision of affordable housing in Newport.

A robust set of housing preservation and development programs requires funding sources that are dedicated toward these activities and that are stable and flexible. In addition to existing available funding options, the City will need to pursue new funding sources that can help fund its programs, such as those presented in Exhibit 11.

City Sources of Funding

- **Existing and Future Urban Renewal Districts.** Tax increment financing is a flexible funding tool that can support many of the key strategies identified in the Housing Production Strategy if they are used within an urban renewal area. The City established the Northside Urban Renewal District in 2015. Over the next 16 years, the Agency can allocate approximately \$37.8 million toward new projects. Some of these projects are likely to include infrastructure investments to support housing, direct project subsidies or low-interest loans for mixed-use or infill housing developments, land acquisition or assembly, and anti-displacement initiatives. The City may also consider creating a new urban renewal area focused on supporting new housing development once the South Beach Urban Renewal District is closed in 2027.
- **Construction Excise Tax (CET).** CET is one of few options to generate additional, locally controlled funding for affordable housing. The City adopted a CET in 2017, which is levied on new residential, commercial, and industrial development. The City charges the maximum allowed by State law for new residential development (1% of the permit valuation) as well as 1% of commercial and industrial permit values.⁸ The CET has created a dedicated source of funding for affordable housing in Newport, which collected a little more than \$540,000 since its inception.

⁸ There is no cap on the rate applied to commercial and industrial construction.

Sources of Funding Considered to Fund the Actions in the HPS

The City has a variety of other options for funding sources that could support affordable housing. While this project did not include a robust funding analysis component, Exhibit 11 provides an overview of which funding sources advanced to the HPS.

Exhibit 11. Funding Sources Evaluated

Recommendation HPS Inclusion?	Revenue Source	Rationale for Inclusion/Exclusion in the HPS?
Yes	Urban Renewal	Could provide a stable, dedicated revenue source in an area with limited existing infrastructure. Could directly support the development of affordable housing.
Yes	Use of CET funding	Provides a flexible funding source to support affordable housing at 100% MFI and below.
Yes	Grants and State Funding	Pursue as the City has staff capacity; may not provide substantial source of funding if the City does not have staff dedicated to monitoring and pursuing funding opportunities.
Maybe	Registration fee for rental units	Would provide a targeted funding source implementing a rental housing maintenance code.
Maybe	Increased or new utility fee	Could provide additional funds to support housing development and may be justified given costs of providing utilities; however, places the burden on existing households
Maybe	Reallocate franchise fees	Could provide additional funds to support housing development but would remove funds from the General Fund; need to consider how this would impact other city priorities and services
Maybe	Reallocate state and federal gas tax funds	Could provide additional funds to support housing development but would remove funds from the General Fund; need to consider how this would impact other city priorities and services
Maybe (when available)	Private donations and gifts	Unlikely to provide a substantial source of funding especially if staff have limited capacity to pursue this revenue source.
Maybe	Increased lodging tax	Only 30% increased revenue could go to housing; 70% dedicated to tourism promotion. Action E proposes lobbying the Legislature to allow use of a larger percentage of lodging tax revenues to support housing development.
Maybe	General fund	Could provide additional funds to support housing priorities; need to consider how this would impact other city priorities and services
No	GO Bond	Requires voter approval.
No	New local option levy	Requires voter approval.
No	Increased marijuana tax	Amount would be very small.
No	Increase Systems Development Charges	Would place burden on market-rate development.
No	New business license fee	May hinder local business development.
No	New food and beverage tax	Requires voter approval, did not pass last time.
No	New sales tax	Not politically feasible
No	New payroll/business income tax	May not be politically feasible
No	New real estate transfer tax	Not legal in Oregon; Action E proposes lobbying the Legislature to allow a real estate transfer tax to support housing development.
No	New vacant/second home tax	Untested and possibly not legal in Oregon; Action E proposes lobbying the Legislature to allow a second home tax to support housing development.

Potential Partners

Implementing the actions in this strategy will require participation of key partners who have roles essential to the construction, delivery, and preservation of housing units. Exhibit 12 shows how each of the partners would play a role in different actions.

Exhibit 12. City and Partner Roles

Actions	City role	Partners and roles
A. Use Urban Renewal to support housing and infrastructure development	Partner w/Urban Renewal Agency and potentially adopt new Urban Renewal district.	Urban Renewal Agency: select projects and implement plan Overlapping Taxing Districts: consider approving new exemption Property Owners: provide input
B. Implement the Homebuyer Opportunity Limited Tax Exemption	Develop eligibility criteria, seek support from overlapping tax districts, adopt exemption, implement the exemption and execute on reporting	Overlapping Taxing Districts: consider approving exemption
C. Reduce development code barriers to housing development	Engage development community, revise Development Code	Local Developers: provide input
D. Adjust the allocation of the Construction Excise Tax to support affordable housing development	Adjust allocation and implement plan	Local Developers: provide input Local Nonprofits: provide input
E. Lobby the Legislature for more resources to support housing development and remove regulatory barriers to housing development	Collaborate with partners and support lobbying efforts	Partners would vary based on the changes being pursued
F. Establish a low barrier emergency shelter and warming center in Newport	Reduce land use barriers to shelter location, provide funding to support new shelter, partner to operate the facility	Lincoln County: provide resources Service providers, faith-based organizations.: Operate the shelter
G. Support development of a regional housing entity focused on low- and moderate-income housing development	Partner and could take on other roles such as providing funding or resources	Cities in Lincoln County, Lincoln County, other government partners, service providers: partner and provide funding and resources
H. Participate in the regional homelessness action plan	Participate in planning process and support implementation	Cities in Lincoln County, Lincoln County, other government partners, service providers: participate in planning process and support implementation
I. Pay System Development Charges (SDC) for workforce housing	Engage development community, develop and implement program	Local developers: provide input
J. Grow partnerships with Community Land Trusts	Continue to partner with, and provide resources to, local land trusts	Nonprofits including Proud Ground and DevNW: Partner with City and develop housing
K. Support outreach and education to promote equitable housing access	Partner with organizations that provide Fair Housing education; conduct community outreach	Local nonprofits and service providers, Fair Housing Council of Oregon: Partner with City and conduct outreach
L. Pursue an Urban Growth Management Agreement (UGMA) with the County	Initiate development of UGMA with Lincoln county, implement	Lincoln County: develop and implement UGMA with City
M. Research rental housing maintenance code feasibility	Conduct outreach and research, draft ordinance	Renters: provide input Property Owners: provide input

Implementation Schedule for Actions

Exhibit 13 presents the implementation schedule for the HPS which includes a timeline for refinement, adoptions, and implementation for each of the 13 actions. These activities are described below:

- **Further refinement:** The actions will require some level of further refinement prior to adoption, which may range from simple logistics (such as developing materials about an existing program) to complicated coordination between multiple internal and external stakeholders (such as regional approaches to homelessness). The refinement period will occur before adoption.
- **Adoption:** This occurs when the City takes official action to adopt a strategic action (or uses another official acknowledgment that the City is going to execute the strategic action). The table shows the expected time of adoption. The City's deadline for adoption (or other official city action) is the last day of the year shown in Exhibit 13.
- **Implementation:** This occurs when the City officially allows the strategic action to be used, represented by a tan color in the table.

Exhibit 13. Implementation Schedule

Actions	2023	2024	2025	2026	2027	2028	2029	2030	2031	
A. Use Urban Renewal to support housing and infrastructure development	Ongoing implementation of existing URA						Evaluate changes to URA or feasibility study for new district; Potential Official Action by City Council end of 2031			
B. Implement the Homebuyer Opportunity Limited Tax Exemption			Adoption	Implementation						
C. Reduce development code barriers to housing development		Adoption	Implementation							
D. Adjust the allocation of the Construction Excise Tax to support affordable housing development		Official City Council Action	Implementation							
E. Lobby the Legislature for more resources to support housing development and remove regulatory barriers to housing development	Ongoing									
F. Establish a low barrier emergency shelter and warming center in Newport	Development and opening of facility by end of 2026				Implementation					
G. Support development of a regional housing entity focused on low- and moderate-income housing development						Official City Council Action	Implementation			
H. Participate in the regional homelessness action plan	Plan Development		5-Year Plan Implementation							
I. Pay System Development Charges (SDC) for workforce housing	Develop Distribution Plan		Implementation							
J. Grow partnerships with Community Land Trusts	Ongoing; Will require City Council action for specific projects as needed									
K. Support outreach and education to promote equitable housing access	Ongoing									
L. Pursue an Urban Growth Management Agreement (UGMA) with the County				Adoption	Implementation					
M. Research rental housing maintenance code feasibility				Complete Research						

Details of Each Action

This section provides details about each action in the HPS.

A. Use Urban Renewal to support housing and infrastructure development

Rationale

Urban renewal provides a flexible funding tool that can support many of the key strategies identified in the Housing Production Strategy if used within an urban renewal district. It allows cities to develop essential infrastructure or provides funding for programs that lower the costs of housing development (such as SDC reductions or low interest loan programs).

Description

Tax increment finance revenues are generated by the increase in total assessed value in an urban renewal district from the time the district is first established. As property values increase in the district, the increase in total property taxes is used to pay off bonds.

The City has three existing urban renewal districts: (1) the South Beach Urban Renewal District, for which all remaining funds have been allocated, (2) the McLean Point District which is strictly focused on generating funding to support infrastructure for water related industrial development next to the Port of Newport International Terminal and (3) the Northside Urban Renewal District, which is the focus of this strategy. The Northside Urban Renewal District was established in 2015 for the purpose of revitalizing the City's commercial core areas; upgrading street and utilities in Agate Beach to enhance existing neighborhoods and facilitate residential development; and to partner in redevelopment of the county commons and hospital campus.

Urban renewal can be used to support development of off-site infrastructure necessary to support new housing development. It can also be used to support development of affordable housing or to support rehabilitation of existing housing in poor condition, possibly with future requirements that it remain affordable at an income level like 80% or less of MFI. The City will need to decide how to use the funding to support housing over the life of the district. The best use of funding may be in coordination with other actions in the HPS, such as with land banking and support of development of income-restricted housing.

The Urban Renewal Agency could also act as a Housing Authority to directly support housing development. However, this would require a substantial amendment to the Northside Urban Renewal Plan. **The City may want to consider amending its current Northside Urban Renewal Plan to give the Urban Renewal Agency housing authority. The City may also want to consider extending the**

How are other cities using Urban Renewal to support housing?

The cities of John Day and Madras both established Urban Renewal Districts in their respective rural communities to help with compounding shortfalls of housing production. These Urban Renewal Districts use Tax Increment Financing (TIF) to provide incentives for building within designated city areas that have “deteriorated structures, underdevelopment or lack of development.”

The City of John Day established their Urban Renewal District in 2018 covering about 130 acres of land, and the City of Madras established their Madras Housing Urban Renewal District (HURD) Plan in 2019 covering about 700 acres of land. Both cities offer incentives within their Urban Renewal Districts, including:

- Cash rebates on a portion of property taxes paid
- Direct contribution of funds
- Contributions to the developer for infrastructure development
- An agreement for the Urban Renewal Agency to complete infrastructure improvements that are required as a condition of development approval

Northside Urban Renewal area or creating a new urban renewal area focused on supporting new housing development once the South Beach Urban Renewal District is closed in 2027.

City Role

The City would continue to implement the Northside Urban Renewal Plan and select projects to fund using the Tax Increment Financing tool of the District.

For a new urban renewal area in Newport or an amendment to the Northside Urban Renewal Plan, the City Council would adopt, and the Urban Renewal Agency Board would implement the plan.

Partners

Lead Partner. Urban Renewal Agency

Partners. Overlapping taxing jurisdictions, local property owners, community-based organizations

Anticipated Impacts

Populations Served	Income	Housing Tenure	Magnitude of New Units Produced
Extremely low-, very low-, low- and middle-income households	All incomes	Renter and Owner	Large

Potential Risks

An urban renewal district is designed to support development through improvements to infrastructure and supporting catalytic development that makes it more feasible to do other development. A key risk with using urban renewal is potential to displace existing residents through gentrification. Other risks in using urban renewal to support affordable housing development in the urban renewal district is granting too many property tax exemptions for new affordable housing development, reducing growth of the property tax base in the district. In addition, funds spent on affordable housing reduce funds available for other priorities.

Implementation Steps

- In the Northside Urban Renewal District, identify potential partners where the agency can facilitate construction of housing, leveraging infrastructure investments to result in more affordable housing. This may involve the preparation of development agreements between the City and partners.
- Conduct a feasibility study to evaluate options for either expanding the Northside Urban Renewal District or establishing a new urban renewal district after the South Beach Urban Renewal District closes in 2027. When performing this study, target areas that would support additional housing development and ensure that the Urban Renewal Agency has sufficient tools to facilitate that development, including functioning as a Housing Authority.
- Consult with affected taxing entities as the feasibility study is developed to ensure their support for a potential new urban renewal district.

Implementation Timeline

To be filled in later

Timeline for Adoption	Implementation to Commence	Timeframe of Impact

Funding or Revenue Implications

Funding and revenue implications of urban renewal are well-documented in the Urban Renewal Plan. Investment can only occur within the Urban Renewal District.

B. Implement the Homebuyer Opportunity Limited Tax Exemption

Rationale

The Homebuyer Opportunity Limited Tax Exemption (HOLTE) can serve as an incentive to stimulate the construction of new single-unit housing and encourage homeownership among low and moderate-income families.

Description

The state-authorized, locally implemented Homebuyer Opportunity Limited Tax Exemption (HOLTE) provides a 10-year property tax exemption on the improvement value of new or rehabilitated for-sale housing valued at no more than 120% of the median sales price for the City (or a lower percentage of median sales price if desired by the City). The City can set additional eligibility criteria (such as income limits or require owner-occupancy) and can cap the number or value of units in the program.⁹ This program could support expanded home ownership opportunities for low- and moderate-income households and/or production of lower-cost, new, single-unit housing. HOLTE can be used to support homeownership for single-unit detached housing, townhouses, cottages, and plex housing types.

This exemption can be used in conjunction with other incentives (e.g., SDC deferrals), homeownership programs (e.g., down payment assistance programs and mortgage credit certificate programs), and land trust. It can be used to accomplish other development goals, such as green buildings and transit-oriented development.

What does the exemption apply to? The tax abatement can apply to any ownership housing valued at less than 120% of the City's median sales price. This could include housing provided by a community land trust or an affordable housing provider. The program can apply to any housing type as long as the units are sold individually, including single-family homes, townhouses, other for-sale middle housing, or condominiums.

How long does it apply? The property tax exemption can be granted for up to 10 years. State statute does not allow for the abatement to be extended.

What taxing districts would participate? The property tax exemption requires that the City gets affirmative support from at least 51% of overlapping taxing districts for the exemption. Newport's city property taxes account for about 36% of property taxes in Newport.

What impact might HOLTE have? In an analysis for the City of Hillsboro, ECONorthwest estimated the monthly property tax savings for a homeowner with the 10-year single-unit tax exemption as well as the foregone revenue for the City. Based on an example property with an improvement value of \$238,000 and an assessed value of \$164,000 (excluding land value¹⁰), the analysis found that the homeowner would save roughly \$240 per month or about \$28,800 over the 10-year period if all districts participate in the exemption. The City would forego roughly \$9,000 (in today's dollars) of tax revenues over 10 years for the unit, with other taxing districts forgoing approximately \$19,800.

⁹ ORS 307.657. HOLTE allows cities to adopt standards and guidelines to be utilized in considering applications and making the determinations required under ORS 307.651 to 307.687, **including but not limited to:** (a) Design elements for construction of the single-unit housing proposed to be exempt. (b) Extension of public benefits from the construction of the single-unit housing beyond the period of exemption. The City should review desired requirements with the City attorney before enacting.

¹⁰ Based on the exemption of land value from property taxes allowed in ORS 307,162.

While Newport’s tax rates would differ from this example in Washington County, this example shows that the impact to City tax revenues would be minimal while providing much needed support for low- and middle-income homeowners.

How much impact could this exemption have on Newport? Before adopting the HOLTE, the City should evaluate the potential impact on property tax revenues resulting from HOLTE. The City may want to consider capping the number of households it grants HOLTE exemptions to on an annual basis. The City may also want to run a pilot project for HOLTE, to evaluate its impact and effectiveness.

City Role

Implement the exemption and execute on reporting and administration procedures

Partners

Overlapping taxing districts

Anticipated Impacts

Populations Served	Income	Housing Tenure	Magnitude of New Units Produced
Low and moderate income	Up to 120% of MFI	Ownership	Small

Potential Risks

The City and participating taxing districts will lose property tax income for the duration of the exemption, reducing revenue for City services and revenue for participating taxing districts. If the City does not put a cap on the number of HOLTE applications it could grant each year, the City may be overwhelmed with applications.

Implementation Steps

- Evaluate the tradeoffs of implementing HOLTE with various program parameters. Consider establishing an income cap (i.e., below 120% MFI) and owner occupancy requirements (i.e., demonstrate that they do not own another home) for eligibility in the HOLTE program. Verify legality of requirements with City attorney.
- Seek support from overlapping taxing districts to offer the exemption for all property taxes (not just the City's portion).
- Discuss topic with City Council at work sessions and in public hearings. City Council may choose to adopt HOLTE by resolution or ordinance following a public hearing.
- Follow up with overlapping taxing districts to request that they pass resolutions to support the exemption.

Implementation Timeline

To be filled in later

Timeline for Adoption	Implementation to Commence	Timeframe of Impact

Funding or Revenue Implications

Consider setting a limit for foregone revenues on an annual basis, or an annual unit cap.

C. Reduce development code barriers for housing development

Rationale

Removing barriers such as complex or restrictive building codes can make housing development less difficult, time consuming, and costly. Increasing development densities can also increase financial feasibility of building new multifamily housing. This could attract more developers to the area or encourage developers already working in Newport to look for other properties to develop.

Description

Newport has multiple barriers in its Development Code that are limiting or preventing denser housing development. As identified by the PAC and City staff, barriers in Newport's development code that makes housing development more challenging includes:

- **Building height limit.** The current building height limit is 35 feet. In most cases, this limits development to 2- to 2.5-stories, especially for buildings with a peaked roof. Increasing the height limit to allow 3 full stories (which could be a height limit of about 40 feet) can help make multifamily development more financially feasible. The City could increase building height limitations in selected areas of the City, in selected zoning districts, or both.
- **Parking requirements.** Off-street parking requirements increase the cost of developing housing. In Nye Beach, on-street parking credits reduce the required number of off-street parking spaces by one off-street parking space for every one on-street parking space abutting the property. Expanding on-street parking credits to areas beyond Nye Beach that have fully developed street sections would reduce off-street parking requirements and help lower the cost of development.
- **Variance process for development on hillsides.** The commonly given variances to the 15-foot setback requirement for front yards requires a hearing with the Planning Commission. The City could remove the requirement for a setback variance process for development on hillsides, possibly with setting specific lot coverage ratios, to ensure that the new house is actually built closer to the street.
- **Allow transitional housing development.** Some cities allow for development of temporary housing, a form of transitional housing, meant to bridge the gap between houselessness and permanent housing.
- **RV requirements.** Evaluate adjusting the City's development code to allow RV parks that allow long-term occupancy of RVs in a safe and clean place.

There may be other zoning barriers to producing housing that the City uncovers as it reviews its zoning code. The City should consider if/how they can update Newport's Development Code to alleviate these barriers while still achieving other City goals (scenic views, solar impacts).

City Role

The City would amend the Development Code.

Partners

Conversations with developers could help inform new policies

Anticipated Impacts

Populations Served	Income	Housing Tenure	Magnitude of New Units Produced
Extremely low-, very low-, low- and middle-income households	All incomes	Renter and Owner	Moderate

Potential Risks

Reducing development code barriers to achieve greater development must be balanced with other City objectives such as preserving scenic views and open space (among others).

Implementation Steps

- Further engage the development community to better understand how the development code is impacting development of housing development, focusing on the barriers described above.
- Review the barriers in Newport’s Development Code and consider implementing revisions such as those described above.
- If appropriate, revise the Newport Development Code to implement the revisions outlined above and other identified barriers by working with the Planning Commission and City Council through a public process.

Implementation Timeline

To be filled in later

Timeline for Adoption	Implementation to Commence	Timeframe of Impact

Funding or Revenue Implications

Staff time and available City tools and resources will be relied on to accomplish this strategy.

D. Adjust the Allocation of the Construction Excise Tax (CET) to support affordable housing development

Rationale

CET is one of few options to generate additional, locally controlled funding for affordable housing. It is a flexible funding source, especially for funds derived from commercial/industrial development and offers the ability to link industrial or other employment investments, which generate new jobs and demand for new housing, with funding for housing development.

Description

The City adopted a Construction Excise Tax (CET) in 2017, which is levied on new residential, commercial, and industrial development. The City charges the maximum allowed by State law for new residential development (1% of the permit valuation) as well as 1% of commercial and industrial permit values.¹¹ The CET has created a dedicated source of funding for affordable housing in Newport, which collected a little more than \$540,000 since its inception.

The allowed uses for CET funding are defined by state statute:

- The City may retain up to 4% of funds to cover administrative costs. The funds remaining must be allocated as follows, depending on whether the CET is on residential or commercial and industrial development.
- For a residential CET:
 - 50% must be used for developer incentives for multifamily housing. These incentives could include City payment of permit fees and SDCs for development, tax abatements, or finance-based incentives. The City may use the CET to fund voluntary developer incentives that:
 - Increase the number of affordable housing units in a development
 - Decrease the sale or rental price of affordable housing units in a development
 - Build affordable housing units that are affordable to households with incomes equal to or lower than 80% of MFI.¹²
 - 35% may be used flexibly for affordable housing programs, as defined by the jurisdiction.
 - 15% flows to Oregon Housing and Community Services for homeownership programs that provide down payment assistance in Newport
- The State allows for more flexible use of commercial/industrial CET:
 - 50% of the funds must be used for housing-related programs, as defined by the jurisdiction (note that these funds are not necessarily limited to affordable housing).
 - The remaining 50% is unrestricted.

The City currently allocates all CET funds toward affordable housing according to the percentages required for the residential CET. However, the City has not fully determined how to spend its CET funds, only spending: (1) the 15% of funds that flows to Oregon Housing and Community Services for homeownership programs and (2) matching state funding to Proud Ground for down-payment assistance grants. The City had a balance of about \$540,000 beginning Fiscal Year 2022.

¹¹ There is no cap on the rate applied to commercial and industrial construction.

¹² Based on information in ORS 197.309(7).

Currently CET funds are designated for the following uses:

	Current Allocations of Residential CET funds	Current Allocations for Commercial and Industrial CET funds	Total
Affordable Housing – Flexible Use (35%)	\$159,096	\$23,517	\$182,613
OHCS Down Payment Assistance (15%)	\$68,118	\$10,763	\$78,881
Affordable Housing – Restricted to developer incentives (50%)	\$226,047	\$34,641	\$260,688
Total	\$453,261	\$68,921	\$522,182

The City needs to decide:

- **How to spend the existing funds.** These funds could be used to backfill SDC costs or development fees for housing affordable to households with incomes of 80% to 120% of MFI. Some of these funds could be spent on programs to address homelessness, like establishing a low-barrier emergency shelter. There are many other ways that these funds could be spent for affordable housing.
- **Should the City spend commercial/industrial CET differently than residential CET.** The City should consider changing how to spend the funds from the commercial/industrial CET, which constituted about 13% of collections between 2017 and 2022, to dedicate more funds for flexible use. This would allow the City to spend on specific housing priorities, like establishing a low-barrier emergency shelter, supporting affordable homeownership as part a community land trust, or other priorities. Based on collections between 2017 and 2022, this would have generated about \$69,000 for flexible use.

In the “Potential Allocation” example below, the change from the City’s current allocation is allocating all the commercial and industrial CET to the Affordable Housing Flexible Use category.

CET Collections Scenario (using CET collections between 2017 and 2022)

	Current CET Allocations (residential and commercial/ industrial)	Potential Allocation (with all commercial/ industrial CET to flexible use fund)	Change
Affordable Housing – Flexible Use (35%)	\$182,613	\$228,017	\$45,404
OHCS Down Payment Assistance (15%)	\$78,881	\$68,118	(\$10,763)
Affordable Housing – Restricted to developer incentives (50%)	\$260,688	\$226,047	(\$34,641)

City Role

The City would implement the plans for using CET funds for affordable housing development. Given the pace of collections, it may be advisable to allow them to accrue for a few years between periods when they are used.

Anticipated Impacts

Populations Served	Income	Housing Tenure	Magnitude of New Units Produced
Extremely low-, very low-, low- and middle-income households	0-120% MFI	Renter and Owner	Moderate

Potential Risks

Since the revenue is generated from building permits, when new development activity slows, less revenue is collected.

Implementation Steps

- Adjust the allocation of the commercial/industrial CET funds to be used in the affordable housing flexible use fund. This would give the City flexibility to spend the funds on specific housing priorities, like establishing a low-barrier emergency shelter, supporting affordable homeownership as part a community land trust, or other priorities.
- Use CET flexible funds on an as-needed basis to leverage other opportunities, recognizing the pace of accrual of funds over time.
- Begin to distribute funds for affordable housing incentives in a programmatic manner to support market-rate multifamily development based on policy direction from the City Council.
- Continue to partner with land trusts or organizations that offer similar services for affordable homeownership to fully leverage the CET funds that go to OHCS for down payment assistance.

Implementation Timeline

To be filled in later

Timeline for Adoption	Implementation to Commence	Timeframe of Impact

Funding or Revenue Implications

CET funding relies on an active construction cycle and, as such, fluctuates from year to year. Can only be used for capital projects. Funds can be used for preservation or for new construction.

E. Lobby the Legislature for more resources to support housing development and to remove regulatory barriers to housing development

Rationale

Cities have limited resources available to support housing development, particularly funding for the large-scale infrastructure needed to expand into undeveloped areas. By expanding the tools cities can access raise local funds, providing greater direct financial support for infrastructure, and reducing regulatory barriers to development, the state can equip Newport and other cities with the resources they need to support housing development.

Description

Newport could lobby the Oregon Legislature to increase funding for infrastructure and housing development as well as lobby for changes to regulations that would make development easier.

Examples include:

- Lobby to allow cities to establish a **real estate transfer tax** to fund land banking and other types of housing support, specifically in cities where the median housing cost is significantly higher than what the local workforce can afford.
- Lobby to **allow cities to use restricted transient lodging tax** funds to support development of housing (or infrastructure to support housing) for people working in service industries and other lower wage jobs in the City.
- Lobby to allow cities to implement a **vacancy tax or second home tax** which could help reduce the number of second homes and vacation rentals in a City and increase the housing stock for residents and workers.
- Advocate for **streamlining state building codes to allow a greater variety of prefabricated structures** (modular housing), including prefabricated housing produced in different states.
- Lobby to **change the Local Improvement District statutes** to allow participants to pay off assessments through property taxes, rather than requiring a lump sum payment, which is difficult for many property owners.
- Lobby to **simplify the UGB amendment process**; make it easier for cities to swap land that cannot be cost effectively served or expand the UGB when necessary to accommodate growth.
- Lobby to **update required legal publications for land use changes to allow online notification**, recognizing that some cities no longer have local newspapers.

City Role

Collaborate with partners and support lobbying efforts. The City would need to decide what level of involvement it wants to have.

Partners

Partners would vary based on the changes being pursued. Potential partners could include League of Oregon City, nonprofits, developers, local government agencies, other cities, Lincoln County, concerned citizens

Anticipated Impacts

Populations Served	Income	Housing Tenure	Magnitude of New Units Produced
All households	All incomes	Renter and Owner	Moderate to Large

Potential Risks

Efforts may not result in desired changes

Implementation Steps

- Work with partners to refine proposals for the legislative issues identified above, with a focus on achieving desired outcomes while avoiding unintended consequences.
- Work with local state elected representatives to champion the proposed changes.

Implementation Timeline

To be filled in later

Timeline for Adoption	Implementation to Commence	Timeframe of Impact

Funding or Revenue Implications

The City would need to decide what level of resources it would dedicate to the lobbying effort.

F. Establish a low barrier emergency shelter and warming center in Newport

Rationale

People experiencing homelessness need access to long-term housing. The first step towards accessing long-term housing is often through low barrier emergency shelters, which is intended to meet the needs of people experiencing homelessness with more barriers to shelter such as people with behavioral health issues or a criminal background.

Description

A low barrier emergency shelter should meet the needs of all members of a household, including infants and children and should avoid splitting up family members to access shelter. The shelter should not turn people away or make access contingent on sobriety, minimum income requirements, or lack of a criminal history. The shelter should provide a safe, decent, welcoming, and appropriate temporary living environment, where daily needs can be met while pathways back to safe living arrangements or directly into housing programs are being pursued.

The City could seek a partner to work with on development and operations of an emergency shelter, such as a qualified nonprofit operating in Lincoln County and partnering with Lincoln County for critical services.

The City could support development of an emergency shelter by revising land use regulations to allow shelters as an outright permitted use in designated zones. The City could also provide a site for the shelter (such as surplus City-owned land or designating an area for the emergency shelter), facilitate the permitting and review process for the shelter, and/or provide financial or other assistance to support development of the shelter. The City could initiate the process for developing a shelter by issuing a request for proposals for a shelter provider.

Building and operating the shelter will require assistance from many different partners. While the City would contribute funds to development of the shelter, other funding will be necessary to build the shelter. In addition, other partners could provide services to people experiencing homelessness who would use the shelter. Lincoln County might provide mental health services to people who stay at the shelter. The Lincoln County Housing Authority might help people at the shelter access long-term affordable housing.

City Role

Reduce land use barriers to shelter location, bring funding to bear to support the rehabilitation of an existing building for use as a shelter, or the construction of a new shelter, and partner with existing government, social service, or nonprofit organization(s) to operate the facility.

Partners

Lincoln County, service providers, faith-based organizations, other partners

Anticipated Impacts

Populations Served	Income	Housing Tenure	Magnitude of New Units Produced
People experiencing homelessness	Up to 30% MFI	Temporary	Moderate to Large

Potential Risks

The strategy will require explicit consideration of ongoing funding sources to sustain operations and to prevent excessive impact on any one organization. Neighbors may also see a resource center with an emergency shelter as a disruption to the neighborhood.

Implementation Steps

- Explore the City’s land use regulations to allow shelters as an outright use in designated zones, potentially excluding heavy industrial and shoreland areas.
- Identify organizations to partner with, such as area nonprofits and Lincoln County to establish a plan to develop a permanent emergency shelter and warming center in Newport.
- Work with partners to identify a location and a lead organization for the resource center and preferred program and service parameters.
- Develop a finance and funding plan to support the resource center development and operations, including grants and other sources of funding.
 - Monitor for grants and leverage local, state, and federal funds and resources. The City should discuss what resources it can bring to the table (donated land, monetary resources, technical support, etc.).
- Conduct community outreach to educate the public about this action and gather support. The City will need to be active in its outreach, looking for opportunities to engage underrepresented and hard to reach community members.

Implementation Timeline

To be filled in later

Timeline for Adoption	Implementation to Commence	Timeframe of Impact

Funding or Revenue Implications

The City will need to identify funding sources to support an emergency shelter.

G. Support development of a regional housing entity focused on low- and middle-income housing development

Rationale

Households with low and moderate incomes (between 60% and 120% of MFI) across Lincoln County are experiencing affordability barriers to accessing housing. Meanwhile cities across the region have limited resources (financial and otherwise) to support housing development. By supporting development of a regional housing entity, cities, the County, and other local partners can pool resources to support housing development and better address housing needs at the regional level.

Description

Much of the resources available to support development of affordable housing are targeted at building income-restricted affordable housing, affordable to households earning 60% or less of MFI. There are fewer programs and resources available to support development of housing affordable to households with low and moderate incomes (incomes between 60% and 120% of MFI). While more resources are needed to support development of all types of affordable housing, this action focuses on a regional effort to support development of housing affordable to low and middle income households. In Newport, people with these income levels struggle to find housing, resulting in higher rates of cost burden (especially for renters), commuting from outlying areas, or overcrowding.

Newport wants an active role in supporting low- and moderate-income housing development, but limited resources make it challenging for the City to remove barriers to development of affordable housing on its own. Newport, along with other cities and local partners in Lincoln County, could work together to build the capacity of existing partners such as the Housing Authority of Lincoln County to expand housing support to households making between 60% and 120% MFI. Regional partners would bring their own funding sources to the table and would pay to resource the regional housing entity.

The regional housing entity could support a regional land banking strategy, retaining staff who can oversee and manage a portfolio of banked land and help facilitate the development of land. Through land banking, the region can provide a pipeline of land for future development and control the type of development that may occur on that land.

The regional housing entity could be scalable based on the needs and wants of participating partners.

Newport could support the regional housing entity in the following ways:

- Engage other cities to build momentum for a regional housing approach.
- Dedicate land to a land bank managed by the regional housing entity.
- Provide funds such as from Urban Renewal or CET to support land banking and other regional housing services.
- Provide limited staff support.

City Role

The City would be a partner in this effort and could take on other roles such as providing funding or resources to support the regional housing entity

Partners

Cities in Lincoln County, Lincoln County, other government partners, service providers

Anticipated Impacts

Populations Served	Income	Housing Tenure	Magnitude of New Units Produced
Low and middle income	60%-120% MFI	Renter and Owner	Moderate

Potential Risks

For this effort to be successful partners across the County would need to commit to supporting this effort.

Implementation Steps

- Engage other cities and local partners to build momentum for a regional housing approach to address workforce housing needs as the gap that the regional housing entity would fill.
- If there is interest in pursuing a regional housing entity, work with partners to determine what this regional housing entity should focus on and who within the county may be best suited to play the regional housing entity role.
- Determine the specifics of Newport’s role in supporting the regional housing entity.

Implementation Timeline

To be filled in later

Timeline for Adoption	Implementation to Commence	Timeframe of Impact

Funding or Revenue Implications

The City would need to decide what level of financial support it would dedicate to the regional housing entity and identify a funding source.

H. Participate in the regional homelessness action plan

Rationale

Newport is not alone in its challenges around housing affordability and homelessness. Homelessness has been on the rise in Lincoln County and many other regions across the state. By developing a regional approach to addressing homelessness, cities and the County can align efforts and pool resources to address the systemic challenges that are driving the homelessness crisis.

Description

Homelessness in Lincoln County has been on the rise. The primary causes of homelessness include job loss, mental health issues, substance abuse, evictions, foreclosures and possibly transition from incarceration, as well as structural issues such as increasing rents and lack of affordable housing. Lincoln County was selected to participate in a homelessness response coordination pilot program and was awarded one of eight grants in the state. The grant requires participating entities to formulate, organize and manage an Advisory Board, stand up a coordinated homeless response office and prepare a 5-Year Strategy to Reduce Homelessness.

Newport should actively engage and assist the County and other partners in the development and implementation of the 5-year strategic plan to reduce homelessness. Newport could dedicate resources to addressing homelessness in alignment with the regional plan.

City Role

Participate in the regional action planning process

Partners

Cities in Lincoln County, Lincoln County, other government partners, service providers

Anticipated Impacts

Populations Served	Income	Housing Tenure	Magnitude of New Units Produced
People experiencing homelessness	Up to 30% MFI	Temporary	Moderate

Potential Risks

For this effort to be successful partners across the County would need to commit to supporting this effort.

Implementation Steps

- Participate in the development of the regional homelessness action plan as a part of the Advisory Board.
- Commit to implementing the plan recommendations as they relate to the City’s responsibilities.
- Identify funding sources to support plan implementation in consultation with partners.

Implementation Timeline

To be filled in later

Timeline for Adoption	Implementation to Commence	Timeframe of Impact

Funding or Revenue Implications

The City would need to decide what level of financial support it would dedicate to implementing the action plan and identify a funding source.

I. Pay System Development Charges (SDC) for workforce housing

Rationale

The City of Newport collects System Development Charges (SDCs) for wastewater, water, stormwater, transportation and parks. These fees add to the barriers of producing workforce housing in Newport. Programs that backfill (i.e., City pays for) Systems Development Charge fees directly reduce development costs and can incentivize development of qualifying housing types or building features.

Description

The City could pay the cost of SDCs for workforce housing but would need to use non-SDC City funds to backfill the costs of SDC, for a range of housing types such as cottage housing, townhouses, plex housing, and multifamily housing. To do this, the City would require a funding source to pay the costs of SDCs, such as Urban Renewal (in urban renewal areas) or CET revenue. SDC subsidies should be scaled to the percent of units in the project that are affordable.

City Role

The City would create a program with specific eligibility criteria

Partners

Area developers

Anticipated Impacts

Populations Served	Income	Housing Tenure	Magnitude of New Units Produced
Extremely low-, very low-, low- and middle-income households	0-120% MFI	Renter and Owner	Small

Potential Risks

Money used to pay for SDCs would be unavailable for other housing programs. Available funding may vary from year to year especially if CET is used to pay for SDCs.

Implementation Steps

- Engage the development community to better understand how the City’s backfilling of SDCs could be effective at encouraging workforce housing development.
- Determine which funding sources would be used to backfill SDC revenues.
- Develop eligibility criteria for when the City would pay SDCs for a project (e.g., project size, depth of affordability, and other criteria).
- Establish an application process for developers to apply for the SDC buy-down program.

Implementation Timeline

To be filled in later

Timeline for Adoption	Implementation to Commence	Timeframe of Impact

Funding or Revenue Implications

The City could consider paying for SDCs from CET or Urban Renewal funds.

J. Grow partnerships with Community Land Trusts

Rationale

Land trusts support affordable housing development by holding land in perpetuity and selling or leasing the housing on the land at below-market rate prices. Land trusts most frequently provide opportunities for homeownership that remain affordable over the long-term.

Description

A land trust is typically managed by a nonprofit organization that owns land and sells/leases the housing on the land to income-qualified buyers. Because the land is not included in the housing price for tenants/buyers, land trusts can achieve below-market pricing. Land trusts are commonly used as a method for supporting affordable home ownership goals.

The City may participate in a community land trust that is operated by an existing entity, often a nonprofit organization. The City's role in a community land trust could be as a partner, possibly assisting the trust with land acquisition through land banking, or by providing funding for homebuyer down-payment assistance grants or to support housing development.

The City already has relationships with two land trusts - Proud Ground and DevNW that operate in the region. A portion of the affordable housing construction excise tax that the City collects and remits to Oregon Housing and Community Services (OHCS) is to be made available locally as down-payment assistance grants, and land trusts are a key partner in making that happen. The City could dedicate additional resources to support these land trusts in Newport or develop relationships with other land trusts in the region.

City Role

Continue to partner with, and provide resources to, local land trusts

Partners

Nonprofits including Proud Ground and DevNW

Anticipated Impacts

Populations Served	Income	Housing Tenure	Magnitude of New Units Produced
Low and moderate income	Up to 120% of MFI	Ownership	Small

Potential Risks

Land trusts keep housing affordable in perpetuity, but the cost of purchasing or constructing housing that is affordable to lower income households for homeownership is substantial. This means the number of households who would benefit would be small and could generate questions about the equity and fairness of who receives the benefits.

Implementation Steps

- Engage with existing land trusts operating in Newport to understand opportunities for expanding land trust activities, including the funding and other resources necessary to expand their footprint and increase capacity to support Newport households.
- Identify opportunities to acquire land in urban renewal areas that can be developed in partnership with land trusts.
- Explore additional opportunities for partnerships with land trusts not yet operating in Newport

Implementation Timeline

To be filled in later

Timeline for Adoption	Implementation to Commence	Timeframe of Impact

Funding or Revenue Implications

Partnering is the most administratively efficient and cost-efficient approach to implementing this strategy. If the City is contributing land to the land trust at low- or no-cost, then the City is forgoing realizing the value of the land if it was sold on the open market. If the City contributes funds to the land trust, the City will need to identify a source of funding for the contributions.

DRAFT

K. Support outreach and education to promote equitable housing access

Rationale

Proactively reaching out to the community, particularly underserved populations, can help the City better understand the housing needs of its residents and provides an opportunity for community members to learn about existing housing resources that can support housing access and stability. Communicating effectively with landlords and residents about fair housing laws and available resources can also help ensure equitable access to housing, preventing, and addressing housing discrimination.

Description

A challenge to supporting affordable housing development is making sure that decision makers, stakeholders, and the community have a common understanding of the problem. When undertaking housing initiatives, the City should prioritize community outreach, especially with groups who are underrepresented in community conversations and are hard to reach, such as non-English speaking community members. Through this effort the City could, where appropriate, provide opportunities for community members to share their stories of housing problems, documenting them in a way to tell the story of unmet housing needs by people who live in Newport. The City could also provide information to community members about existing programs and actions the City has taken to address affordable housing.

The City could highlight work that existing partners do to educate residents, property owners, realtors, lenders and others involved in real estate transactions about Fair Housing. The City could work with these partners, providing information and referrals.

Effective outreach requires substantial effort from staff and/or funding to pay consultants to do the outreach, so City's efforts in this regard need to be strategic. The City should engage with partner organizations to better understand their outreach efforts and how the City might complement their initiatives and build upon it year-over-year.

City Role

Partner with organizations that provide Fair Housing education; conduct community outreach

Partners and their Role

Local nonprofits and service providers, Fair Housing Council of Oregon

Anticipated Impacts

Populations Served	Income	Housing Tenure	Magnitude of New Units Produced
Extremely low, very-low, low-, and middle-income residents and communities of color, and all state and federal protected classes	All income levels	Renter or Owner	No units produced directly

Potential Risks

Effective outreach requires substantial effort from staff and/or funding to pay consultants to do the outreach.

Implementation Steps

- Engage with partner organizations to identify steps they are taking to educate the community about housing opportunities and how the City could compliment those efforts.
- Develop materials to raise awareness of City role and responsibilities as it relates to the provision of housing within the community, including new printed and online materials, and proactively market City housing programs to those who can benefit from them, particularly

underrepresented and difficult to reach communities. Ensure materials are available in Spanish and are available in places where community members frequent.

- Ensure that City sponsored housing initiatives include outreach to underrepresented and difficult to reach community members, and that the feedback received is used to inform those efforts.

Implementation Timeline

Timeline for Adoption	Implementation to Commence	Timeframe of Impact

Funding or Revenue Implications

Staff time and City tools and resources will be relied on to accomplish this strategy.

DRAFT

L. Pursue an Urban Growth Management Agreement (UGMA) with the County

Rationale

Newport does not have a growth management agreement (UGMA) with Lincoln County that lays out the roles, responsibilities, and agreements for managing the Urban Growth Boundary (UGB) and land between the City limits and Newport UGB (called the “urbanizing area”). The lack of such an agreement can cause confusion and delay in actions related to changing Newport’s UGB, such as “swapping” undevelopable land from within the UGB to outside of the UGB and bringing in land better suited for development into the UGB.

Description

Most cities have an agreement with the county about how land within the UGB but outside of city limits will be managed.¹³ Development of land in this area is generally subject to county development code and regulation, however cities have a strong interest in this land as it will accommodate future population and employment growth. An UGMA spells out the roles and responsibilities of managing this land and expansion of or change to a UGB between the city and county. UGMAs usually include guidelines around annexation, land divisions, zoning, service districts, infrastructure, land use review procedures, and procedures to amend the UGMA. All UGMAs address planning authority and address boundary amendments.

This action would result in development of an intergovernmental agreement (IGA) between Lincoln County and Newport about how land within Newport’s urbanizing area and changes to the UGB will be administered by each party.

City Role

Initiate development of an IGA with Lincoln County for a growth management agreement.

Partners

Lincoln County

Anticipated Impacts

Populations Served	Income	Housing Tenure	Magnitude of New Units Produced
All	All Incomes	Renter and Owner	Small

Potential Risks

Newport will need to be intentional in establishing policies that benefit the City when lands become the jurisdiction of the City.

Implementation Steps

- Working with the County, agree on policies about the land use and other goals to regulate land within Newport’s UGB but outside of the City limits.
- Identify steps that both jurisdictions will follow when considering UGB amendments.
- Negotiate the terms of the UGMA with the County.

¹³ The legal obligation for cities and counties to establish UGMAs is found in sections of Oregon Administrative Rules (OAR) Chapter 660.

- Approve the agreement. The agreement must be approved by both the city and county and be certified by DLCD.
- Implement the agreement.

Implementation Timeline

To be filled in later

Timeline for Adoption	Implementation to Commence	Timeframe of Impact

Funding or Revenue Implications

Staff time will be relied on to accomplish this strategy.

DRAFT

M. Research rental housing maintenance code feasibility

Rationale

Adoption of a Rental Housing Maintenance Code could help ensure that Newport's rental housing stock is well maintained and could improve the health, safety, and well-being of residents that rent in Newport. Advisory Committee members and other stakeholders cited the condition of Newport's housing stock as a concern.

Description

Oregon landlord-tenant law requires that rental properties are kept in habitable condition, including specific standards for heat, water, plumbing, weather protection, and more. A local Rental Housing Maintenance Code is an adopted ordinance which requires landlords to maintain their rental properties to habitability standards. A maintenance code can help renters and property owners communicate and resolve issues without City involvement / legal action. It may allow the City to resolve landlord-tenant disputes more effectively regarding the conditions of a dwelling rather than solely relying upon the nuisance abatement process.

The City of Newport could consider implementing a similar Rental Housing Maintenance Code as the City of Eugene's which covers 10 subject areas: heating, plumbing, security, electrical, appliances, smoke detection, structural integrity, weatherproofing, carbon monoxide alarms, and pest control for rats. The Eugene Code allows for complaints to be filed and investigated by the City. If the complaint is valid, the City notifies the property owner or owner's agent of the violation that includes directions about how to resolve the violations (required repairs) and when they are to be completed. A property owner's or the owner's agent do have due process appeal rights under the program. The Program is funded by property owners registering their property(ies) and paying an annual \$20/unit fee to the City, which offsets the administration costs of the program. The Program also exempts payment of the fee (but not compliance with standards) for deed restricted affordable units for households at or below 60 percent of AMI, and rentals that have been approved by the City for an exemption from some other property taxes for low-income housing, and properties of the Housing Authority.

The City could research the feasibility of implementing such a program at the City of Newport by engaging (separately and collectively) local property management companies, property owners, tenant rights organizations, and community organizations. The City could engage with anonymous tenants aware of the relationship between property maintenance, tenant safety, and well-being. After understanding any problems, the City would seek feedback from stakeholders on how to address property maintenance problems, which may include the adoption of a Rental Maintenance Code by the City and report findings to the City Council.

City Role

Conduct outreach and research; draft ordinance

Partners and their Role

Engage renters and property to understand challenges and develop solutions.

Anticipated Impacts

Populations Served	Income	Housing Tenure	Magnitude of New Units Produced
Extremely low, very-low, low-, and middle-income residents	All income levels	Renter	Small

Potential Risks

This could require considerable amount of staff time to monitor and enforce and could raise the cost of rental housing.

Implementation Steps

- Develop an inventory of rental properties with contact information of property managers and owners.
- Conduct outreach with renters, owners, property managers and other affected stakeholders to determine the extent of property maintenance problems, how they affect tenant safety and well-being, and if City rental housing maintenance regulations might be effective in addressing the issues.
- Identify the resources needed to implement a rental housing maintenance code program, including relevant regulations, staff, and equipment requirements.
- Engage policy makers to determine if a rental housing maintenance program should be pursued and how it would be funded.
- Develop and implement the rental housing maintenance code, which may require engagement of a consultant with expertise in this area.

Implementation Timeline

Timeline for Adoption	Implementation to Commence	Timeframe of Impact

Funding or Revenue Implications

The city would need to cover the costs of the program, which could include a fee on rental properties. In addition, enforcing this code could require a substantial amount of staff time.

Recommendations for Future Actions

The following recommendations, while important and useful, are not included as actions in the HPS. They are included as recommendations for the City to act on in the 8-year planning period or to re-consider when next developing an HPS.

- **Consider expansion of the City’s rehabilitation and weatherization programs.** Newport has an existing rehabilitation loan program to assist low-income households, implemented by DevNW as of 2021. The City may want to pursue additional funding to support this project from state and federal sources. The Oregon Health Authority’s (OHA) new program (still under development in 2023) to support housing rehabilitation. Seek additional federal funding through the U.S. Department of Housing and Urban Development’s (HUD’s) Lead Hazard Control and Healthy Home program or the federal Weatherization Assistance Program.
- **Continue to identify additional sources of funding.** Supporting development of new affordable housing and preservation of existing affordable housing requires funding. Exhibit 11 presents a lot of funding sources that the City may want to consider pursuing to support this work. For example, the City might consider reallocating how it uses existing franchise fees, increasing or establishing a new utility fee, or reallocating how it uses state and federal gasoline taxes. These, and the other options presented in Exhibit 11 can provide additional funding to support the actions in this plan.

Derrick – Are there other recommendations we should add to this list?

As the City implements the actions in the HPS, it may want to consider these and other actions to support affordable housing development.

4. Evaluation: Achieving Fair and Equitable Housing Outcomes

This chapter presents an evaluation of the goals and strategic actions for achieving fair and equitable housing outcomes. It also includes a discussion of monitoring the outcomes of Newport's HPS.

Evaluation of the Policies and Strategic Actions

The actions included in Newport's Housing Production Strategy work together to achieve equitable outcomes for all residents of Newport. They build from Newport's existing housing policies and programs (described in Chapter 2). Taken together, the existing and proposed actions emphasize improving outcomes for underserved communities, lower-income households, and people in state and federal protected classes. OAR 660-008 requires an evaluation of the HPS for achieving the following types of outcomes:

- **Affordable Homeownership.** This outcome is achieved through actions that support development of housing affordable at less than 120% of MFI.
 - *Existing actions and programs (including but not limited to):*
 - The City implemented a Construction Excise Tax in 2017, a portion of which is used to support affordable homeownership programs.
 - The City updated its Systems Development Charges methodology to reduce costs for smaller homes and ADUs.
 - The City has entered partnerships with other jurisdictions and nonprofit partners to create affordable home ownership opportunities and help keep low-income owners in their homes. These include down payment assistance, land donations, partnerships with land trusts, and rehabilitation and weatherization programs.
 - The City reduced residential street widths to reduce infrastructure costs for new subdivisions and infill projects.
 - *Actions in the HPS*
 - Action A advocates for using Urban Renewal Area funding to support housing and infrastructure development. Some of this investment could support development of affordable housing for homeownership through assistance with land assembly or infrastructure investments.
 - Action B is the Homebuyer Opportunity Limited Tax Exemption, which is to support purchase of ownership housing for low to moderate income households.

- Action D recommends changing the allocation of CET to be used in the affordable housing flexible use fund. Funds could be used to support affordable homeownership.
- Action E focuses on lobbying the Legislature for more resources and to reduce regulatory barriers which could lower the costs of all types of housing.
- Action G advocates for creating a regional housing entity to support development of workforce housing, which could include housing for homeownership.
- Action I could be used to reduce the cost of developing homes for ownership.
- Action J would directly support affordable homeownership by partnering with CLTs.
- **Affordable Rental Housing.** Supporting affordable rental housing includes actions that support both income-restricted affordable housing (affordable to households with incomes below 60% of MFI) and privately developed affordable housing (affordable for households with incomes between 60% and 120% of MFI).
 - *Existing actions and programs (including but not limited to)*
 - The City implemented a Construction Excise Tax in 2017, a portion of which is used to support affordable rental housing development.
 - The City's Urban Renewal areas support development of affordable rental housing, as well as infrastructure to support new housing development.
 - In 2017 the City implemented the Non-Profit Corporation Low-Income Housing Tax Exemption which supports development of housing up to 80% MFI.
 - In 2017 the City implemented the Multi Unit Property Tax Exemption which provides a 10-year property tax exemption on projects with an affordable component.
 - The City amended transferability of SDC credits to make it easier for developers to use this program. This provision has been used twice, for the 110-unit subsidized housing project and for 66-unit a market-rate multifamily project completed in 2021.
 - The City reduced residential street widths to reduce infrastructure costs for new subdivisions and infill projects.
 - *Actions in the HPS*
 - Action A advocates for using Urban Renewal Area funding to support housing and infrastructure development. Some of this investment could support development of affordable rental housing through land assembly, backfilling SDCs, or infrastructure investments.

- Action C focuses on reducing zoning barriers to denser housing development. Reducing these barriers can make development less difficult, time consuming, and costly.
- Action D advocates for changing the allocation of CET to be used in the affordable housing flexible use fund. Funds could be used to support affordable rental housing development.
- Action E focuses on lobbying the Legislature for more resources and to reduce regulatory barriers which will lower the costs of all types of housing.
- Action G advocates for creating a regional housing entity to support development of workforce housing, including rental housing.
- Action H recommends participating in development and implementation of a regional homelessness action plan. Part of that plan may include development of income-restricted housing to provide people experiencing homelessness with an long-term access to affordable housing.
- Action I could be used to reduce the cost of rental housing development.
- Action K could provide outreach and education that helps build champions in the community to support development of affordable rental housing.
- **Housing Stability.** Increasing housing stability includes actions that increase the stability of existing households and prevent displacement resulting from public investments or redevelopment.
 - *Existing actions and programs (including but not limited to)*
 - City programs that support housing stability with CDBG funding include home rehabilitation and weatherization programs.
 - The City implemented the Multiple Unit Property Tax Exemption which could be used to support rehabilitation of multifamily rental housing, with agreements about retaining naturally occurring affordable housing costs.
 - *Actions in the HPS*
 - Action E focuses on lobbying the Legislature for more resources and to reduce regulatory barriers which could lower the costs for housing development or preservation.
 - Action M encourages the City to research and better understand how it can support access to safe and affordable rental housing.
 - Action K focuses on ensuring that community members know about existing housing resources that can support housing access and stability.
 - Action M recommends evaluating the feasibility of implementing a rental housing maintenance code, which can help existing renters stay in their current housing by ensuring that the landlord address condition problems.

- **Housing Choice for Protected Classes.** Increasing housing choice involves increasing access to housing for communities of color, low-income communities, people with disabilities, and other state and federal protected classes. It also means increasing access to existing or new housing that is in neighborhoods with healthy and safe environments and high-quality community amenities, schools, and employment and business opportunities.
 - *Existing actions and programs (including but not limited to)*
 - Programs that support housing choice include home rehabilitation and weatherization assistance, homeownership assistance, and project subsidies or incentives for affordable housing development.
 - The updated SDC methodology also makes it easier to develop smaller homes in a variety of neighborhoods.
 - *Actions in the HPS*
 - Action B and I focus on tax exemptions or fee waivers that offer incentives for the development of housing for low to moderate income households. Depending on the criteria used to identify projects, this could be in locations with access to amenities or other equity considerations.
 - Actions A and D include urban renewal and CET funds. Depending on the criteria used to identify projects, these funds could be targeted in locations with access to amenities or other equity considerations.
- **Location of Housing in Compact, Mixed-Use Neighborhoods.** Diversifying the location of housing requires increasing options for residential development that is compact, in mixed-use neighborhoods, and available to people within state and federal protected classes. This measure is intended, in part, to meet statewide greenhouse gas emission reduction goals.
 - *Existing actions and programs*
 - The City's Northside Urban Renewal District was established in 2015 for the purpose of revitalizing the City's commercial core areas, including supporting mixed-use residential development.
 - The updated SDC methodology makes it easier to develop smaller homes in a variety of neighborhoods.
 - Reduced residential street widths can encourages denser development.
 - *Actions in the HPS*
 - Action B and I focus on tax exemptions or fee waivers that offer incentives for the development of housing for low to moderate income households. Depending on the criteria used to identify projects, this could be in locations with access to amenities or other equity considerations.

- Actions A and D include urban renewal and CET funds. Depending on the criteria used to identify projects, these funds could be targeted in locations with access to amenities or other equity considerations.
- **Fair Housing.** Supporting Fair Housing is accomplished by increasing access to housing for people in state and federal protected classes, addressing disparities in access to housing opportunity for underserved communities, and decreasing patterns of segregations or concentrations of poverty.
 - *Existing actions and programs (including but not limited to)*
 - Newport's programs support affordable homeownership can increase opportunities for people in State and Federal protected classes.
 - Newport's rehabilitation and weatherization program can further make it easier for people to stay in their homes.
 - *Actions in the HPS*
 - Action B and I focus on tax exemptions or fee waivers that offer incentives for the development of housing for low to moderate income households. Depending on the criteria used to identify projects, this could be in locations with access to amenities or other equity considerations.
 - Actions A and D include urban renewal and CET funds. Depending on the criteria used to identify projects, these funds could be targeted in locations with access to amenities or other equity considerations.
 - Action M recommends evaluating the feasibility of implementing a rental housing maintenance code, which can help existing renters stay in their current housing by ensuring that the landlord address condition problems.
- **Housing Options for People Experiencing Homelessness.** Increasing options for people experiencing homelessness includes working with partners and identifying ways to address homelessness and reduce the risk of households becoming homeless (especially for households with income below 30% of MFI).
 - *Existing actions and programs (including but not limited to)*
 - Newport has adopted regulations expanding the areas where tent, car and RV camping is allowed on private and publicly owned land to provide people experiencing homelessness additional options for meeting their short term or transitional housing needs.
 - The City provides non-profit entities with grant funds, typically in the \$40-50,000 range annually, to secure hotel/motel rooms for people experiencing homelessness during cold weather events.
 - Newport has built up a \$400,000 reserve fund to partner with non-profits and governmental agencies to develop more robust and sustainable housing options for persons experiencing homelessness.

- *Actions in the HPS*

- Action F focuses on developing a low barrier emergency shelter and warming center in Newport to meet the needs of people experiencing homelessness, especially people with barriers to shelter.
- Action H focuses on developing a regional approach to addressing homelessness which will allow cities and the County to align efforts and pool resources.

Taken together, the actions included in Newport’s Housing Production Strategy are intended to work together to achieve equitable outcomes for all residents of Newport, with an emphasis on improving outcomes for underserved communities, lower-income households, and people in state and federal protected classes.

Monitoring Outcomes of the HPS

DLCD requires Newport to report progress on implementation of the HPS to DLCD every four years.¹⁴ This report must include:

- **A summary of the actions taken to implement the HPS.** If the City has not implemented the actions on schedule for the first four years of the HPS, the City must explain the barriers to implementation and a plan for addressing the need that the action was intended to address. That plan could include identifying other actions in the HPS that will meet the need, or it could include developing a new action to meet the need.
- **A reflection of the efficacy of the actions the City has implemented.** This reflection should discuss the outcomes the City is observing from the actions they have implemented to date and could include expectations for future outcomes.
- **A reflection of the efficacy of the actions in the context of the outcomes described above.** The report should describe whether the goals and actions implemented have resulted in the expected outcomes described above: affordable homeownership, affordable rental housing, housing stability, housing options for people experiencing homelessness, housing choice, location of housing, and Fair Housing.

The City must notify DLCD if it cannot implement an action within 90 days of the end of the timeline as presented in Chapter 3. This notice must identify the actions or combinations of actions that the City will take to address the need that the action was intended to address.

The City will review its progress toward the plan annually. During the review, the City will document implementation over the previous year and housing development activity. Key questions that Council can consider in its assessment include:

- Are additional actions needed to address new or changing conditions?

¹⁴ This report is due to DLCD no later than December 31 four years after Newport adopts its HPS.

- Is staff capacity sufficient to meaningfully advance the strategies?
- What benefits has the City seen from its efforts to date? Are the City’s residents, and especially its lower-income residents and communities of color, seeing a return on the investments that the City has made?

The City can develop its own metrics for tracking progress toward its desired outcomes. Exhibit 14 provides an overview of potential metrics that the City could track as part of its reviews. When Newport produces its next HPS in eight years, the City will be required to summarize the efficacy of each action included in this HPS. The information resulting from these measures will help Newport to summarize the outcomes and efficacy of the actions in this HPS.

Exhibit 14. Monitoring by Strategy

Actions	Annual monitoring
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Overall Monitoring of Market Conditions	<ul style="list-style-type: none"> ▪ Number and type of new homes produced and total within the city over time ▪ Share of rent-burdened residents based on Census data. ▪ Number, location, and expiration date of regulated affordable units with change in units provided over time based on data from the State.
Use Urban Renewal to support housing and infrastructure development	<ul style="list-style-type: none"> ▪ Amount of funding investments made with urban renewal dollars to support affordable housing ▪ Number of affordable units built using urban renewal dollars ▪ Amount of funding dispersed for infrastructure that supports housing development
Implement the Homebuyer Opportunity Limited Tax Exemption	<ul style="list-style-type: none"> ▪ Number of inquiries about tax exemption ▪ Number of units/households granted tax exemption
Reduce development code barriers to housing development	<ul style="list-style-type: none"> ▪ Number of newly developed income-restricted and market-rate housing units ▪ Densities of newly developed housing units
Adjust the allocation of the Construction Excise Tax to support affordable housing development	<ul style="list-style-type: none"> ▪ Amount of funding investments made with CET to support affordable housing ▪ Number of affordable housing projects and units supported
Lobby the Legislature for more resources to support housing development and remove regulatory barriers to housing development	<ul style="list-style-type: none"> ▪ Number of proposals developed to address legislative issues ▪ Collaboration with local state elected representatives
Establish a low barrier emergency shelter and warming center in Newport	<ul style="list-style-type: none"> ▪ Location for shelter and warming center identified ▪ Partner to run the shelter and warming center identified ▪ Amount of funding and resources dedicated to the shelter and warming center
Support development of a regional housing entity focused on low- and moderate-income housing development	<ul style="list-style-type: none"> ▪ Convened other government agencies and local partners to discuss approach ▪ Identified role of regional housing entity and who will fulfill that role ▪ Amount of City funding or resources dedicated to the entity
Participate in the regional homelessness action plan	<ul style="list-style-type: none"> ▪ Participation on the Advisory Board ▪ Funding and resources dedicated to implementation
Pay System Development Charges (SDC) for workforce housing	<ul style="list-style-type: none"> ▪ Number of inquiries about the program ▪ Amount of funding used to support workforce housing ▪ Number of workforce housing projects and units supported
Grow partnerships with Community Land Trusts	<ul style="list-style-type: none"> ▪ New partnerships established or expanded with CLTs ▪ Number of lots/acres/units dedicated to affordable housing development by CLTs ▪ Amount of funding used to support CLTs
Support outreach and education to promote equitable housing access	<ul style="list-style-type: none"> ▪ Number of public events and/or targeted discussions held ▪ Number and demographics of attendees ▪ Number of views for online materials ▪ Overall number of residents, landlords, developers participating in city programs
Pursue an Urban Growth Management Agreement (UGMA) with the County	<ul style="list-style-type: none"> ▪ Develop UGMA agreement with Lincoln County ▪ City approval of the UGMA
Research rental housing maintenance code feasibility	<ul style="list-style-type: none"> ▪ Rental Housing Maintenance Code Feasibility Study completed ▪ Findings of the Study are presented to the City Council, and the City Council provide guidance to City staff as to whether a Rental Housing Maintenance Code is to be pursued

Appendix A: Action Evaluation Criteria

This appendix summarizes the evaluation criteria used to evaluate actions for inclusion in the HPS. The evaluation criteria (summarized below) fall into seven categories: MFI targeted, housing type targeted, impact, administrative burden, funding required, ease of implementation, and flexibility.

Evaluation Criteria

The evaluation criteria (summarized below) fall into seven categories: MFI targeted, housing type targeted, development impact, administrative burden, funding required, political acceptability, and flexibility.

MFI Targeted

Newport would like to see development and preservation of housing affordable at all income levels. We define income levels based on 2021 Median Family Income for Lincoln County (as defined by the U.S. Department of Housing and Urban Development) for a household of four people, as follows:

Extremely Low and Low Income	Low Income	Middle Income	High Income
Extremely Low Income: Less than 30% MFI Less than \$17,200	50% to 80% of MFI \$28,700 to \$45,900	80% to 120% of MFI \$45,900 to \$68,900	120% of MFI+ \$68,900+
Very-Low Income: 30% to 50% of MFI \$17,200 to \$28,700			
33% of households	15% of households	18% of households	33% of households
Can afford \$720 or less in monthly housing costs.	Can afford \$720 to \$1,150 in monthly housing costs.	Can afford \$1,150 to \$1,720 in monthly housing costs.	Can afford \$1,720 or more in monthly housing costs.

Housing Types Targeted

What types of housing does this action support? Newport would like to see development and preservation of different types of housing. We examine how the action will support the development and/or preservation of different housing according to the following types:

Single Family, Detached	Middle Housing	Multifamily	Temporary Housing
Single family detached Small lot Cottage housing Manufactured housing	Townhouses Duplexes Triplexes Quadplexes	Housing with 5 or more units/structure	Emergency shelter Temporary housing

Impact

Does the action result in a little or a lot of change in the housing market? How many units might be produced? Can the tool leverage investments from other partners? How long will the impact last? The scale of impact depends on conditions in the City, such as other existing or newly implemented housing policies, land supply, and housing market conditions. We define the scale of impact as follows:

Small	Moderate	Large
Will not directly result in development of new housing or it may result in development of a small amount of new housing. May not improve housing affordability in and of itself.	Could directly result in development of new housing. May not improve housing affordability in and of itself.	Could directly result in development of new housing. May improve housing affordability in and of itself but may still need to work with other policies to increase housing development feasibility.
<i>~1-3% of needed housing 7 to 19 new dwelling units¹⁵</i>	<i>~3% to 5% of needed housing 19 to 32 new dwelling units</i>	<i>~5% to 10% (or more) of needed housing 32 to 63 new dwelling units</i>

Administrative Burden

How much staff time is required to implement the action? Is it difficult to administer once it is in place? We define administrative complexity, as follows:

Low	Medium	High
Requires some staff time to develop the action and requires some on-going staff time to implement the action.	Requires more staff time to develop the action and requires more on-going staff time to implement the action.	Requires significant staff time to develop the action and/or significant on-going staff time to implement the action.

Funding Required

What financial resources are required to implement the action? This includes the cost to establish and maintain a program. For funding sources, the easier it is to administer the tax or fee, the more net revenue will be available to offset costs for housing production or preservation. We define funding required, as follows:

Low	Medium	High
Has relatively small funding impacts.	Has relatively moderate funding impacts.	Has relatively larger funding impacts.

¹⁵ Newport's Capacity Needs Analysis projects that the City will grow by 626 new dwelling units between 2022 and 2042.

Ease of Implementation

Ease of Implementation assesses the difficulty of implementing the action in terms of coordination with elected officials and stakeholders. It considers expected political acceptability for elected officials and the public at large. If the action is dependent on the action of another organizational entity, the action is less likely than if the City controlled all aspects of tool implementation. We define ease of implementation, as follows:

	Low	Medium	High
Potential resistance from stakeholder groups, the public at large, and/or elected officials	Likely significant resistance	Moderate resistance	Little resistance
Coordination with another entity required	Significant	One-time or ongoing coordination	Little or none
Planning Commission review and/or City Council acceptance/adoption required	Review and adoption required	Review and/or adoption required	Review required

Flexibility

Flexibility assesses whether the action can be flexibly used to achieve multiple outcomes? Does it have legal limitations or other barriers that limit its utility for achieving goals of supporting housing development, increasing housing stability or other HPS goals? This category considers limitations on the types of projects that can be implemented with a given action. Given development market cycles, a funding source especially may be less useful to the City if its use is limited to certain types of projects.

We define feasibility, as follows:

Low	Medium	High
The action can be used in specific situations, to achieve specific outcomes with little flexibility in its use.	The action can be used flexibly for multiple outcomes but there may be some barriers on its use. It can be used in somewhat specific situations.	The action can be used to achieve multiple outcomes, has few barriers on its use, or supports multiple goals in the HPS. It can be used in many situations.

DATE: March 27, 2023
TO: Derrick Tokos
FROM: Nicole Underwood, Scott Goodman, Taylor Burton, & Jolie Brownell, ECONorthwest
SUBJECT: Newport Open House Survey Results Memo **Draft**

Survey Methodology and Information

To support the Housing Capacity Analysis and Housing Production Strategy, the City hosted a virtual Open House to both inform the community of work to date and gather feedback on proposed actions to address local housing needs. This virtual Open House is a follow up to a previous community conversation/survey effort that concluded in December 2022. The following memorandum provides a summary of Open House survey responses. Appendix A includes a list of all comments received.

For this virtual Open House, ECONorthwest embedded several surveys in a Microsoft “Sway”, an online open house tool, that included key information from Newport’s Housing Capacity Analysis and Housing Production Strategy. This virtual Open House ran from March 1 to March 20 and was available on the City website and sent to Newport residents through a mailer. The surveys embedded in the virtual Open House asked the following questions:

- What are your current housing circumstances? (type of housing, rent vs. own)
- What housing issues are you most concerned with in Newport?
- What concerns you most about development of new housing types in Newport?
- How should Newport prioritize its housing policies?
- Do you have any other comments about housing in Newport?

The maximum number of responses for any one of the questions was 454 and the minimum number of responses was 222 (for the last question). The Open House and surveys were available in English and Spanish; most were completed in English and two were completed in Spanish.

Survey Respondent Housing Circumstances

We asked survey respondents about their current housing circumstances, including the type of housing they live in and whether they rent or own. Exhibit 1 shows that most survey respondents—60 percent— live in a single family detached home. The remainder of participants were split among multifamily, manufactured housing, single family attached/townhome housing, plexes, and other types of units. Only one percent of survey respondents indicated they live in an ADU.

Exhibit 1. Housing Types that Survey Respondents Live In

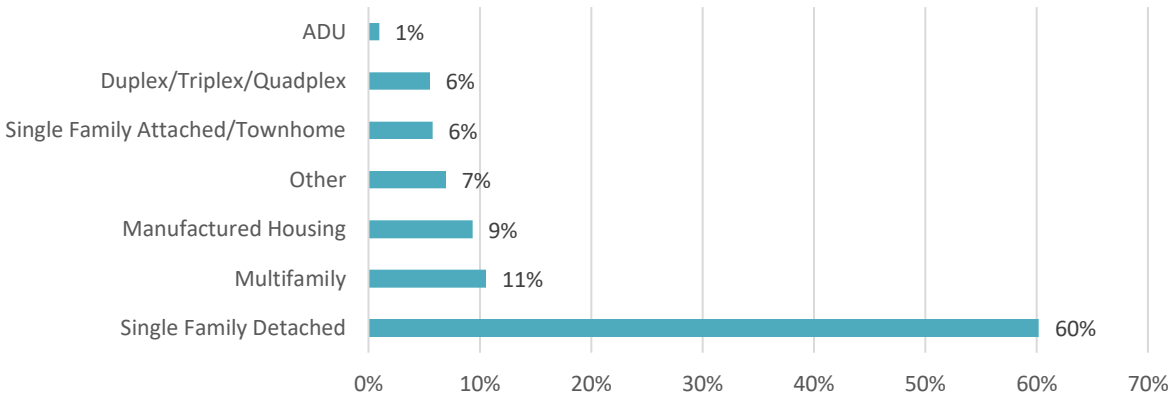
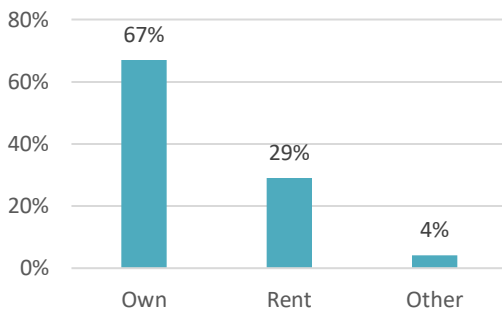


Exhibit 2. Percent of Respondents who Rent vs. Own Their Housing.

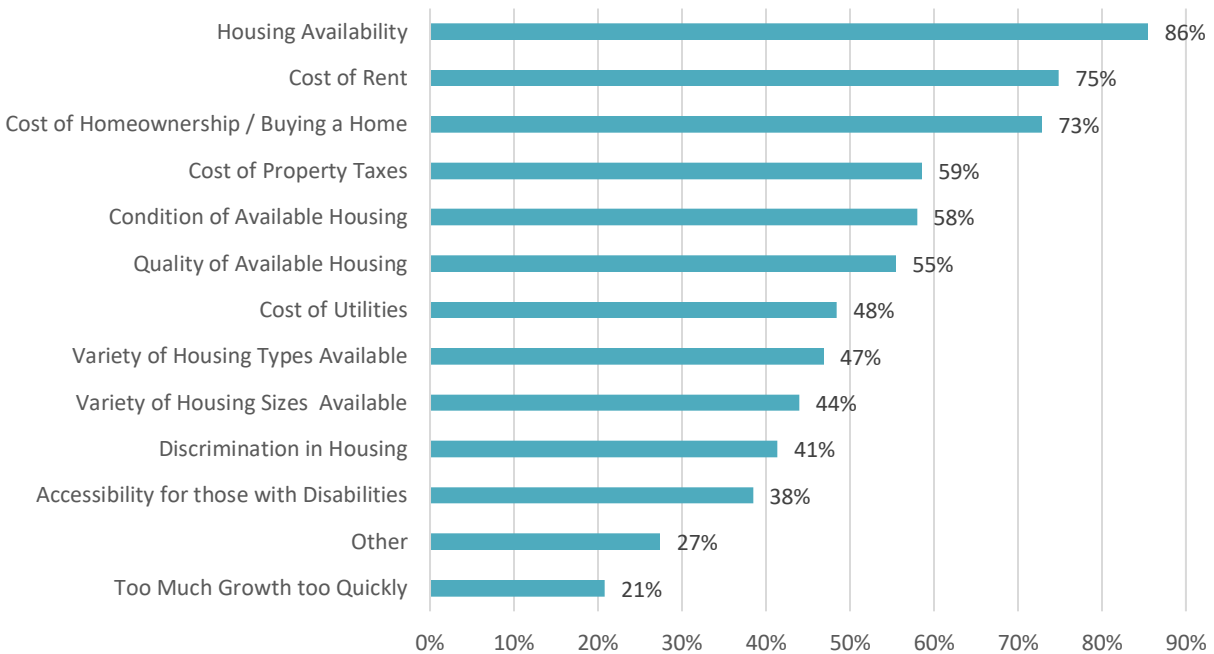


Given most respondents indicated they live in single family detached housing, it is not surprising that most respondents also own their homes. While 67 percent own their homes, 29 percent rent and four percent neither own nor rent housing (see Exhibit 2)

Concerns about Housing Issues in Newport

When asked to choose the level of concern they had about several housing issues, 86 percent of respondents indicated that they were very concerned about housing availability (see Exhibit 3). Following housing availability, the cost of rent and the cost of homeownership or buying a home were the second and third highest concerns. Over 50 percent of respondents selected “very concerned” for six of the thirteen housing issues listed.

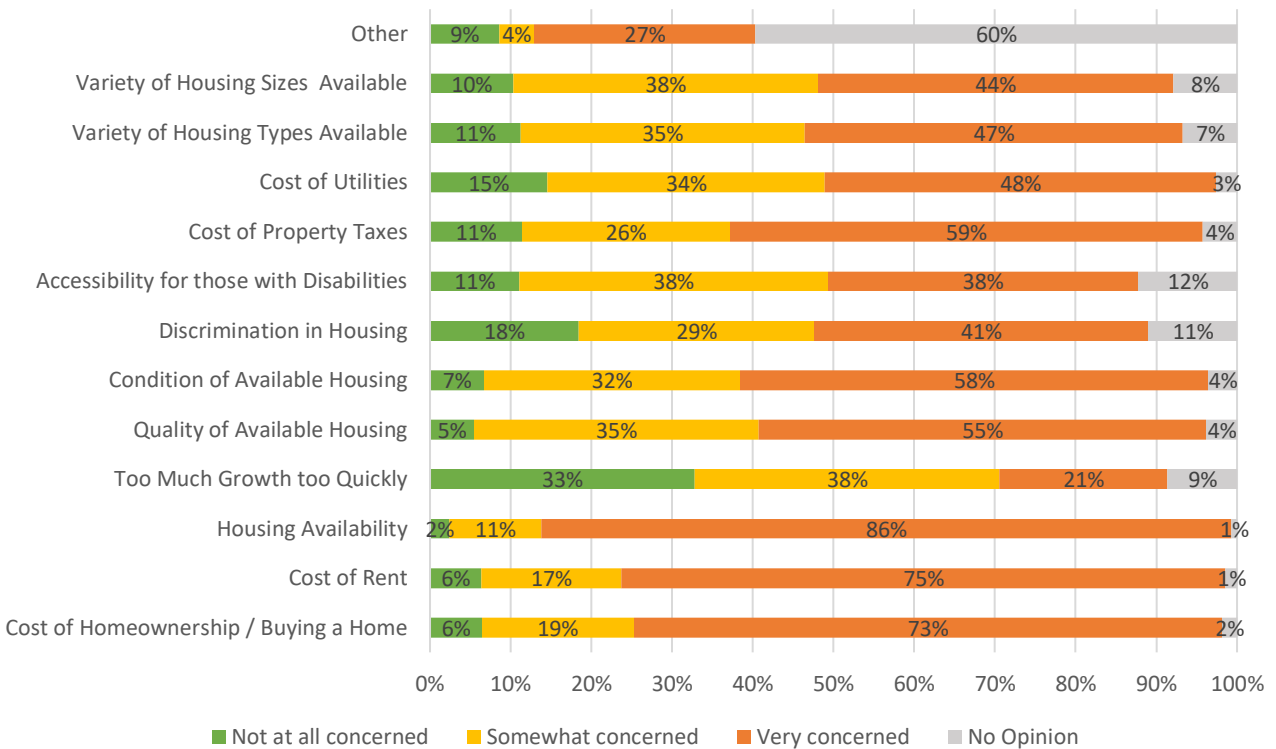
Exhibit 3. Percent of respondents “very concerned” about different housing issues in Newport.



A majority of respondents were at least “somewhat concerned” about most potential housing issues. Aside from “other”, and “too much growth too quickly”, 70 percent or more of respondents were either somewhat or very concerned about every housing issue listed in Exhibit 4.

“As an employer in Lincoln County, there are three main issues: 1) availability of housing, 2) cost of housing, and 3) quality of the affordable housing.”

Exhibit 4. Level of Concern for Housing Issues in Newport



When survey takers were asked to provide any other comments, the most prominent themes that emerged were around lack of affordable and workforce housing (64 comments) and the need for more housing of any type (47 comments). Related themes included specific desire for more senior housing (10 comments), ADA accessible housing (3 comments), and increasing housing production speed (5 comments).

“Housing of all shapes and sizes are needed and at different times during one's lifetime. Families with 3+ children struggle to find housing that doesn't stack several children in one room; many times folks need transitional housing for a short time due to hardships including health, financial, or social needs; RV's are very popular b/c they are somewhat affordable and can move when life changes (increases in rent, job changes, challenges, etc.); housing for folks with physical disabilities is a rarity in this county and many times [there is] a waitlist for accommodations to be completed or for previous renter is moved out.”

Concerns about Housing Types in Newport

The survey also asked respondents to identify what concerns them most about development of different housing types in Newport. Echoing what respondents indicated as a concern in previous survey questions, affordability was the most common concern across all housing development types, particularly for single-family detached housing and single family attached/townhomes. Another prominent concern was that there would not be enough parking, which was most notable for plexes, multifamily, and mixed-use developments. Exhibit 5 highlights how many respondents selected particular concerns for each housing type.¹ Cells highlighted in grey show where a concern is the highest for a specific housing type.

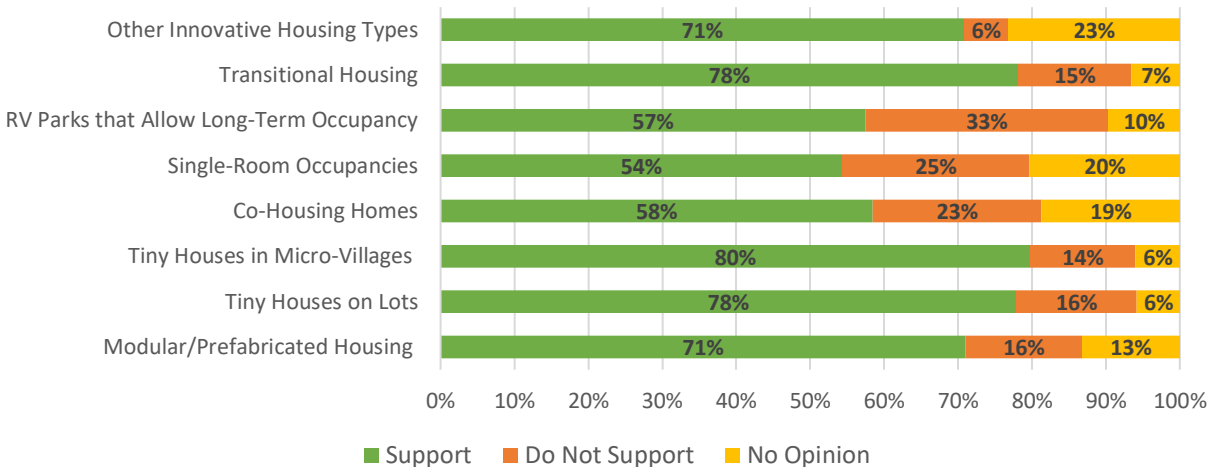
Exhibit 5. Concerns about Development of Different Housing Types

Concern	Single Family Detached	Single Family Attached/Townhomes	Cottage Housing	Duplexes, Triplexes, Quadplexes	Multifamily (5+ Units)	Mixed Use	Totals
Affordability	340	298	257	265	253	230	1643
Parking (Not Enough)	72	125	131	136	135	136	735
Existing Neighborhood Compatibility	84	88	92	94	111	79	548
Building Design	59	70	86	74	79	72	440
Too Many in an Area	46	40	45	64	75	41	311
Too Few in an Area	30	36	36	40	41	37	220
No Concerns	22	21	31	24	16	35	149
Parking (Too Much)	13	11	14	16	18	13	85

Though respondents may have concerns about the above housing types, they indicated broad support for a number of other housing types listed in Exhibit 6. Of these additional housing types, tiny houses in micro-villages received the highest level of support, at 80 percent, followed by tiny houses on lots, transitional housing, and modular/prefabricated housing. Moreover, 71 percent of respondents selected “other innovative housing types,” suggesting that there may be even more creativity left to explore.

¹ Respondents could select more than one concern for each housing type.

Exhibit 6. Other Housing Types that Respondents Support



It is possible that survey respondents indicated interest in tiny home variations and transitional housing due to their perception of the number of houseless individuals in Newport as well as their own experiences with not being able to find housing due to lack of affordability. Roughly 30 respondents expanded in comments that there is an issue with the rate of houselessness in Newport. Others talked about not being able to find housing they can afford despite having higher education degrees and jobs that are well-paid. Some, including employers, said teachers and doctors looking to live in Newport have changed their minds due to the lack of housing available.

“We are unable to attract quality staff to move to the area due to lack of housing.”

“Being a working but homeless family, we are having to consider moving away from Oregon. We currently have no shower, hot water, or indoor plumbing. We cannot afford to rent. It is a shame Newport is losing good workers because [they] cannot afford to live or buy a home.”

Housing Priorities in Newport

The survey also asked participants to rank 13 different housing solutions from lowest priority to highest priority. Only five housing solutions received a ranking of “highest priority” from over 50% of survey respondents. The top five highest priority housing solutions are highlighted in green in Table 1 and include:

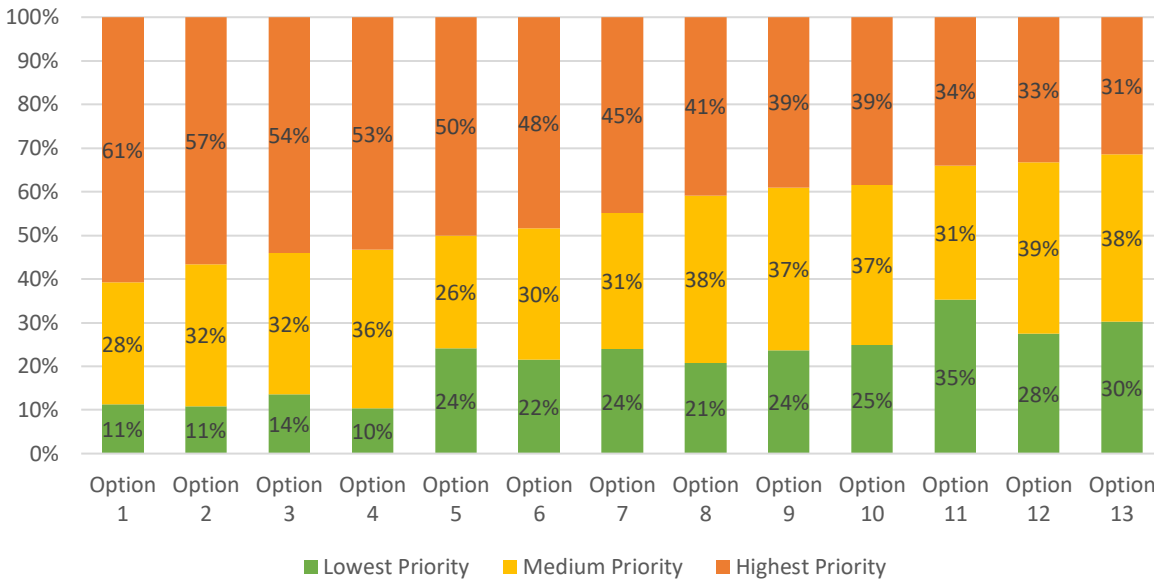
- Lobby the Oregon Legislature for more resources and flexibility to support housing development
- Support partners in building affordable housing for homeownership
- Work with landlords and tenants to ensure that rental housing is well-maintained
- Support regional housing partners with housing development for low- and middle-income households
- Establish a low barrier emergency shelter and warming center in Newport

Exhibit 7 shows the same data, but with the percentage of respondents who selected “lowest” and “medium priority” for each of the 13 housing solutions.

Table 1. Percent of Respondents that Ranked Different Housing Solutions as the Highest Priority

Option	Description	Highest Priority
1	Lobby the Oregon Legislature for more resources and flexibility to support housing development	61%
2	Support partners in building affordable housing for homeownership	57%
3	Work with landlords and tenants to ensure that rental housing is well-maintained	54%
4	Support regional housing partners with housing development for low- and middle-income households	53%
5	Establish a low barrier emergency shelter and warming center in Newport	50%
6	Adjust the allocation of City housing funds to direct more resources to support affordable housing and homeless services	48%
7	Participate in the Lincoln County regional homelessness action plan	45%
8	Use limited available public funds to support housing and infrastructure development	41%
9	Pursue an agreement with the County that makes it easier for the City bring land into City limits	39%
10	Reduce zoning code barriers for housing development	39%
11	Provide a 10-year property tax exemption for low-income home buyers	34%
12	Pay development charges from other City funds to support building of workforce housing	33%
13	Support outreach and education to promote equitable housing access	31%

Exhibit 7. Respondent Rankings of 13 Housing Solutions.²



Regarding “Option 6: Adjust the allocation of City housing funds to direct more resources to support affordable housing and homeless services” (48% highest priority); within survey comments, respondents expanded on their concerns about housing instability for low-income and houseless residents. There was a mixture of opinions about whether and how to provide low-income and homeless services, but 19 respondents advocated for some form of these services.

“No one should be homeless...period. A place to go should be made available by the city/county with common sense safe guideline.”

Regarding “Option 10: Reduce Zoning code barriers for housing development” (39% highest priority); 13 respondents suggested different land use and zoning changes in their survey comments. Among those comments, several advocated for reducing land use and zoning fees and regulations that make building housing difficult. Others suggested changing zoning to allow more density, mixed use development, multi-family housing, and smaller homes.

² See Table 1 for a description of each option.

Other Priorities Discussed

The last survey question (Do you have any other comments about housing in Newport?) as well as other questions throughout the Open House allowed respondents to provide additional comments on housing in Newport. Many of the comments reiterated the challenges and needs discussed throughout the Open House including the need for more well-maintained housing across the spectrum of affordability and accessibility for both ownership and renting. Other comments included:

Short Term Rentals and Vacation Homes: 49 respondents commented on how vacation rentals have impacted the available housing stock. Some advocated for additional restrictions beyond a rental housing cap.

“Enforce vacation home laws and use some of the already available housing that sits idle all winter. The island of Oahu in Hawaii pushed back on Air B&Bs by requiring a minimum stay of 90 days. It's had the effect of more housing availability, increased parking, increased ownership in the community, and a more stable rent price.”

Infrastructure: 20 respondents commented on the relationship between housing development and infrastructure issues, most of which were concerned with the potential for increased traffic resulting from housing development. Others mentioned that Newport would need to increase the capacity of water and sewer systems to accommodate more housing and people.

“Aging infrastructure and water and sewers capabilities need to be increased to accommodate increased growth. The city needs to spend their precious resources on addressing housing, services and safety before beautification and other non-essential endeavors are pursued.”

Property Tax: 13 survey respondents complained about high property taxes or suggested they be lowered.

“I am a single person, retired and have owned my home for 33 years. I don't want my property taxes increased more than the 3% we already pay.”

“Provide a property tax exemption for property owners who build affordable rental units on their property.”

Housing Quality: In addition to housing availability and affordability, about 7 survey respondents expressed that housing quality is also an issue in Newport.

“Some of these places have the same flooring windows, doors appliances for over 10-15 years or more. It would be nice to have quality living in low-income housing.”

Tenant Protections: At least 8 survey comments expressed the need for increased tenant protections for current and future renters in Newport, alongside the prioritization of local residents finding housing.

“If you build more housing and do nothing new to protect tenants who pay high rents for poor upkeep, etc., this whole process will be a total failure for those, including the elderly, who have low incomes.”

Natural Resources: Some respondents indicated that new housing could have impacts on the natural environment and can result in limited water supply, recommending that housing plans consider sustainability.

“I would love to see sustainability and climate change awareness built into all plans for housing. E.g., ground water level rise plans, coastal erosion mitigation, and earthquake proof buildings. Thanks for thinking of the future!”

“With sea level rise, coastal erosion, earthquake, and tsunami risks, there are a number of climate and geological risks to housing in Newport. Historically, low-income communities have faced these risks disproportionately. Newport should ensure that future low-income housing addresses these issues.”

Appendix A. Survey Comments

The following table is a compilation of any additional comments survey respondents provided at the end of the survey. Offensive words and comments have been redacted.

1	I am planning a move to Newport in 2024 as a retiree with very limited income. When I search properties for sale, the property taxes are definitely the most problematic. I would love to support more duplex/triplex/quadplex/cottage housing units as a cost-saver (for both the developer and homeowners), but then high HOA's come into the equation. Shouldn't multi-units for retirees cost less due to less parking spaces and less open space required? BTW, I currently live/own housing in Garfield County, CO, where housing is very expensive, but we don't have the high property taxes or HOA's that Lincoln County OR has.
2	I can feel bad for homeless folks but also understand that subsidizing behavior yu don't like simply gets you more of the undesirable behavior. We need a different solution to homelessness other than incentivizing homelessness. Affordability is mostly due to the fiscal policy of the Federal Reserve who drove down interest rates which caused asset prices to rise. There's not a lot we can do about that. And once again I don't see how giving away money to low income people does anything other than incentivize them to not improve their lot in life. I know that's harsh but we've been throwing dollars down a hole for a long time now with things getting worse, not better. If you're in a hole, stop digging.
3	1. Thanks for doing this. Great step. 2. More housing at all levels is good, even if not all low income, because increased inventory reduces prices. 3. Incentivize / restrict people to live in homes, not have as second homes or vaction rentals. 4. All types of housing should be considered as long as it provides quality of life.
4	There used to be many rental choices before the VACASA style vacation rentals took our choices away. Time to limit this sort of vacation house rental and return our neighborhoods back to the residents to rent.
5	Too many times I see affordable housing trash within months of renting. I offer a service and have been in all sorts of housing. We should not use tax money to help low income or no income people. Have them work to live instead of being given everything. I see low or no income have better gadgets than a full time worker and why does the homeless gather so much garbage.
6	The lack of affordable housing is one of the main causes of the lack of medical and emergency services. Providing access to the purveyors of these types of services is also a high-priority for the city. The lack of affordable housing is also causing the deterioration of the quality of our schools. Teachers cannot afford to live here and the lack of quality education is another reason for professionals to choose to live elsewhere. Aging infrastructure and water and sewers capabilities need to be increased to accommodate increased growth. The city needs to spend their precious resources on addressing housing, services and safety before beautification and other non essential endeavors are pursued.
7	Interesting that there is no mention of the glut of vacation tentals taking from single and multifamily housing stock. While the cap on vacation rentals is good, it needs much more restrictions. For profit vacation rental companies are much to blame for the housing shortage.
8	Housing has to happen A S A P. Start building now. Forget putting up Hotels. We don't need anymore. Please get back to me. Sssawicki1965@gmail.com.
9	Phase out ALL Vacation Rentals in residential areas. Limit the number of Vacation Rentals in Commercial areas. Better communicate the option of "Home Shares" where owner lives in property, but rents out a room in all zones.

10	The workforce housing situation is embarrassing. We have actually lost several employees from our small business due to housing issues and lack of availability and affordability. The town should be embarrassed by its approach to the homeless situation here; literally embarrassed. You need to do better. People are literally dying. And the poor placement of homeless services puts our communities at risk. This needs to improve; I suspect you will start losing residents if this doesn't get figured out soon.
11	Please - get it done!!
12	Please make sure that housing development in Newport is accessible for the disabled and elderly. So much of the housing in Newport is multi-story with stairs that is not accessible to the disabled and elderly. This include single family homes, townhomes, condos, duplexes, multiplexes and apartments - new and old. Do not discriminate against the disabled and elderly by allowing the building of more inaccessible housing.
13	Get started sooner than later please.
14	"Build it and they will come" is the concern about homelessness. You are just going to invite them to come here if you have a warming shelter, homeless camp, etc. There needs to be solutions to homelessness, but inviting them to Newport will only burden our current systems and create more long-term issues for our City. Let's focus on the citizens who already live here and pay taxes. We have very little in resources available, so let's focus on our service workers and others who need affordable housing. They contribute to our economy and are good citizens, but they need a roof over their head.
15	I beleive that there should be a property Tax deduction for those that build and ADU and Rent it out. the city Should allow ADU's to be built with very little systems Development charges. Waiving these fees is a huge barrier from building a small home on your property which would serve as a perfect home for Mom, Dad, aunt Uncle or Adult child. We need to make it much easier to buid ADUs.
16	City govt should read through this website: https://www.strongtowns.org/
17	While this is a good start please do not reduce the width of the roads. Watching/driving with the many pick-ups and RVs would make this a really bad idea (see Nye Beach). Also would there be something to prevent air b&bs/second homes that would eat up the more affordable/smaller houses for sale?
18	My current situation is that I earn to much for low income housing but do not make enough to cover rent for all other options.
19	We need more for those of us that live here and less rentals!
20	It's so expensive to expensive we need to keep people off the streets not put more on the streets.
21	This survey is really hard to complete. The headings... where are the headings. Ahhh... scrolled into the heavens, and gone(Microsoft; ugh) . But before I gave up, I voted against 'regional' investment. Why? "One of these is not like the others" and Lincoln County always gets short shrift in any consideration with 'regional' (Linn/Benton CoG) partners
22	I pay more than half of my monthly income to rent an rv and rv spot for most of the year, and I live in my car for a few months. I work fulltime at a respectable job in town that makes more than minimum wage, yet I still can't find an apartment or qualify for housing..... if things don't change, I will have to move out of town soon because living like this is awful. My job was missing 4 people for a whole year because they couldnt convince anyone qualified to take the job since they couldnt find housing..... our city is a mess
23	REGULATE VACATION Rentals, if thwy dont want to rent they can sell and aupport our local community. Twnt is way too expensive, regulate land lords an a agencies.

24	Speed is of the essence.
25	Could you impose a tax on vacation homes that are unoccupied more than 50% of the time? It's such a shame that these homes are sitting empty for most of the year while there is a housing shortage in Newport.
26	Affordable affordable housing purchase opportunities only seem realistically available to 55 and up communities. The area seems to have a primary focus on retirement age or homeless no in between for middle income families. This demographic is where the town needs to invest in order to promote community growth and investment in seeing the town flourish with new business opportunities for the middle income community
27	It would be nice to see a moratorium on fees for building ADUs so that individuals with properties that can support smaller rentals could afford to build something that could provide housing for local workers. Building ADUs means that homeowners are creating smaller (Tiny) homes that are marketable to lower income individuals (or at least should be). This is something that Portland did with great success to focus on urban density (something we need here) without sprawl. Because we already have a cap on short term rentals we would hopefully see these ADUs used for more long term tenants (or for our traveling medical workers). There could also be an incentive added so that individuals would agree to add their ADU to a pool of rentals in order to receive incentives for a period of time.
28	Limit or eliminate STR in residential and commercial areas. They are taking away rental opportunities for permanent or long term rentals. The also cause problems for neighbors, and our natural resources .
29	Allowing fewer vacation homes would increase capacity. Or increase vacation home taxes and use those funds to create more affordable housing for people who live and work here. Lower the outrageous property taxes on primary homeowners and increase property taxes on owner of secondary homes in the city. owners
30	3-4 bedrooms, 2 bathrooms, garage. Land and home ownership.
31	Decrease the number of short-term rental licenses
32	Enforce vacation home laws and use some of the already available housing that sits idle all winter. The island of Oahu in Hawaii pushed back on Air B&Bs by requiring a minimum stay of 90 days. It's had the effect of more housing availability, increased parking, increased ownership in the community, and a more stable rent price.
33	Expand sewer lines to reduce septic system dependence.
34	Include traffic control and roadway infrastructure in the housing development please. I understand ODOT would have to be involved on property adjacent to state highways. The new housing at NE 60th and 101 added to what's already there makes that intersection scary dangerous.
35	City County Land use Regulations and fees have been the greatest reason that as a State we now find ourselves in this situation. Masive changes are necessary immediately
36	I would love to see sustainability and climate change awareness built into all plans for housing. E.g. ground water level rise plans, coastal erosion mitigation, and earthquake proof buildings. Thanks for thinking of the future!
37	Not affordable for man
38	We need 55+ apartments! That are affordable for mid-low income seniors. Safe and secure. Preferably a gated apartment complex.
39	Housing should be based on the annual cost of living based on the wages paid in this area. We have an abundance of entry level wage jobs here in Newport and Lincoln County. It is in the overall healthy economic interest of the area to keep costs low or pay much higher wages to

	have a good balance of workers, and housing for those workers, who in turn will provide a good labor pool and work ethic supporting the tourist industry. Its really basic economics.
40	We need to invest in human capital and compensate people for their time/service, especially to ease the burden of those working in schools and social services because those also help our families and communities.
41	I believe that in the current administration and zoning restrictions have not been followed. I am an advocate of zoning regulation as long as it is overseen by honest and trustworthy individuals, zoning and building regulations are not followed
42	There's not enough project based senior housing in Newport. Pinewood Manor where I live is advertised as Subsidized Senior Housing but there are only a few subsidized units. I'm on waiting lists for other large complexes in Newport that have only 3 subsidized units. Waitlists are years long. My daughter, a teacher of 17 years cannot afford to live and work here so has to take a job and live in Eugene.
43	My granddaughter has taken a good paying job in Newport but housing and utility costs may force her to move to Albany for a slightly less expensive house. We got priced out of Santa Cruz CA after 40 years and now it's happening here in Newport too.
44	Policies regarding septic systems and utilities are prohibitive. Perhaps make it so one septic system can support more than one home. Need more planning to make multi family dwellings affordable to build with nice communal spaces-transportation options. Change zoning to let towns become more densely populated in order to preserve scenic and natural areas. Make laws encouraging homeless to get off the street.
45	As a property owner I would like resources for property development, Not necessarily monies just the ability to connect with non profits and regional allocators to find out what is most needed and how it can be accomplished
46	I think that getting a warming center/food distribution for the homeless should be a top priority.
47	We are unable to attract quality staff to move to the area due to lack of housing
48	There should be more long term residential housing and less vacation rentals. This way, our community will grow and perhaps become more stable and profitable if those looking to rent long term had multiple places to choose from. My husband and i and our 2 daughters almost had to move into a motel for a while because of the limited long term residential rentals. If that would have been the case, we more than likely would have moved out of Newport. We need to focus on growing a stable community.
49	It seems like with these questions the city already know what to do. Renting here is a nightmare. Homeowners are making because they charge an outrageous amount for people to rent not up to code, high rent, mold infested places like where i rented and the owner has not yet / did not want to give me my deposit when i lived in mold, 400 sq feet for \$1600, 6ft ceilings for \$1800 monthly, and no apartments when you make a living in Newport because unless you lived here in the late 90s housing is not adorable. Even condos rented at 1 year and go up 100k the next for nothing more special then when they brought it. There is no housing in Newport. We will commute from corvallis because its affordable but the drive is bad. Looking for new job outside of Newport conditioning its just a passing through vacation town. Its not for new residents who are the average American.
50	There needs to be housing available for all seniors on the base social security income (sometimes as low as \$750 per month) there are many 65 + females living in their cars around Lincoln Co. Look at the waitlists for hud vouchers in the county, if people qualify there need to be units available for them 1-2 year waitlist shows seriously poor housing management by the

	county. Look at the price to purchase new builds, the cost of land/ permits/ materials incentivizes builders to build higher cost houses to make a profit for their work,
51	no
52	Charge a higher tax rate for home owners that use their homes as short-term rentals. We have employees who live in their vehicles while so many houses stand empty. Support property owners who want to build long term rentals on their property. Most people who are unhoused do not have money to buy a house. With rental assistance, they could pay first, last, and deposit on a rental. Reduce development fees, especially for senior who may want to build to ensure some extra income from a rental. Allow smaller homes on lots so the building and renting would be affordable. Most people only want a one or two bedroom small home, which is bigger than their vehicle.
53	Provide a property tax exemption for property owners who build affordable rental units on their property.
54	As an employer in Lincoln County, there are three main issues: 1-availability of housing, 2-cost of housing, 3-quality of the affordable housing.
55	When a builder or landowner within the City of Newport attempts to buy or build on land they are met with several obstacles such as bearing all the cost for developing city streets or services adjacent to the property or archaic survey procedures to replat an entire block in order to solve a simple lot line adjustment. I currently build new homes under \$300k in other cities than Newport because of the negative attitude and unwillingness to work together and lower the cost of building by eliminating barriers and streamlining the application process. Past and current building officials have been an overlooked challenge for affordable housing!
56	There is no housing in Newport. Availability and cost of the few units that are available is outrageous. Working poor, elderly poor have no resources.
57	Working with the county to open up more housing would be ideal. We need more single family neighborhoods with a few apartment complexes.
58	Being a working but homeless family we are having to consider moving away from Oregon. We currently have no shower, hot water, or indoor plumbing. We cannot afford to rent. It is a shame Newport is losing good workers because they cannot afford to live or buy a home
59	no str
60	I feel like this is heavily focused on homeless and low income. Professional people with average income that come to this community to work are unable to stay here due to unaffordable housing. I also think there should be some thought put into lowering all property taxes.
61	we need actual affordable housing NOW, too many families, like mine are so close to being homeless. We lost our section 8 when they sold the house, went from 1000-1200 a month for a 2 bed 1 bath to 2300/month same place! not affordable and no land, no options
62	the government needs to stop handing out money or limit the responsibility of citizens, everyone should work at a job to improve their own lot in life and stop making half the citizens who do work pay for the entitled lazy ones. This country was built on the idea of strong work ethics and everyone should pull their own weight. Somewhere along the line people started things they were owed something because of someone's presumption of equality. If you want a home work for it....There are jobs everywhere, it may not be the one you like but it will feed your family..
63	Many homes bought here are from people out of the area who want the house for a vacation home. Much of the time these homes are empty. This is a tourist area. Be careful not to turn it

	into another southern California. California has violence and theft do to the large population. Don't turn this area into that. I would rather see no new housing and turn people away.
64	I think the City should fix the Damn before anything else!!!!
65	Yes start fixing the dam instead of other things the dam is more important you are just wasting money on things that don't need it
66	remove the short term rental restrictions. If you purchased a home you should be allowed to use it as you see fit.
67	It is a big problem when people working in a profession with a degree can not afford housing!
68	I don't think there should be a tax break for low income earners when Newport has been on a trajectory of a 3% increase in taxes year over year. Our schools are among the lowest ranks in the state. We need property taxes and EVERY home owner is responsible for a contribution to our community.
69	Build workforce housing with 1, 2 and 3-bedroom units. Rezone appropriate areas for multifamily housing and mixed use. You need property tax payers to fund these ideas, reduce but don't eliminate. Don't be so invested in low income home ownership, taxes and maintenance are expensive and the next sale goes at market rate.
70	As a recently retired federal hiring official and long term resident of Newport I have seen a great change in the housing market over the past 5 years. Positions at Yaquina Head Lighthouse were sought after by applicants nationwide, the BLM is experiencing great difficulty hiring seasonal and permanent staff due in most part to the high rental costs and lack of rental units in the commuting area.. Recruiting and selecting staff is a time consuming and complex process that begins in the summer and concludes in the following spring. This year every new applicant who was offered/accepted a position later declined due to the lack of affordable housing. Currently, most of the staff commute from Corvallis or Waldport. This has resulted in the closing of Yaquina Head Lighthouse, reduction in the park's operating hours, and cancelation of all ranger-led education and interpretive programs for the foreseeable future. Most of the remaining staff commute from Corvallis and Waldport.
71	Look at Portland as an example -lets homeowners add a low cost permitted ADU tiny home on every lot you(tax benefits for 10 years)you would
72	Thanks for all you're doing to identify, brainstorm solutions and resolve this multi dimensional challenge. Housing - and lack of it - affects all of us in so many ways!
73	This is too late for me, as I am being forced out by a landlord who wants to significantly raise rents (I have lived in Newport for 35 years, and my current apartment for 25 years. As I walk around town in the early evening, I see lots of apartments that with no lights on, particularly on Elizabeth St., and I have to wonder whether these are vacation rentals, or are being held off the market to drive prices up. Newport needs to consider what effect vacation rentals may be having on housing availability and affordability.
74	Reduce the number of vacation rentals so those homes can be permanently occupied
75	We definitely need more affordable housing but I don't think the apartments out by the movie theater is necessarily the answer. I have seen an increase in vandalism and garbage being dumped at the business I work at. If we could diversify the housing needs so those that wanted to be part of a traditional neighborhood would be able to do so.
76	Newport needs more industry. The job market always has open jobs, but rarely do they pay well. They are part-time jobs, or teenager jobs- not jobs for a career or to support a family. Why make more housing when there aren't enough quality paying jobs? Improve the school systems so we can keep quality teachers, raise well-educated citizens, and improve our community.

77	Provide temporary housing for the homeless population
78	When Corporations buy up housing in Newport, then jack rents so high that people struggle to feed themselves, there is a problem. Currently, rent for a 2 bedroom in this area exceeds my mortgage by a thousand dollars or more. This is unacceptable. people are homeless, and landlords are just raking in money. It is disgusting.
79	Very concerned about elderly being able to stay in thier homes that are paid for with increasing property taxes.
80	Way too many vacation rentals. While they provide some jobs, none of them are able to pay enough for home ownership or rental without a second income. Outside interests buying up these homes are keeping the price of homes inflated to levels that cannot be afforded. If by chance they are purchased for long term rentals the inflated cost demands a higher rent to be profitable. It is not in builders interests to build affordable housing when the constant uncertainty of the economy could mean that they will lose money by the time the home/ development is completed. So many empty homes waiting for tourist season. If you don't live within commuting distance, you don't get to buy a home.
81	Lincoln County should release the fairgrounds back to the owners' heirs, develop as residential use and put land back on the tax roles. (I realize this is a county concern, but...)
82	expand urban growth boundry so more available land can be developed
83	Turn vacation rentals with a property value under 500k back into housing for working families. Stop allowing the creation of vacation rentals in the city.
84	Can we consider multifamily buildings or condos with more than 3 stories or floors that people can own. Follow building models of cities with limited land or space? Maybe use examples of European cities or multifamily condos in Florida?
85	I really enjoy living here. It is a struggle to find housing for me alone. I am single and feel I cannot afford to live on my own. I would like to be able to sustain myself.
86	It is impossible to live in Newport on a single income for a single person that makes nearly \$50,000/year with even just 1 child. No housing is available and what is available is impossible to afford. Only paying rent, food, electricities, and basic necessities, leaving single families homeless because there is no extra money afterward. "Affordable housing" has income limits and no help for those slightly above that limit and no other options. There is low income housing or extremely expensive housing that is impossible for others to find a stable home. The amount of empty homes, "vacation homes", and homes owned by people who don't reside within the county is disappointing, as well as those purchasing the only affordable homes left, upgrading them slightly and selling them for a price that moderate income families cannot afford. Our city is very focused on tourism and profit over supporting the homeless, single income families that help keep the city operating in non-tourist months and are employed and reside in this city. There needs to be a better balance so people can feel comfortable about having a stable, affordable place to live as well as enjoy visitors from around the world. It will never be possible for one to afford housing of any sort on a single income. It is impossible for families to be able to savewhile renting, to one day be able to purchase their own home when the rent/availability is being paid with nothing left over..
87	I just don't want to see high-density housing. This type usually causes traffic problems and our roads are already in poor shape
88	the problem is vacation rentals. they overtax our water and services. i would like to see them subsidized for low-income housing by working directly with realtors as soon as land or property becomes available. Live/work spaces for singles may be made availble in vacant storefronts. I would be interested to brainstorm further creative

89	It's not just about low income housing. A family or starter home (3 bed / 1-2 bath) currently cost double what they should. Those homes in Newport currently start at \$400,000.
90	Don't allow any more short term rentals so that the workforce will have a place to live close by, thus increasing the workforce size.
91	My coworkers and me are struggling to pay rent and some have to commute 1.5 hours because of the lack of affordable housing and lack of permanent housing. Permanent apartments for people year round that is affordable should be prioritized.
92	I wish we knew what would work best. The best we can do is support you.
93	No, not at this time.
94	Limit vacation rentals inside city limits too!
95	This is a true crisis in our community and although this is long overdue and very reactive, it is slightly encouraging to have even the slightest hope that more housing options will become available.
96	Please secure housing for teachers, nurses and other essential workers so we can recruit and retain talented individuals in those professions. I'm a teacher and the only way we were able to find a place here was through the housing authority auction. Prioritize first time homebuyers in the medium income. Tax the hell out of 2nd homeowners and short term renters, so many vacation houses sit empty.
97	Food, housing, and healthcare are the basis for decent human life. So to me those are the most important things to fund. Thank you for creating this informative report and survey!
98	So much real estate is dedicated to „Äú55+,Äù rip off communities. Their mere existence is absurd. Ban them, repurpose the land. Do more to prevent vacation rentals. A home near me sold for \$425,000 in 2020. The house had some paint thrown inside and was re listed for,Ä¶..wait for it,Ä¶,Ä¶\$825,000. Just surprised Newport is actually asking for input after letting the problem of affordability get down all the way to 12%.
99	Property tax abatement for building additional dwelling on R2 zoned lots.
100	Too many rentals! Unoccupied rental with short term or no occupants. Owner not in residence. Bad for community!! Encourage long term occupants. Put a tax on owners that have more that 30 days in any 12 months vacancy!!! That would bring down rents and provide many more units available. South beach has many zombie houses.
101	Keith De Filippis has anyone surveyed the homeless to see what their demographics are?
102	RENT CAPS NOW. we are in a crisis. i see no future in this town if the rent prices stay this insane. stop [REDACTED] around, put your foot down. this is a matter of life and death.
103	by the way, your website is REALLY bad. I can tell you put effort into it, but the sideways thing is super weird, and the surveys should be separate from the data.
104	Housing of all shapes and sizes are needed and at different times during one's lifetime. Families with 3+ children struggle to find housing that doesn't stack several children in one room; many times folks need transitional housing for a short time due to hardships including health, financial, or social needs; RV's are very popular b/c they are somewhat affordable and can move when life changes (increases in rent, job changes, challenges, etc); housing for folks with physical disabilities is a rarity in this county and many times a waitlist for accommodations to be completed or for previous renter is moved out. There needs to be much improvement in our city and housing to support physically disabled folks instead of throwing out one accommodation that only meets a portion of the population
105	This survey was confusing. Not sure what was meant by "tenure" in the slide (intro group). The choice "too much parking" was unclear. Did you mean too many cars parked on the street, or on private prop? The City can't fix capitalism or ban the influx of private investment dollars

	that have pumped up property values for short term housing. You missed the boat completely on that issue and after-the-buy-out policies (capping STRs), while "nice try" is too little too late. There is a lot of slum low-income housing in town and little City oversight. There is only so much coastline in the US and it is coveted by tourists and richer retirees (until their health fails and they realize how limited our health care system is). I don't want out of towners bussed into any homeless shelter like has happened in the past. Don't waste our taxmoney or time with band-aids or projects that can't be audited and fined.
106	LCHA really needs to do a better job at maintaining the grounds of the complexes. As well as keeping up with the inside of the apartments. Not just doing Band-Aid care in the apartments for maintenance but the ability to put new appliances, flooring windows doors that need to be replaced. Some of these places have the same flooring windows, doors appliances for over 10:15 years or more. it would be nice to have quality living in low income housing.
107	chanfge zoning laws so that all areas are open to multi-family housing, small houses etc. Do away with detached sinbgle family home zoning
108	I try to hire seasonal (April through October) employees. The past couple of years, after being hired, new staff has been unable to find housing - of any sort. Causing them to rescend the job offer , leave us short staffed and find work elsewhere. Lack of housing is huring everyone - not just owners, renters, or the unhoused. Sorry if there are misspellings. I cannot make the font larege enough to actually see.
109	Not at this time.
110	Need to reduce the number of vacation rentals. That is why there is no rental or homes to buy in newport. Need to determine if the city wants to lose the revenue from vacation rentals or actually have places for people who live/work here can find a place to live. It is not about cost here it is about availably due to vacation rentals
111	We need to incentivize being a landlord. As a real estate broker, I've represented several landlords who wanted out of the business after suffering major income losses, partially due to the difficulty in being able to evict unpaying tenants. Incentivising owning and renting properties long term, would help to increase long-term-rental inventory, and with more inventory, comes more competitive rental prices.
112	Housing is a nation wide issue and I'm grateful Newport and Lincoln Co are attempting to solve this long term problem.
113	No one should be homeless,Ä¶.period. A place to go should be made available by the city/county with common sense safe guideline.
114	Walking through town, I see new vacation rentals pop up every day. One idea is, for every vacation rental you build, you must also build comparable housing for the same amount of people/bedrooms.
115	The rental shortage is a huge problem. People perfectly able to pay rent are on the brink of homelessness because of rent, and deposit costs and lack of available long term rental housing.
116	Limit vacation rentals
117	I am a 66 year old single female facing homelessness on April 1st of this year, thanks to Newport allowing a real estate mogul to turn my rented cottage, and those of my neighbors, into vacation rentals. I work full time, and have been doing so for decades. Newport has FAILED me. As a member of the local workforce who do not make big wages, I am irrelevant to City government.
118	Our workers need more housing options that are affordable to rent or buy, and there need to be more rentals that allow pets. We have had staff who cannot take jobs because they cannot

	find housing that is affordable or allows pets. It becomes a choice of taking a job and having to give up a pet or not taking the job.
119	Independent and assisted living options are in dire need as the working class need to care for aging parents..
120	After 50+ years of paying taxes for street maintenance and improvements perhaps don't require owners to pave city streets and install fire hydrants before a bldg permit is issued? [REDACTED]
121	We are tired of our tax dollars supporting housing that people abuse
122	Stop allowing any resident to vote for increases to property taxes.
123	My wife and I both work full time, and even then we couldn't afford to buy a home in Newport when we were looking. We were just barely able to purchase a home in another nearby city. Housing is just so prohibitively expensive--so much so that the people who work here cannot afford to live here. I have coworkers that are struggling to find affordable places to live as their landlords aren't renewing leases, and other landlords want insane monthly sums for rent. Newport is economically depressed--the cost of living is far too high for what employees are being paid. Local businesses, especially those in the service industry, really need to pay workers more, as minimum wage is not enough to support oneself here. In my opinion, landlords and wealthy residents need to do their part in making the city affordable to live in for everyone, whether that's lowering rental prices or taking on a higher tax burden.
124	Our taxes are already high. I do not support any city funds to build housing for homeless. There are resources available for those who want to their situation to be temporary. There are those who choose the lifestyle. They need mental health assistance. We aren't showing compassion by allowing them to continue to live this way.
125	main concern is there are working folks that cannot find affordable housing here. Also the need for options for folks living without shelter, who may otherwise be working, but can't without housing/facilities. No house=no job/no job/no house. They go together. I know money is made by taxing vacation rentals, but affordable housing should be a priority over more vacation units.
126	Prohibit sales to corporations and for profit businesses.
127	Building more low-income housing where landlords/owners are law- and lease-breakers, Legal Aid looks the other way and there are no resources to right the wrongs has been a never-ending process. If you build more housing and do nothing new to protect tenants who pay high rents for poor upkeep, etc., this whole process will be a total failure for those, including the elderly, who have low incomes. To be honest, this survey was boring.
128	We don't need anymore shore term tourest housing be it VRBOs or hotels. Tourism is a drain on the community. We don't need more huge "MacMansions" on city lots - impose a progressive tax on anything larger than 2,000 sq ft for a single family residence. We don't need more industry, e.g., hotels, that are energy and water hogs.
129	Our local leaders [REDACTED] are the ones that let this mess spiral out of control.
130	Need affordable Low Income for seniors and controlled stops at intersections where low income housing
131	Yes
132	no other comment
133	Bring more land into the city and put in the infrastructure and invite national homebuilding companies to build American subdivisions.

134	<p>We all know there is no one-size-fits-all answer to solving our housing crisis, (and it IS a crisis!) the development and ongoing support of homeless services should be of the utmost importance here. How a community treats and cares for it's least fortunate says a lot about said community. As Jesus said, 'Assuredly, I say to you, inasmuch as you did it to one of the least of these My brethren, you did it to Me.'. We are put on this Earth to serve one another. Let's show people that Newport ACTUALLY cares for it's less fortunate citizens and not give "lip service" to the homeless.</p>
135	<p>We need good quality yet simple affordable housing \$100,000 - 200,000 range. We should also focus on improving the quality of homes that exist. Many homes in this county are decrepit and unlivable. Even looking at homes around \$400,000 I was shocked at the poor condition along side ridiculously high prices. We will also need to invest in our roads to accomodate the growth. 101 can only handle so much as a 1 lane hwy. Hwy 20 also needs more improvement so that comuters can access New Port safely during severe weather. Our roads can barely support the tourists. I've lived in many costal areas that were booming and would love to see New Port become a beautiful place to live and visit rather then a sad concrete waste land where businesses are barely holding themselves together.</p>
136	<p>I did not support the addition of more mobile home parks because that does not help low-moderate income people obtain permanent housing. Lenders will typically not finance, land owners make money off of lower income people, and there is no housing security. The RV spaces currently available are already causing a burden on our community because they occupy valuable land for part-time residents that could otherwise be used for single or multi-family dwellings for low-moderate income workforce of Newport. Similarly, the multiple 55+ communities in Newport prey on low or fixed-income residents while simultaneously devoting large portions of the housing inventory to non-workforce residents. During the pandemic home prices went through the roof and much of the inventory was sold and prices above what the median income would allow (aka people from out of town purchased these homes). One example in my neighborhood was a 1200sqft home sold for 550k last year that was \$280k in 2007 and the new (out of town) owner rents it out on VRBO for \$3,500/mo. Meanwhile, the remaining inventory, post-pandemic boom, is dilapidated and therefore still overpriced. The city could provide renovation loans to low-moderate income RESIDENTS who have no choice to buy/rent homes that are falling apart around them.</p>
137	<p>I think it is very important that we build any new infrastructure in an environmentally responsible way. We should not encroach anymore into vulnerable wildlife areas and should consult environmental local experts on where and how to build to not negatively impact the Yaquina Bay Estuary and shoreline. I think we should also prioritize efficient building in available areas within city limits that are existing neighborhoods by creating multiple living units in centrally located areas. These units need to be well built with designers who specialize in Tiny House concepts where smaller footprint spaces are comfortable to live in because the floorplans are smartly designed. I also think we should have lots available for people to build non traditional housing and for codes to be reconsidered to allow things like container homes and tiny homes. As long as they pass safety concerns that they be welcoming more creative eco-friendly design. Education to people about how to have rain water collection systems, solar panels etc. would also be good to help not overburden the city utilities for this rapid expansion. Maybe tax incentive to utilize alternative energy sources. I also think as we inevitably build on land that has perhaps always been wildland or greenspace that we absolutely need to prioritize bringing back in to the city centers and within homestead areas greenery. We need native plants with pollinator gardens, living roofs with local plants to create habitat for endangered pollinators, owl houses, bat houses etc. We need to pull together</p>

	resources from US Fish and Wildlife and OSU Master Gardeners Program, to create a plan going forward for as much harmony between the human footprint and the wildlife health and longevity in this very special ecosystem. Let's do it right from the very beginning! My personal aspiration is to be able to afford a lot sizeable lot somewhere where I can have a garden and a small house (tiny house, container house, small cottage) that I can utilize solar panels, rain water collection and support wildlife with pollinator gardens. Having space for people to afford their housing easier is essential to the health of the community. It gives energy back to the citizens to go that extra step to give back to wildlife in how we live and to our neighbors where they need help. I also think there needs to be more protection for renters from landlords. My current landlord has been telling me that my rent is increasing because his property taxes have gone up. From city records I know the taxes have not gone up. I know he just knows that if I wasn't an established renter and he had the opportunity to get a new renter he could charge a lot more. That isn't right! I live and work in Newport and have many housing displaced coworkers. They have been forced to move when landlords kick them out because they want to house family who is moving in from out of state for example. We need protection of rent price increase and that landlords can't displace tenants because they have a friend or relative they want to give the unit to. We have a really awesome opportunity here to be smart about how and where we build. And if we build eco-conscious, well designed, coast weather appropriate units in central city locations with community gardens and parks we can even bump up the little city busy route to help people live here without a need for a car if parking is an issue. We can also create a more bike friendly and pedestrian friendly area.
138	Property taxes are quite high enough already. I've paid Them since I bought my house. They are a financial burden that is accepted with home ownership. How does a 10 year tax holiday help anyone responsible enough to meet their tax obligations. I'm not rich because I live in my own home, I sacrifice financially to do it.
139	Condensing vacation rentals.
140	Rentals are too high to sustain living. I have been with my company for 5 years with a degree and still cannot afford housing.
141	I see two causes for high housing costs. 1. The Federal Reserve bank prints money. And this is driven by Congress overspending. But it has two effects: 1. inflation, and 2 it lowers the interest rate. Lowering interest rates makes it easier to afford a home at first, but by doing so, it drives up housing prices. 2. Excessive bureaucracy and requirements placed on contractors. I know this is an issue in Idaho and California, and I see some of it here. But ask a contractor. Really, get out and ask contractors why their costs are so high and why it takes so long to get a project started. And be sure to include an old contractor who can remember how it was before. What changed?
142	We moved here about a year ago and still cannot find something affordable enough to move into. We want to buy land it eventually build on (we want space for our current horses). But, the permit price is ridiculous. We are having to pay more than half our salary a month for our rent and horse boarding because land, land use and permits are so hard to adhere to. Something has to change or we will go bankrupt.
143	To revoke the ORS 87.093 (Construction Liens. That is an illogical and inequitable law that places the owner at risk and disadvantage in acquiring a property, for which he often needs to access borrowed money, including interest. It makes no sense that the contracting party, in good faith, signs a contract whose terms the contractor evaluated, including the labor load and cost of materials and supplies necessary to execute the contracted work, which the contractor must assume and respond to, ends up paying twice. The law, as mentioned earlier, makes sense when the contractor causes the non-payment. In this case, his property can only be

	affected up to the amount owed. What is seized exceeding the amount of the debt is undoubtedly an abusive action taken from a dominant position.
144	Investigate whether existing structures that are currently empty can be retrofitted into housing.
145	The proliferation of vacation rentals in neighborhoods (with the cities approval) has adversely affected the availability and livability of Newport residents. Shame on you!!
146	Who was the [REDACTED] that decided to allow allowable rent increases of more than the COLA index? Our landlord has hit us three times since covid with unacceptable rent increases. YET, there is no housing here. We are drowning in this morass of foolishness. 14.6% is freakin' robbery. I didn't get a 14.6% increase in my pay this year. The politicians are so out of touch it's mind numbing.
147	With sea level rise, coastal erosion, earthquake, and tsunami risks, there are a number of climate and geological risks to housing in Newport. Historically, low income communities have faced these risks disproportionately. Newport should ensure that future low income housing addresses these issues.
148	There are limited property management companies in Lincoln County for rentals. This makes any maintenance on your rental home almost impossible. I have had a broken dishwasher for almost a year because no one from our property management company has the time to come. Any maintenance on our home takes months to have someone even coming and even looking at the problem. I didn't have blinds in my home for the first 6 months of living there because the property managers didn't have time. Yet, I am in the negative every month with my wage compared to my rental costs.
149	Why not consider buying the existing properties in the eco distric on route 101 (even use eminent domain if necessary) and rebuild retain first floor with two or three stories of affordable condos/apartments on top. Work/Live houseing
150	Zone areas with restrictions for 1000 sqft homes or less
151	Homelessness and Affordable Housing should not be lumped together. This is not a popular opinion, but I have worked with the homeless in this area. Hosted a warming center. They flushed needles down toilets, even after being given sharps containers. They urinated on the floors, threw cigarettes on the ground and covered a bathroom wall with feces. It is my belief the John and Jane working hard on a low income should be able to afford a home in the community they work in. I am less concerned with those that defile property. City of Newport has let 1st street go too far. It doesn't help the hardworking folks to lump them in together. Two totally different issues.
152	It would be self-defeating to promote development at a time when there is questionable water supply. We don't need more residents. Housing priorities should be given to existing residents . Additionally, new housing development should never be at the expense of existing, established neighborhoods. Thank you.
153	Thank you for taking visible and public action on this issue! As a professional who's closer to 40 than 30, I have given up on ever being able to afford a home or even live without 2-3 roommates here in Newport. I appreciate the attention given to those of us who want to live/work in this community vs the out-of-area landlords/vacation home owners! (I acknowledge we need the tourism dollars, just the balance feels way outta whack.)
154	Thank you for working to address the housing problems we're having. My wife and I are expecting our second child come August, and are concerned about the ability to have sufficient space for any future growth of our young family. When we first got married, the amount of money we made from our jobs made us ineligible for low-income housing, but for most of our

	first year we also didn't make enough to afford the only non-low income housing seemingly available in the county. And now, as I said, we are afraid that we have come into another barrier of housing in that we can not afford to buy a house, nor can we afford to rent larger apartments as they run anywhere from \$1,600-\$2,100 for what we need. We fall well under the umbrella of what many would consider the middle class, but it definitely feels like we are trapped in a limbo of uncertainty. I hope this survey helps.
155	Studies in other cities and countries have shown that a "housing FIRST" policy does the most good for homeless citizens.
156	Need to limit building of Short term rentals.
157	Don't allow unlimited growth, keep small town feeling. Don't turn us into San Francisco!!!
158	Vacation rentals are the true culprit of the housing issues in this city and county. While a 12% occupancy tax is fine for hotels, short-term rentals need to be taxed differently, at a higher rate, and should be considered commercial property at this point. The exploitation of single and multifamily housing by short-term rental industry is nearly criminal. Use the taxes gained from these businesses to supplement funds for low-income and workforce housing. Better yet, enforce stricter caps on these types of property arrangements. Anything less is simple lip service, and nothing more.
159	As someone trying to buy a home here im concerned about the exorbitant prices of homes and im wondering if there should be some parameters for real estate agents to follow. People are asking way too much for homes that need hundreds of thousands of dollars for repairs and updating. It seems that people are still looking for cash offers. The last home we bid on we lost to someone who doesnt live here and rents it out. We want to live here and support the beautiful people and businesses in Newport! Its heartbreaking. ThT home sts empty and were still looking for a home.
160	Where's all the buildable land for sale!?
161	It is up to individuals to help themselves, the allowance and ignorance for the abuse of drugs has put a burden on the people who are trying to do the right thing creating an unsafe, unhealthy, and unstable community. The folks who choose to inhale, ingest, and intake drugs and alcohol are putting that priority as their first with the community and others in a lessor care or priority which makes it unsafe for themselves and the rest of us in several ways. This causes homelessness, stress on the community, less supportive of our law enforcement, fire, fire prevention, code enforcement, medical and at a higher cost. A solution for homeless and people who dont care for themselves may be to start with programs of "cleaning up and be responsible for yourself!". Taxes and utilities should be equal and fair for ALL the residence and not adjusted on a sliding scale for those who are abusing the system, enabling the bad behavior and habits. Contribution and responsibility to the community with respect is what is lacking. being held accountable is somehow not a thing anymore. If there is going to be support, there needs to be checks and balances to ensure the program for better investment is not going towards demise of society or self degradation with a free place to stay along with a food card to buy crap. I work hard to succeed and be a good neighbor. Contribution together, be held accountable, support our first responders and healthcare, help the needy for the needy who also help themselves being held accountable to improve, not to continue to drag us all down. As for more housing for those who want to work and live here, be part of the good neighbor community of profession and respect, I am all for that growth, building infrastructure, growing business and life success together.
162	Consider expanding building permits outside of current city limits
163	NEED many more senior low income apartments that are 1st floor accessible

164	FAR too many properties are being used as short-term vacation rentals. There are tons of people struggling to find housing while vacation rentals sit vacant a majority of the year. If more existing properties were used for long term housing rather than short term vacation rentals there would be more housing available for locals. Many medium income families are competing with low income families for any housing that's available. If medium-income families had access to the properties that are currently vacation rentals it would make low-income housing more accessible for those who need it.
165	Focus on development in areas of the city that are lower density. Assure a balance between the needs of current residents and increased density. Assure a focus on quality of life in our existing neighborhoods to preserve historic sense of place and support mixed use neighborhoods. Assure that adequate parking resources are in place prior to development.
166	I feel for the homeless, but supporting camps/RV lots/ ect. is not the answer. Driving through what has become of Salem and Portland breaks my heart. Homeless in general, do not use waste receptacles, have no respect for themselves or their immediate environment. They need dependable mental health support before taxpayers should be expected to provide them housing. The City of Newport needs workers (!!!) and the # one complaint is lack of affordable housing. We need housing that families making \$35-50K/yr can afford to live in while still making car payments and putting decent food on the table. Can't Newport focus on acquiring rural land tracks and have affordable housing units (i.e. duplexes and similar) built for rent at a decent rate (not what they market will bear) to keep the units maintained and supportive staff paid? Maybe the local businesses whose employees utilized the units could help offset some of the cost?
167	Your fancy webpage is incompatible with HTML5, and excludes indigent respondents who cannot afford the latest computing systems. Thus, your outcome is biased from inception, and INACCURATE.
168	uncontrolled population, loss of surround environment to accomodate increased traffic and privacy, destruction of natural surroundings to create traffic issues
169	We pay high property taxes, yet live on a gravel road. Pave our road!
170	This is a horrible and unworkable webpage
171	I hope there is a way to really support *local* families needs first. I understand when the low-income apartments by the movie theater were built, anyone on the waiting list for housing, from around the state, were first to be offered an apartment. So we had a large amount of people move here from portland, Eugene, etc. and very few were able to move into them, who were part of our community first. I could be wrong about the exact numbers, but this is what I heard from residents that live in that complex directly. Other concerns, of course, are the issues around drug abuse and mental health. Physical buildings aren't always the solution to the homelessness crisis. I would hope there's a way for local families to find safe housing options, without being mixed into other unsafe situations with their new neighbors.
172	More apartments like Little Creek would be ideal for our community and families. I've lived there twice, and it was affordable, safe, and clean.
173	Whe build all this low income house and ship portland people here to live. The apartments look like crap already and are an eye sore for the community with broke down cars. We might as well leave two police offices there at all times and save the gas money. We need housing for working contributing familys not METH and Fentanyl dealers.
174	I feel the 10 year property tax exemption is a terrible idea. I would be interested what the projected loss of tax revenue would be.

175	I am a single person, retired and have owned my home for 33 years. I don't want my property taxes increased more than the 3% we already pay.
176	I believe there is not enough affordable single occupancy rental options in Newport. My brother just relocated here and it took him 7 months to find a single room apartment he can afford while working full time at Fred Meyer. My 23 year old son (born and raised in Newport) would like to move back to Newport, but is unsure about finding housing. We want young people to be able to come back to Newport, but there is no affordable housing.
177	Prioritize homeless housing and help, esp. for the working poor! Much of the workforce now live in their cars!
178	As a resident, I'm curious how the taxes from STRs are involved and distributed. That seems like a highly related issue that was not mentioned.
179	Look at housing county wide.
180	Add items in here to include limiting the number of vacation rentals, second homes (or taxing second homes more than primary residence homes), and supporting development of multi residential housing
181	BAN VACATION VACATION RENTALS. BOOM. PROBLEM SOLVED.
182	If Newport has a housing problem why is it that there was a crackdown on vacation rentals in areas OUTSIDE of Newport, but not IN Newport? Why don't you crackdown on vacation rentals in Newport?
183	thanks for staying on top of what we need to sustain to keep Newport thriving and also e
184	The large volume of apartments that have and are being built near the big creek resevoir exceed the limited road access. There are only two roads into the area and three to exit, with only one of those three roads being stable. The other two frequently fail and there has been no long term plan to ensure adequate access to the area. (An area that is both a damn hazard area as well as a tsunami zone hazard area) Additionally, the large increase in population to this area increase the risk of accidents on 101 while residents attempt to exit the area. It also means a large increase in traffic through school zones, as residents attempt to avoid the hazards of trying to get onto 101.
185	Limit STR and make more long term rentals
186	yes Low income housing and housing for homeless people and vets and mentally disabled should be a high priority for both newport and lincoln county. We need to help our people get to a point where they feel good about their lives and have a warm safe place to call home no matter how big it is. It will stop the burden of crime and hopeless any feels when we see a person at walmart,fred meyers,mcdonalds, or any where begging for money. We as a society have a moral obligation to help these people even if it was caused by drugs ,alcohol, or war. Or even it was cause by mental disability. We need to help our own. NOW. I really am not worried about the old wives tale that it will attract more. Lets not worry about that until it happens
187	Tiny homes I think are one answer to this problem with the ability of people being able to buy them but putting a cap on how they can be sold in the future so investors cannot buy them up and sell for inflated
188	Thank you for opportunity to learn and provide my answers
189	If there is not enough housing for the population, perhaps a solution is to reduce the population.We are in danger of becoming another tourist/merchant controlled town like Pacific City, Depoe Bay, and Lincoln city, where the tourists and merchants are the 'tail that wags the dog'. Fewer people=fewer demands on resources. Yes, it is a kind of 'de-evolution' on a civic scale, but I do not believe a constant growth-mindset is desireable.

190	We have plenty of properties zoned to be difficult or impossible to used for homes, zoning also does not allow for the care of elderly family members or children, desperate times need strong action. change timbercon, Agg to multi dwellings to allow families to build for children and seniors. these will eventually become rentals as time passes.
191	There is no affordable housing in Newport. Too many greedy house owners using their homes for vacation rentals.
192	focus on subsidized housing for low income workers
193	I don't have all the answers. But affordable housing is past a problem, it is a crisis. It's time for quick action immediately! The new affordable apartment complexes built recently have helped some. We still need more single unit family dwellings. Addressing the vacation rentals will also help.
194	Lower number of vacation rentals. Stop building on ecologically vulnerable land. Make sure there is adequate egress from new housing during emergencies. Thank you.
195	Limited water resource for adding more homes/apartments. Traffic problems already bad.
196	The cost of rent and the cost of food are not ideal. Food costs so much more now, that affording rent and feed our selves are almost impossible. \$23 for food stamps when the rent is \$1150 and you only make \$1300 with utilities and car payments an insurance, how is it possible to feed ourselves.
197	I'm very concerned with the questions about homeless. The medical situation here is awful. Many of us who live and work here can't get a doctor. Where are the homeless going to get medical attention? What they will do is go to the ER which can't handle that. Inviting the homeless into Newport by providing a warming shelter or other housing is an invitation for a disaster. It's not fair to taxpayers that we can't get medical attention except on an emergency basis. If you want to spend some money, help out with that.
198	I live in Harbor Village Cooperative. We purchased our RV/MH park and are now all permanent spaces. We need a way to find new residents that are looking affordable housing in Newport! Check out harborvillagecoop.com (our new board needs to learn how to recruit new residents to all our vacant spots) call the office 541.265.5088 with suggestions - the city should be working together with our park! :)
199	The short term rental policy needs to be part of the discussion. There seems to be no mention of this in this survey.
200	The problem with the coastal towns including Newport is that you allow people to buy these houses from other states and the county allows them to rent them out instead of making home affordable to the community.
201	There is no analysis of the increase in housing and the impact on crime. Why wasn't there a review of current crime increases as a result of the current new housing units? What is the impact of increase affordable housing on current housing prices? Will there be an adverse effect on the ambiance of the Newport community community?
202	Make sure there are adequate roads for new developments, especially those that open to Hwy. 101, such as turn lanes or traffic lights
203	There should be a cap on development in Newport. Our water souce has a limited carrying capacity. Growth in Newport should be limited, this is also a quality of life issue.
204	At this time, Newport has added/is in the processing adding 3 large sized (for this area) apartment complexes. They lack real outside areas, and COMPLETELY LACK sidewalks/multiuse paths that can be used by tenants (or owners if the buildings go condo some day) for people to (1) spend time outdoors w/out driving; (2) go shopping, etc., without having to either walk along 101 or in a street. In addition, the city has lousy mass transit. I

	<p>used to take the loop bus, up to 3-4x/week, more during the summer, I stopped doing so when service was reduced. Nobody working a full time job can use the loop bus to get to/from work, and the north county bus schedule doesn't compensate for the lousy loop bus service. Keeping a car, particularly if making payments, can cost thousands/year, if someone could make so w/out a car or a family could get by w/only 1, rather than 2 or 3, who knows, they might be able to afford regular dental care. I've lived in this city for years and it has only rarely shown an interest in non- combustion/electric engine transport at even half or a 1/3 as much as it subsidizes/cares about the airport. Which one are residents more like to use? Stop catering to a small minority and start trying to keep transportation costs and health care costs (walking is a healthy activity) down by putting in more sidewalks, multiuse paths and SAFE WAYS OF CROSSING HIGHWAY 101. It's still a crapshoot crossing, flashing yellow doesn't require people to stop and some don't. I challenge Derrick Tokos, the city manager and city council to get around only by bicycle, on foot, or by bus w/in Newport for a month. Let me know how it goes. And what's wrong w/people commuting from Toledo? It's not that far, and some like the weather there much better than Newport's. And put some apartment complexes in Newport Heights and that section of town, and south Beach, instead of putting in it all in north Newport. The heights area is outside the tsunami zone too--quit redlining apartment complexes if they're so great.</p>
205	<p>Mixed use zoning and more reasonable parking requirements would allow for lots to be built on that have not been able to be built on. Permit and building fees are too high to encourage building. Utilities are necessary for survival and should be affordable to all! A lot of the housing in Newport is not maintained to a healthy living standard.</p>
206	<p>YIMBY!</p>
207	<p>Developers are restricted in building affordable housing in Newport by the cities high building fees and taxes, restrictive zoning codes, parking requirements and restrictions on types of housing they can build. Fix these issues and developers would start building more affordable housing.</p>
208	<p>While housing is extremely scarce, there are no jobs to be had either. Newport government should be actively seeking new business to keep the city afloat.</p>
209	<p>American capitalism ensures maximum wealth for few and cheap stuff for many. This is a huge problem. It also provides more welfare for the affluent while heavily penalizing the poor, for example, tax breaks for developers but large fines for overdrafts. America give more help to those who actually don't need it. Additionally, greedy landlords, predatory payday lenders, and businesses that underpay their employees or force them into the gig economy all undermine the advancement of low and middle class people. NIMBYs are especially insufferable. Because people need help and we all stand to do better when we all do better, NIMBYs should be ignored. Finally, as much as public housing is maligned, it also helps more people than it hurts.</p>
210	<p>We live in a nice, wooded neighborhood in South Beach. It's quiet and peaceful most of the time. I see people on local facebook groups making negative comments about housing, renting mostly. Some want a place to put their RV. I would love to buy one of my neighbor's property, demolish her rotten rat infested (literally) mobile home and build a higher end RV "park", with a laundry facility, make it quaint. Would something like that even be allowed? Are there resources for someone like me to learn how to even accomplish this? It's not the city's business to provide all this housing, so maybe focus on making those dreams possible for people like me.</p>
211	<p>Part of the lack of housing in Newport is due to the many homes now being Vacation Rentals. This destroys our neighborhoods, causes parking and noise problems and blocks lower income</p>

	families and workers from renting or living in Newport. This ISSUE MUST be addressed FIRST. Limit the amount of license to VCRs, reduce the number of VCRS over a 5 year period, and better monitoring of the ones who are licensed. If abusing their license, suspend the license and do not give it to someone else. My family has lived here for 3 generations and VCR's are ruining Newport, especially in the Nye Beach area and along the coastline of Newport.
212	We appreciate how comprehensive this survey is and hope that all city leaders and residents understand this a complex problem requiring multiple/simultaneous solutions from all of us.
213	The fact that 70% of Newport's labor force lives elsewhere is staggering. Rent and home costs are too high. Also something needs to be done about the homeless' drug use, not just their lack of housing.
214	NA
215	Yes - you should talk about how this all fits in with livability a the Vision 2040. The questions are so vague it leaves all the answers up for interpretation. What locations are you talking about? City Center would be a good place to explore for housing . The postcard sent to properties was such fine print with no headline that most people didn't bother to read it. Housing in Newport should be part of an overall Master Plan with livability and Vision 2040 considered.
216	The survey form is unresponsive -
217	No
218	<p>I think your housing survey misses the most salient points moving into the future.</p> <ol style="list-style-type: none"> 1. Environmental conservation is necessary to accommodate future population growth. That begins with increasing the efficiency of one's residential "footprint." <ol style="list-style-type: none"> (a) Government should only subsidize high-density housing in the form of long term landlord/tenant apartments and owner condominiums. It should explicitly exclude anything less than a 6-household structure; and for qualifying structures, mandate common area greenspace to a minimum of 25% and maximum of 100% that of livable structure floorspace (excluding garage, patio/balcony, etc.). (b) Exclude vacation rental use of a subsidized residence for 30 years. This is enforced by raising property tax on income producing residential housing to a highly unprofitable level, but crediting the owner who shows a lease of at least 6 months. (c) The overall goal is "coastal urban" efficiency that virtually eliminates suburban sprawl, and redevelops existing land. Newport is primarily a service sector tourist town, with slow population growth. (d) This long term objective strongly considers that lower housing cost creates increased demand, and thusly increases population. (e) To overcome increased demand due to lower cost, special subsidies and set-asides could be provided through HALC for households with a history in Lincoln County based on direct family origin, total residence of at least 12 years, or continuous residence of at least 6 years. 2. Standalone housing is a luxury which imparts a higher burden on the ecosystem. People who can afford the luxury of standalone housing don't need any subsidy. Even if the primary employers in Newport were high tech companies who needed to competitively attract high salaried workers, the high salaries can pay for the luxury premium of standalone housing. 3. Something must be done about "racial" bias (properly termed heredity, that is beyond the control of a person). For example, Surf View Village suffers blatant discriminatory conduct by

some Caucasian tenants, such as shouting heritage slurs, flying the confederate flag, and maliciously making nuisance noise during statutory quiet hours. Local police have actually ordered heritage minorities to stop calling the police on claims of civil rights violation. In short, Newport remains a "keep it white" community, and that agenda is perpetuated by all three branches of city & county government. I am embarrassed to be an Oregon resident, and intend to move out as soon as practicable, establish business elsewhere, and employ motivated people who don't feel entitled to slothfulness and willful ignorance.

4. The solution to unsheltered homelessness is not fully subsidized "housing." It is addressing at least one of the problems -- government discrimination and hostility that parallels heredity discrimination -- in preference to Caucasian tourism that generates business revenue.

(a) Example: one cannot take a bag of used deposit containers on the bus. This is made worse by the fact that grocery stores no longer accept returns.

(b) HALC conceals availability of housing programs. E.g., 58+ subsidy.

I am [REDACTED], and am only approved under Section-8 to stay in [REDACTED] apartment to provide medical assistance. Otherwise I "disburse" camp in the Siuslaw NF.

(c) Establish free, long term, homeless campsites on unused city/county land -- proximate to a bus stop (or reroute the bus and make new stops). And issue free bus passes. There is plenty of land available. Hire a homeless person to be campground host. However, this is not a free-for-all program. It can be limited to a history in Lincoln County, as above; restricted to recipients of SNAP, OHP, or other verified subsidy. Legal intoxicants only between 6pm and 10pm.

Automatic "eviction" for disturbing the peace; hence the need for a campground host as witness.

5. SURF VIEW VILLAGE (SVV)

(a) SVV proves the severe problems with LIHTC projects. It is ONLY about the money, and doing the absolute minimum which is actually ENFORCED, in order to keep the money. These tax credit companies are NOT ethical and professional landlords. They are like mortgage financiers that caused the 2008 economic collapse.

(b) There are HUGE problems with management at SVV. This includes perpetual habitability violations in relation to accumulation of filth and trash.

(c) SVV is now managed by a company in Enterprise, OR. They have imposed an unconscionable Draconian lease contract that violates so many laws, it is unenforceable. Nobody at SVV, Veredien management, Commonwealth holdings, or any government entity would respond to my attached complaint.

(d) Example points:

(1) Thermostats on heaters have no marking, but SVV instructed tenants to set their thermostat to at least 55 deg.

(2) The lease prohibits all glass containers in all common areas. That means a tenant can be evicted for carrying a jar of spaghetti sauce from their car to their apartment.

(3) SVV can change the lease at any time, in any way, without tenant consent, and without actual notification (except for posting it on some undisclosed bulletin board). Violates ORS 90.220(2). And failure to accede to the provision is cause for eviction.

(4) SVV posted a sign requiring tenants to fill the dumpster to the top (greater than 7 ft.), before compacting it.

(5) SVV contends in writing, that a tenant has no expectation of privacy, and they are entitled to take photos of anything and everything in the apartment during quarterly inspections (which itself is unduly oppressive).

- (6) SVV demands that tenants commit perjury and state incorrect information on the annual low income re-certification forms.
- (7) SVV requires absolute and complete tort immunity, and waiver of all causes of action and affirmative defenses. Exculpatory clauses are prohibited, consistent with 24 CFR §966.6; HUD Occupancy Handbook, 4350.3 REV-1, at ¶6-5.C.6.c; ORS 90.392.
- (8) SVV imposes a "grievance procedure" following USDA forest service administrative procedures, even though it is an IRS LIHTC 4% project.
- (9) SVV engages in unlawful practice of law, with conflicting interests, and provides legal advice to tenants.
- (10) SVV attempts to evade ORLTA habitability statutes by shifting responsibility for maintenance and cleaning of common areas to tenant.
- (11) SVV holds that failure of a tenant to pay their cell phone bill is good cause for eviction. Likewise when UPS drops off a package in front of a tenant's door.

6. The typical government response to any landlord-tenant conflict is to contact "Oregon Legal Aid" (OLA). But the actual reality is that OLA refuses to provide any legal advice. All they do is decide whether to assign a pro bono lawyer to commence a court action. That effectively and efficiently resolves nothing. Newport can make all the rules in the world, but if a tenant has no direct non-lawyer procedure to obtain any remedy, then the landlord is effectively immunized against everything. That is just one more example of Oregon bias against individuals.

7. Related to Surf View Village, there is a MAJOR problem with US Route 101.

- (a) Even peace officer vehicles refuse to stop for pedestrians at the unmarked crosswalks, when children attempt to cross, and use the park on the west side of the highway.
- (b) There have been numerous SEVERE automobile accidents in front of Surf View and the movie theater.
- (c) There is daily loud honking, due to conflicts over "rules of the road."
- (d) Vehicles drive closer to 55MPH than the posted speed of 45MPH.
- (e) Due to vehicle speed, there is a very high level of both noise pollution and particulate air pollution from tire wear.
- (f) Surf View has 110 units and probably more than 250 tenants, which changes the nature of the area to a more urbanized setting.
- (g) There is a new bus stop to support higher bus traffic, and more people must cross the highway, either way.
- (h) With all the above factors, the speed limit should be reduced to 35MPH between the Chinese restaurant and the present 45-55MPH transition; and the north 60th street intersection should have marked crosswalks.

For the record, Newport has been informed. Refusal to act in the interest of public safety will expose Newport to tort liability for serious accident or fatality. [REDACTED], preeminent tort lawyers, are located in Newport.

At a minimum, please respond with information about how one petitions city/county/state to change the US Route 101 speed limit. Is local voting measure possible?

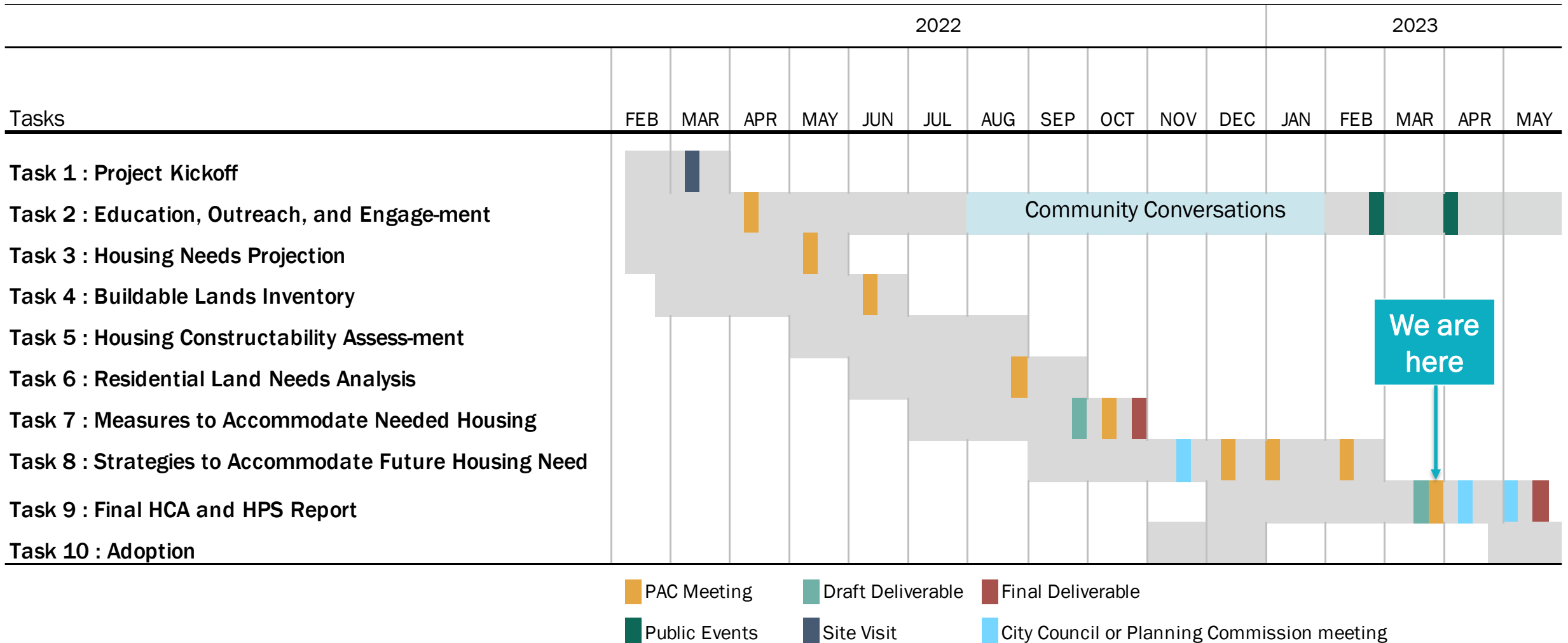


Newport Housing Capacity Analysis

Project Advisory Committee Meeting #9

March 30, 2023

Project Schedule



Process for Developing the HPS

Oct-Dec 2022

Narrow down the list of potential actions:

Provide long list of potential actions to the PAC to identify actions with the most promise for the City of Newport.



Jan-Feb 2023

Additional action evaluation

Provide additional detail on remaining actions. Vet narrower list of strategies with relevant stakeholders and the PAC



Mar-May 2023

Draft HPS

Refine actions for City Council to consider, working in conjunction with local partners.

PAC Meeting Dates and Topics

Goal for PAC 9 meeting:

- Debrief the community Open House
- Discuss implementation schedule and bundling of actions

HAC	Date	Topic(s)
PAC 5	Oct 13	Introduce the Housing Production Strategy
PAC 6	Dec 15	Identify potential housing actions
PAC 7	Jan 12	Refine and narrow housing actions
PAC 8	Feb 16	Refine housing actions, discuss implementation steps
PAC 9	Mar 30	Review and comment on the draft HPS report



Debrief Virtual Community Open House and Summary of Stakeholder Interviews

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High-Level Summary of Project Outreach

Community Conversations (9)

Completed, 70 participants

- Longview Hills
- Lincoln County Board of Realtors
- Lutheran Church
- Nye Neighborhood Association
- Centro De Ayuda
- Pacific Homes Beach Club
- Reconnections Community
- Affordable Housing Developers

Open Houses (2)

1 completed

- Share HCA and solicit feedback on potential strategies (Feb/March – *Virtual*)
- Share final HPS (April)

PAC Meetings (9)

8 completed

Developer Interviews (9)

Completed

- Bonnie Serkin, Landwaves
- Dustin Capri, Capri Architecture
- Todd Woodley, Wyndhaven Ridge LLC
- Cal Blake and Lack Litwer, Columbia Gorge Capital
- Rich Belloni
- Emily Reiman, DevNW
- Diane Linn, Proud Ground
- Daniel DiFrancesco, Commonwealth Companies
- Sheila Stiley, Northwest Coastal Housing

Service Provider Interviews (3)

Completed

- Lola Jones, Samaritan House
- Dr. Karen Gray, Woody Crobar, Sandy Mummey, Susan Lan View, Lincoln County School District
McKinney-Vento representatives/advocates
- Bob Cowen – OSU Student Housing

Virtual Open House

Purpose: Inform the community of work to date and gather feedback on proposed actions to address housing needs.

When: March 01 – March 20

Number of participants: 454

Why plan for housing?

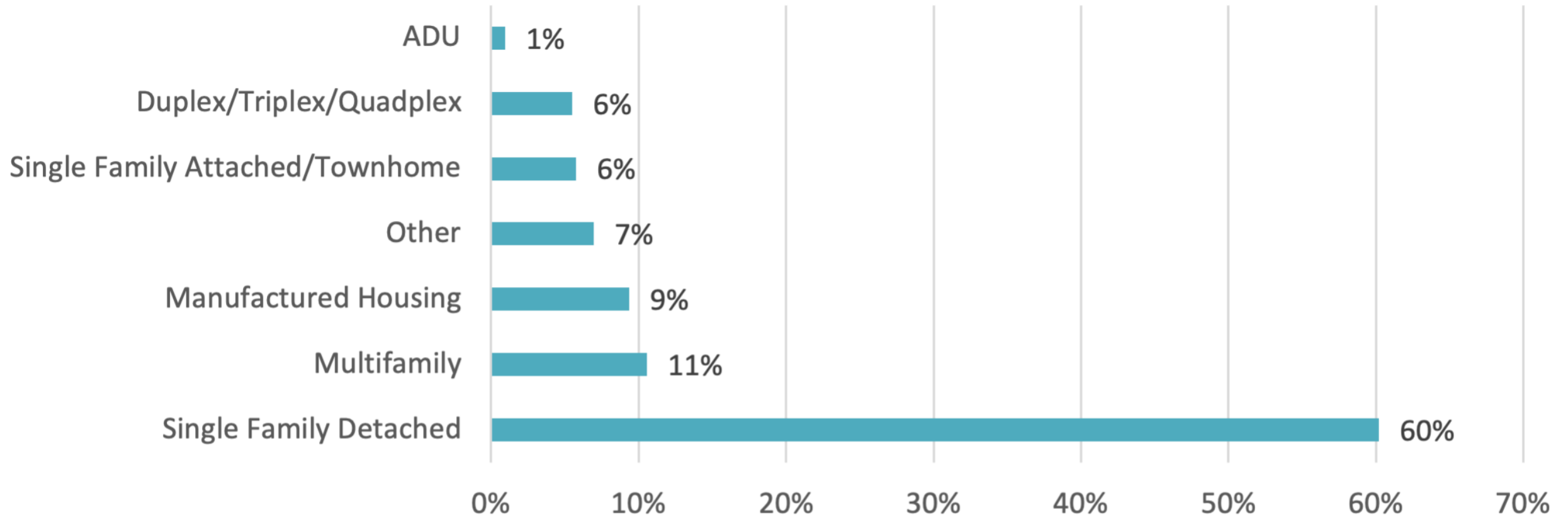


How should we plan for the future?



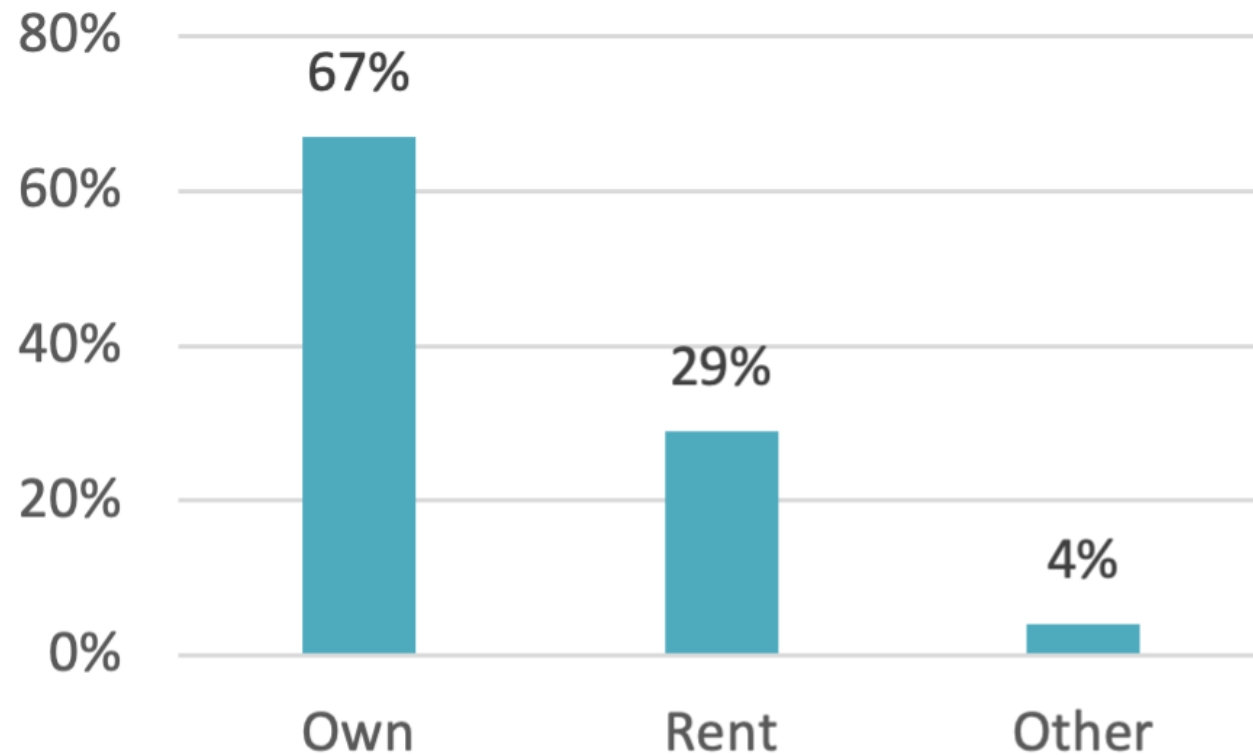
Virtual Open House Survey Results

Housing Types that Survey Respondents Live In



Virtual Open House Survey Results

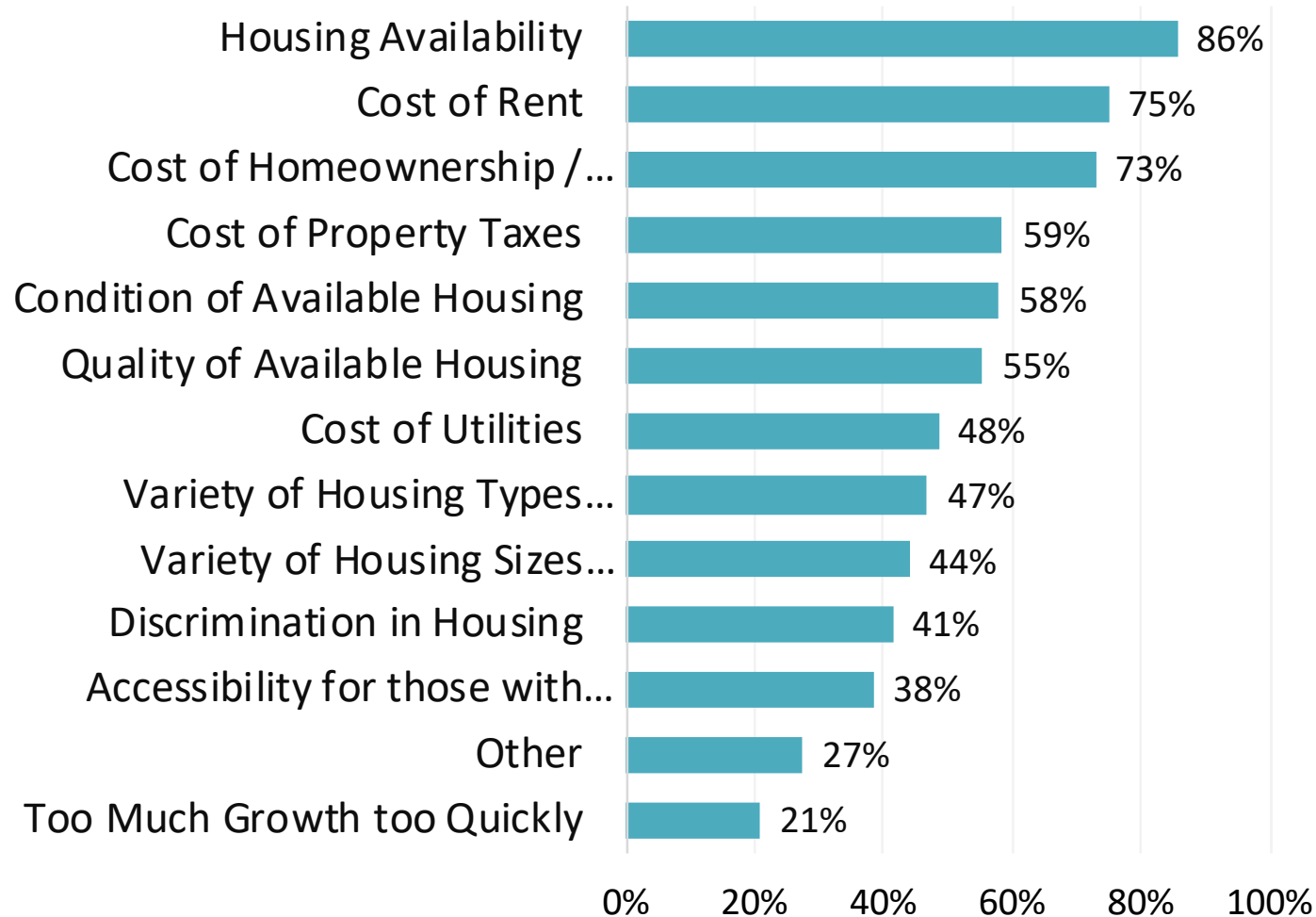
Percent of Respondents who Rent vs. Own Their Housing



“As an employer in Lincoln County, there are three main issues: 1) availability of housing, 2) cost of housing, and 3) quality of the affordable housing.”

Virtual Open House Survey Results

Percent of respondents “very concerned” about different housing issues in Newport



“Being a working but homeless family, we are having to consider moving away from Oregon. We currently have no shower, hot water, or indoor plumbing. We cannot afford to rent. It is a shame Newport is losing good workers because [they] cannot afford to live or buy a home.”

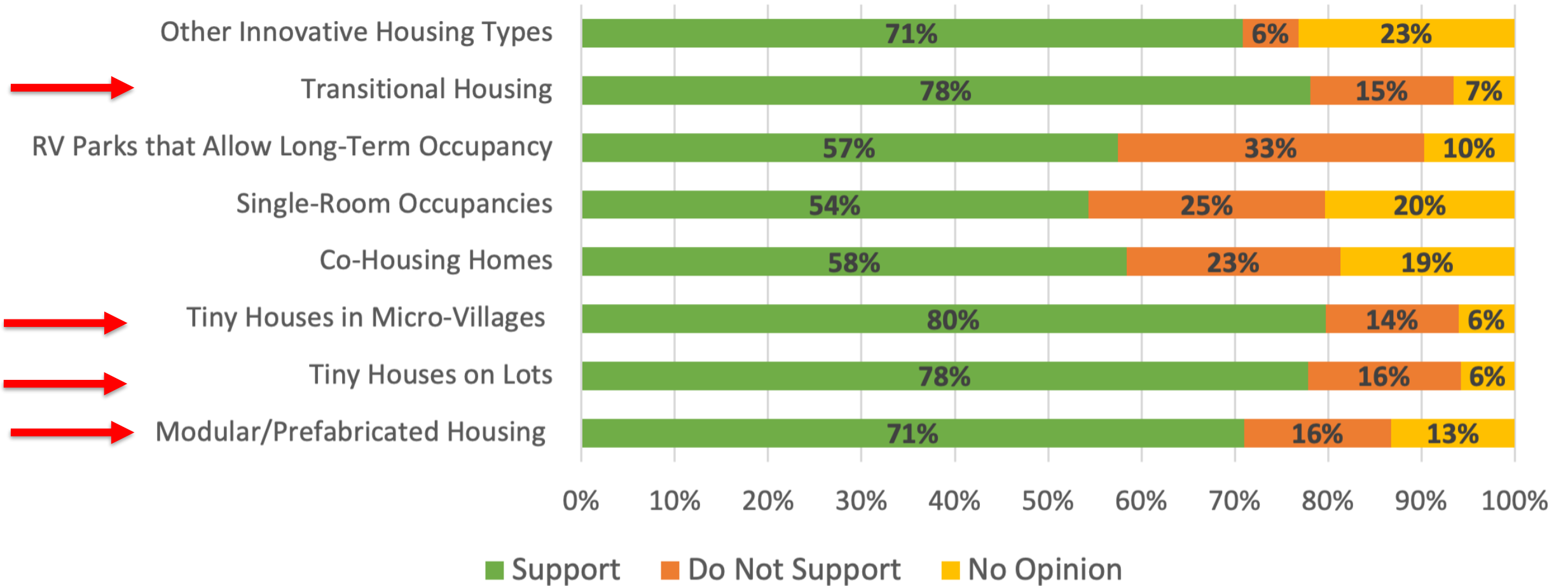
Virtual Open House Survey Results

Concerns about Development of Different Housing Types (Percent of 455 responses)

Concern	Single Family Detached	Single Family Attached/ Townhomes	Cottage Housing	Duplexes, Triplexes, Quadplexes	Multifamily (5+ Units)	Mixed Use
Affordability	75%	65%	56%	58%	56%	51%
Parking (Not Enough)	16%	27%	29%	30%	30%	30%
Existing Neighborhood Compatibility	18%	19%	20%	21%	24%	17%
Building Design	13%	15%	19%	16%	17%	16%
Too Many in an Area	10%	9%	10%	14%	16%	9%
Too Few in an Area	7%	8%	8%	9%	9%	8%
No Concerns	5%	5%	7%	5%	4%	8%
Parking (Too Much)	3%	2%	3%	4%	4%	3%

Virtual Open House Survey Results

Other Housing Types that Respondents Support



Virtual Open House Survey Results

Percent of Respondents that Ranked Different Housing Solutions as the Highest Priority

Option	Description	Highest Priority
1	Lobby the Oregon Legislature for more resources and flexibility to support housing development	61%
2	Support partners in building affordable housing for homeownership	57%
3	Work with landlords and tenants to ensure that rental housing is well-maintained	54%
4	Support regional housing partners with housing development for low- and middle-income households	53%
5	Establish a low barrier emergency shelter and warming center in Newport	50%
6	Adjust the allocation of City housing funds to direct more resources to support affordable housing and homeless services	48%
7	Participate in the Lincoln County regional homelessness action plan	45%
8	Use limited available public funds to support housing and infrastructure development	41%
9	Pursue an agreement with the County that makes it easier for the City bring land into City limits	39%
10	Reduce zoning code barriers for housing development	39%
11	Provide a 10-year property tax exemption for low-income home buyers	34%
12	Pay development charges from other City funds to support building of workforce housing	33%
13	Support outreach and education to promote equitable housing access	31%

“As an employer in Lincoln County, there are three main issues: 1) availability of housing, 2) cost of housing, and 3) quality of the affordable housing.”

Discussions with Stakeholders about Actions in the HPS

- High level of agreement that we have the right actions in the HPS or that Newport has already implemented
- Discussion of the importance of development incentives and how the actions layer with each other
 - Land banking, SDC waivers, sources of funding for affordable housing, etc.
- High level of interest in addressing houselessness and increasing housing stability
 - Low-barrier emergency shelter and warming center is a top priority
 - School district representatives highlighted the need to include and support families with children, which can be challenging in a low-barrier emergency shelter
- Partnerships with community land trusts highlighted as a method to increase homeownership accessibility at 80% - 120% AMI levels

Discussions with Stakeholders about Actions in the HPS

- Collaboration between organizations and the City cited as necessary for successful outcomes
 - Helps avoid “displacing those that can least afford to be displaced”
- Supportive services require more resources and staff
 - Helping households find and retain housing is costly, time consuming, and requires a variety of approaches depending on needs, but is crucial to keep people in housing
- Upcoming Hatfield Marine Science Center housing development expected to ease housing limitations from students, staff, and visitors
 - Plans for 2 phases of development, 75 unit in each phase
 - Phase 1 finished by Fall 2024
- Concerns about vacation homes and impact on availability of long-term rental units



Final Actions in the HPS

- Do you have any final questions about the information in the document?
- Are there any suggested changes to the HPS?
- Do you have a recommendation for the City Council on adoption of the HPS?

Review: Existing Strategies in Newport

- Reduced Residential Street Widths, Missing Middle Housing allowed, other zoning changes to support housing development
- Revenue Sources to support housing investments
 - Construction Excise Tax and Urban Renewal
- Tax Incentives for Affordable Housing
 - MUPTE, Non-Profit Corporation Low-Income Housing Tax Exemption
- System Development Charges policies
 - Updated methodology, transferability of credits
- Grants and Land Donations for Affordable Home ownership
 - Home Ownership Down Payment Assistance
 - Rehabilitation and Weatherization programs
 - Partnership with Lincoln Community Land Trust
 - Habitat for Humanity Land Donation

Review: Summary of Actions

Potential Action	Develop Income-Restricted Affordable Housing	Develop Low/Moderate Income Rental Housing	Increase Affordable Homeownership	Preserve Existing Low-to Moderate-Income Affordable Housing	Address Homelessness
MFI	Up to 60% MFI	60% – 120% MFI	Up to 120% MFI	Up to 120% MFI	
A. Use Urban Renewal to support housing and infrastructure development	■	■	■	□	□
B. Implement the Homebuyer Opportunity Limited Tax Exemption			■	□	
C. Reduce development code barriers to housing development	■	■		□	
D. Adjust the allocation of the Construction Excise Tax (CET) to support affordable housing development	■	■	■	□	□
E. Lobby the Legislature for more resources to support housing development and remove regulatory barriers to housing development	■	■	■	■	■
F. Establish a low barrier emergency shelter and warming center in Newport					■

Review: Summary of Actions

Potential Action	Develop Income-Restricted Affordable Housing	Develop Low/Moderate Income Rental Housing	Increase Affordable Homeownership	Preserve Existing Low-to Moderate-Income Affordable Housing	Address Homelessness
MFI	Up to 60% MFI	60% – 120% MFI	Up to 120% MFI	Up to 120% MFI	
G. Support development of a regional housing entity focused on low- and middle-income		■	■		
H. Participate in the regional homelessness action plan	□				■
I. Pay System Development Charges (SDC) for workforce housing	■	■	■		
J. Grow partnerships with Community Land Trusts			■	□	
K. Support outreach and education to promote equitable housing access	■	■	■	■	■
L. Pursue an Urban Growth Management Agreement (UGMA) with the County	□	□	□		
M. Research rental housing maintenance code feasibility				■	

Implementation Timeline

Actions	2023	2024	2025	2026	2027	2028	2029	2030	2031	
A. Use Urban Renewal to support housing and infrastructure development	Ongoing implementation of existing URA						Evaluate changes to URA or feasibility study for new district; Potential Official Action by City Council end of 2031			
B. Implement the Homebuyer Opportunity Limited Tax Exemption			Adoption	Implementation						
C. Reduce development code barriers to housing development		Adoption	Implementation							
D. Adjust the allocation of the Construction Excise Tax to support affordable housing development		Official City Council Action	Implementation							
E. Lobby the Legislature for more resources to support housing development and remove regulatory barriers to housing development	Ongoing									
F. Establish a low barrier emergency shelter and warming center in Newport	Development and opening of facility by end of 2026				Implementation					
G. Support development of a regional housing entity focused on low- and moderate-income housing development						Official City Council Action	Implementation			
H. Participate in the regional homelessness action plan	Plan Development		5-Year Plan Implementation							
I. Pay System Development Charges (SDC) for workforce housing	Develop Distribution Plan		Implementation							
J. Grow partnerships with Community Land Trusts	Ongoing; Will require City Council action for specific projects as needed									
K. Support outreach and education to promote equitable housing access	Ongoing									
L. Pursue an Urban Growth Management Agreement (UGMA) with the County				Adoption	Implementation					
M. Research rental housing maintenance code feasibility				Complete Research						

Monitoring Implementation of the Actions

Actions	Annual monitoring
Overall Monitoring of Market Conditions	<ul style="list-style-type: none"> ■ Number and type of new homes produced and total within the city over time ■ Share of rent-burdened residents based on Census data. ■ Number, location, and expiration date of regulated affordable units with change in units provided over time based on data from the State.
Use Urban Renewal to support housing and infrastructure development	<ul style="list-style-type: none"> ■ Amount of funding investments made with urban renewal dollars to support affordable housing ■ Number of affordable units built using urban renewal dollars ■ Amount of funding dispersed for infrastructure that supports housing development
Implement the Homebuyer Opportunity Limited Tax Exemption	<ul style="list-style-type: none"> ■ Number of inquiries about tax exemption ■ Number of units/households granted tax exemption
Reduce development code barriers to housing development	<ul style="list-style-type: none"> ■ Number of newly developed income-restricted and market-rate housing units ■ Densities of newly developed housing units
Adjust the allocation of the Construction Excise Tax to support affordable housing development	<ul style="list-style-type: none"> ■ Amount of funding investments made with CET to support affordable housing ■ Number of affordable housing projects and units supported

Monitoring Implementation of the Actions

Actions	Annual monitoring
Lobby the Legislature for more resources to support housing development and remove regulatory barriers to housing development	<ul style="list-style-type: none"> ■ Number of proposals developed to address legislative issues ■ Collaboration with local state elected representatives
Establish a low barrier emergency shelter and warming center in Newport	<ul style="list-style-type: none"> ■ Location for shelter and warming center identified ■ Partner to run the shelter and warming center identified ■ Amount of funding and resources dedicated to the shelter and warming center
Support development of a regional housing entity focused on low- and moderate-income housing development	<ul style="list-style-type: none"> ■ Convened other government agencies and local partners to discuss approach ■ Identified role of regional housing entity and who will fulfill that role ■ Amount of City funding or resources dedicated to the entity
Participate in the regional homelessness action plan	<ul style="list-style-type: none"> ■ Participation on the Advisory Board ■ Funding and resources dedicated to implementation
Pay System Development Charges (SDC) for workforce housing	<ul style="list-style-type: none"> ■ Number of inquiries about the program ■ Amount of funding used to support workforce housing ■ Number of workforce housing projects and units supported

Monitoring Implementation of the Actions

Actions	Annual monitoring
Grow partnerships with Community Land Trusts	<ul style="list-style-type: none"> ▪ New partnerships established or expanded with CLTs ▪ Number of lots/acres/units dedicated to affordable housing development by CLTs ▪ Amount of funding used to support CLTs
Support outreach and education to promote equitable housing access	<ul style="list-style-type: none"> ▪ Number of public events and/or targeted discussions held ▪ Number and demographics of attendees ▪ Number of views for online materials ▪ Overall number of residents, landlords, developers participating in city programs
Pursue an Urban Growth Management Agreement (UGMA) with the County	<ul style="list-style-type: none"> ▪ Develop UGMA agreement with Lincoln County ▪ City approval of the UGMA
Research rental housing maintenance code feasibility	<ul style="list-style-type: none"> ▪ Rental Housing Maintenance Code Feasibility Study completed ▪ Findings of the Study are presented to the City Council, and the City Council provide guidance to City staff as to whether a Rental Housing Maintenance Code is to be pursued

Review: Potential Partners

Actions	City role	Partners and roles
A. Use Urban Renewal to support housing and infrastructure development	Partner w/Urban Renewal Agency and potentially adopt new Urban Renewal district.	Urban Renewal Agency: select projects and implement plan Overlapping Taxing Districts: consider approving new exemption Property Owners: provide input
B. Implement the Homebuyer Opportunity Limited Tax Exemption	Develop eligibility criteria, seek support from overlapping tax districts, adopt exemption, implement the exemption and execute on reporting	Overlapping Taxing Districts: consider approving exemption
C. Reduce development code barriers to housing development	Engage development community, revise Development Code	Local Developers: provide input
D. Adjust the allocation of the Construction Excise Tax to support affordable housing development	Adjust allocation and implement plan	Local Developers: provide input Local Nonprofits: provide input
E. Lobby the Legislature for more resources to support housing development and remove regulatory barriers to housing development	Collaborate with partners and support lobbying efforts	Partners would vary based on the changes being pursued
F. Establish a low barrier emergency shelter and warming center in Newport	Reduce land use barriers to shelter location, provide funding to support new shelter, partner to operate the facility	Lincoln County: provide resources Service providers, faith-based organizations.: Operate the shelter

Review: Potential Partners

Actions	City role	Partners and roles
G. Support development of a regional housing entity focused on low- and moderate-income housing development	Partner and could take on other roles such as providing funding or resources	Cities in Lincoln County, Lincoln County, other government partners, service providers: partner and provide funding and resources
H. Participate in the regional homelessness action plan	Participate in planning process and support implementation	Cities in Lincoln County, Lincoln County, other government partners, service providers: participate in planning process and support implementation
I. Pay System Development Charges (SDC) for workforce housing	Engage development community, develop and implement program	Local developers: provide input
J. Grow partnerships with Community Land Trusts	Continue to partner with, and provide resources to, local land trusts	Nonprofits including Proud Ground and DevNW: Partner with City and develop housing
K. Support outreach and education to promote equitable housing access	Partner with organizations that provide Fair Housing education; conduct community outreach	Local nonprofits and service providers, Fair Housing Council of Oregon: Partner with City and conduct outreach
L. Pursue an Urban Growth Management Agreement (UGMA) with the County	Initiate development of UGMA with Lincoln county, implement	Lincoln County: develop and implement UGMA with City
M. Research rental housing maintenance code feasibility	Conduct outreach and research, draft ordinance	Renters: provide input Property Owners: provide input

- In the Open House I will...
 - Walk through the reason for the study and what we've found
 - Explain key findings, especially about affordability
 - Discuss policy approaches from the HPS
 - Ask for feedback on key questions, like from the on-line virtual house
 - Answer public questions
- You are invited to attend and help answer questions



- Finalize the HPS, incorporate feedback into the HPS
- Community Open House: April 12 (in person)
- City Council meeting: May 15



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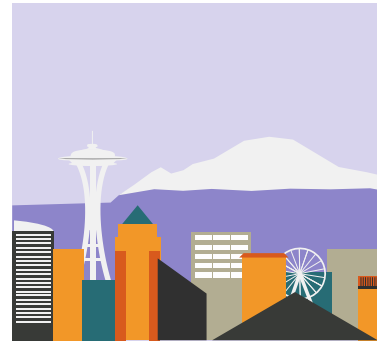
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