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May 09 2018

Lincoln County gets 21 brand new affordable housing units – in Yachats

Daily News Comments Off on Lincoln County gets 21 brand new affordable housing units – in Yachats



Fisterra Gardens Townhomes Rendering



Fisterra Gardens Townhomes Site Plan



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Affordable Farm to Table

Affordable Housing in Yachats given the formal go-ahead to begin construction at north end of Yachats.

Lincoln County Commissioners Terry Thompson and Bill Hall Wednesday gave the green light to officially begin construction of truly affordable housing – in this case – for low income workers and their families who want to live within the Yachats community. As it is, there is no such housing still available in Yachats, according to a report to the county commissioners.

After reviewing a near mind-boggling list of loans, grants and other investments that have come forward to fund the project, the commissioners added to it a property tax exemption on all Fistera units which sealed the deal.



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Construction reportedly will begin this week or next on Diversity Drive at the north end of Yachats. There will be 6 studio apartments, 3 one bedroom apartments, 10 two bedroom apartments and 2 three bedroom apartments. The property will be managed by a firm that specializes in such services. The company is Cascades Property Management out of Portland. Cascades is already managing affordable housing apartments in Lincoln City, Newport and Florence.

County Commissioners also commented that more affordable housing is expected to be built throughout Oregon in the near future thanks to a new state law that allows homeowners, with big enough lots, to build a granny house on their property. Homeowners can either sell the smaller home or rent it out.

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Commissioners and the county counsel indicated that Oregon's affordable housing dilemma has become a full blown housing crisis which is not being solved by the home construction industry. The industry claims there are too few construction workers available and profit margins on smaller homes are impossibly small.

Affordable housing advocates say solutions to the crisis will be coming from a variety of factors – smaller homes, steel constructed homes, pre-manufactured homes, most of which will be “assembled” on site rather than being fully assembled in a factory. There is also rising interest in constructing low to mid-rise apartment/condo buildings – some owner-occupied – others renting – residential units limited to the second, third and fourth floors. Having commercial businesses on the ground floor helps to reduce the cost for all of the residential units above. It's been a common approach in much of Europe for many decades. In fact, the conventional wisdom concerning the upcoming generation of America's young adults, aka “Millennials,” is that they don't want the burden of a large house on a large lot to take care of. They deeply value the old standard that claims “Small is Better.”

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After approving the project, the commissioners lamented that it took developer Layne Morrill many, many months to assemble the grants, loans, tax credits and jumping through a myriad of other financial hoops to make the project pencil out. Commissioner Thompson decried all the extended tedious work involved and the time it took to pull it off. Thompson said, "We have to streamline the process." On that, everybody agreed.

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The rest of this story falls under editor remarks to better frame the implications of the story

But from the perspective of lots of others – it's going to take a mass acknowledgement that the way America provides shelter for its citizens is no longer working. And that the rules of the American economy and workplace no longer reflect what's best, or even fair, for the average American family. Although many get tired of hearing about it...the American tax system has been slowly and meticulously "refined" to benefit the already wealthy at the expense of EVERYONE ELSE. Too much money in politics has produced a tax system that is obviously rigged. Until we fix it, we will continue to see occasional stories like this, where a high-energy, highly motivated and good-hearted developer literally spends YEARS researching and negotiating private and public grants, loans, tax-credits and other financial devices to make it even possible – and then only for a mere 21 housing units. Oregon alone needs thousands upon thousands of them.

America's housing crisis is the product of a long festering and worsening tax system. A veteran fireman once told this reporter that the first thing you tell a firefighter recruit is, "Don't aim your hose at the flames. Aim it at what's burning."

Posted by Dave Morgan at 10:47 PM

Apr 19 2018

Yachats poised to kick off major affordable housing project

Daily News

Comments Off on Yachats poised to kick off major affordable housing project

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Fistera Gardens Townhomes Rendering



Fistera Gardens Townhomes Site Plan

Fistera Gardens Townhomes – Affordable Housing project about to start construction.

Submitted by Our Coastal Village, Inc.

On April 30, Our Coastal Village, Inc., a local non-profit developer, will begin construction of 21 affordable-rental units for Yachats working families at 100 Diversity Drive. This follows nearly two years of planning and negotiations with Oregon Housing and Community Services, the City of Yachats, potential tax credit investors, lenders, and donors. Located at 100 – 190 Diversity Drive in Yachats, the Project will provide safe, decent, affordable housing to 21 local working families near their jobs. Completion is expected in May of next year.

All 21 units are set aside for households earning at or under 60% of area median income. Those limits are currently \$22,980 for a one-person household, \$26,280 for a two-person household, \$29,580 for a three-person household, and \$32,820 for a four-person household. The Project has preferences for families with children residing in zip code 97498 and for households where at least one person is employed in zip code 97498.

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Fistera Gardens Townhomes includes six studio units, 3 one-bedroom units, 10 two-bedroom units, and 2 three-bedroom units. Amenities include range, oven, refrigerator, microwave, and washer/dryer in each unit. Five units have garages; 26 surfaces spaces provide the balance of the parking. Outdoor common areas include a covered pavilion with barbecues and picnic tables and nearby lawn area, raised beds for gardening, a storage shed/greenhouse to facilitate gardening and landscaping, and location adjacent to the trailhead of the beautiful Ya'Xaic trail, part of the City of Yachats public trail system.

Rents will be approximately \$492 for a studio, \$532 for a one-bedroom, \$640 for a two-bedroom, and \$737 for a three-bedroom. Water-sewer and trash removal are included in the rents.

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Our Coastal Village, Inc. has invested over \$2,000,000 in the Project, funded mostly by grants from: Lincoln County Economic Development (\$10,000); Oregon-based Meyer Memorial Trust (\$250,000) and The Collins Foundation (\$150,000); and Arizona based The DLW Foundation (\$825,000) and The Norton Foundation (\$250,000). Investors with ties to the local community purchased OCV's 30-year, 2.5% Series FGT Project Notes in the aggregate amount of \$422,500 to help fund the Project's construction. Alliant Capital Ltd has committed to invest \$2,097,000 in low-income housing tax credit equity.

Oregon Housing and Community Services provided a \$797,979 30-year zero interest LIFT loan for the Project. The Legislative Assembly created the LIFT program specifically to fund new housing units in rural communities like Yachats. OHCS also issued short-term tax exempt conduit bonds for construction (\$2,175,000) and long-term tax exempt conduit bonds for permanent financing (\$850,000). Washington Federal, National Association, will purchase and hold the bonds and administer the construction loan.

The City of Yachats has agreed to allow installment payment of \$46,459 in system development fees over 30 years at 3% interest out of a total SDC charge of \$98,000.

The general contractor is Meili Construction Company of Eugene.

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Posted by Dave Morgan at 9:09 PM

Apr 02 2018

Affordable Housing, Beach Access off Spring, Taxi Service, Grants for new Big Creek Dam, and Gathering Pavilion at the Airport

Daily News

Comments Off on Affordable Housing, Beach Access off Spring, Taxi Service, Grants for new Big Creek Dam, and Gathering Pavilion at the Airport

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*Newport City Council
Monday night*

Newport Area needs a new dam

The Newport City Council is going after some big money to help pay for a new dam on Big Creek. A seismic assessment on both Big Creek Dams indicates that a Cascadia-Subduction Zone Earthquake would take down both dams – the upper dam holding back a lot more water than the lower one – would cause considerable property damage downstream, all the way to Highway 101, down through the park and onto Agate Beach and out to sea.

Not only would there be massive property destruction it would leave the Newport region without water. Almost an unthinkable situation – all the more important to have drinking water stored at strategic locations around the region. And lots of it.

But city Public Works Director Tim Gross says the city's grant-hunting firm "Dig Deep Research" will be a big help in finding the money to build a new, upstream earthquake resistant dam near the current one. Gross says the city can raise about \$20 million in bonds but that's only about 1/3 of the cost. The rest of the funds must come from grants from the state and federal government. And that's going to take a lot of lobbying and public outreach. Part of that outreach will be lobbying our federal congressmen and state assemblymen and senators. There will also be an extensive public outreach campaign throughout the Newport area to make sure everyone one knows what's at stake. There's also a public vote anticipated in connection with the project. Stay tuned for more.

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Slowly Moving Forward on Affordable Housing

The city council also talked a bit about what to do with funds that are piling up from the town's Construction Excise Tax – a fee attached to new construction within the city limits of Newport. Community Development Director Derrick Tokos reported that the excise tax fund from new construction is around \$40,000 which is expected to grow to \$120,000 by the end of the year. He said an advisory committee will now analyze not only the need but the eligibility of applicants who can get the most widely spread benefit out of financial assistance. From there the issue will be lifted up to the city council for final decisions on who gets the money. To be continued.



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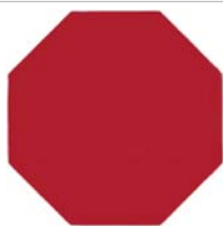


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Trying to Preserve Beach Access Off Spring Street

Preserving public access to the beach off the west end of Spring Street came up. That access has been available to the public for decades. But it appears that the current property owner is less than pleased with the idea of the public traversing a piece his newly acquired property and home construction site. City Manager Spencer Nebel said it will take some gathering together of the public as well as some one-on-one with the property owner to see if a compromise might be possible. Stay tuned.



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Taxi, Taxi, Who's Got a Taxi??

The question of whether Newport needs a second taxi service was back before the council. Long-time Newport-based taxi service Yaquina Cab doesn't like the fact that a new cab company has showed up wanting to do business in Newport. Yaquina Cab runs 24/7 service and wants the competing company to do 24/7 as well, so they don't just cherry-pick cab customers and hurt Yaquina Cab's profits. The council decided to let the two companies compete this summer and then evaluate the situation at Summer's end. With good financial data in the fall, the council will be able to make a better determination whether the town can support more than one cab company.

A New Pilot Pavilion Struggles to be Born at the Newport Airport

The city council was presented with a plan to build what's been referred to as a Pilot's Pavilion at the Newport Airport – where they can grill burgers and ribs on Saturdays and create a quality rest stop for in-transit pilots as well as a gathering place for local and regional pilots. The discussion quickly got side-tracked on the design costs that pushed the cost up to \$45,000 – approaching \$250/square foot. The council collectively re-coiled at that figure. But Public Works Director Tim Gross said design costs have some fixed costs that prevail regardless of the size of the project. So that's a major component of the bottom line. The council decided to have the airport and those involved with the design and construction of the pavilion to get all the information together and lay it out in front of the city council at a later meeting. Decision day may be the first council meeting in May.



NEWPORT
FARMERS MARKET
SATURDAYS
9 TO 1

[Click here for details](#)

New Approach to Street Lights in Newport

And finally, the council seemed amenable to taking a comprehensive look at city street lights. Some residents complain that they're too dim in some neighborhoods but with the introduction of LED technology, suddenly neighborhoods have street lights that are way too bright. The council asked City Manager Spencer Nebel to work with Central Lincoln PUD to see where adjustments might be made.

Posted by Dave Morgan at 10:56 PM

Feb
05
2018

Lincoln City getting the ball rolling on work-force/affordable housing??

Daily News

Comments Off on Lincoln City getting the ball rolling on work-force/affordable housing??

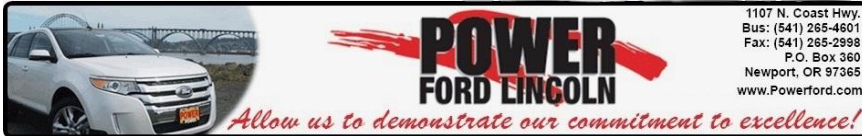


Lincoln City City Hall
Archive photo

There's a big catcher's mitt down at Lincoln City City Hall, held high in the air by community planning folks who are trying to catch the greatest benefits, both housing and economic, out of city-owned land from one end of town to the other. It's split nearly half-and-half between commercial uses and homes.

Since the city (the public) owns the land there's a good chance that, in the interest of holding down costs, developers may not have to pay full price on the land, and thereby make market rate housing very "doable," especially for work-force and affordable housing. And that's the message to potential developers – in terms of profits they're possibly already on second base.

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The city has set March 15th as the deadline to submit their housing and commercial building proposals among the eight city-owned properties: for housing on Fernwood, NE 25th and NE Reef Street. For commercial or mixed-use buildings, they are anticipated for lots on NW 15th, SE 1st (Hostetler Park), SW 4th (TND building) and lots on SE 32nd and SW 51st.

The call for "letters of interest" have gone out to various development companies and it'll be interesting to see how they respond and the kinds of projects they propose to build.

Again, March 15th is the deadline to get those letters of interest back in to city hall.



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Posted by Dave Morgan at 1:46 PM

Jan
08
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Lincoln City City Council to reach out for help on dealing with "rogue" behavior, Warming Shelter Chapter 3, and partnering up with Portland non-profit to boost LC's affordable housing stock

Daily News

Comments Off on Lincoln City City Council to reach out for help on dealing with "rogue" behavior, Warming Shelter Chapter 3, and partnering up with Portland non-profit to boost LC's affordable housing stock



*Lincoln City City Hall
Archive photo*

The Lincoln City City Council is still embroiled in a continuing political soap opera over what has been described by City Councilor Kip Ward, as a member of the council disclosing confidential city information to members of the public – information that was determined by law as confidential unless specifically made public by decision of the council to make it public.

No names were mentioned as to who the "confidential information leaker" was. Nor was the exact subject matter disclosed. In the end, the council decided to bring in a mediator from the Oregon League of Cities, an organizational brain-trust aimed to advise city councils on how to referee issues like this one.



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A warming shelter on SE 48th, a block north of 101 owned by Mayor Don Williams. Lacks correct zoning for a warming shelter. They have no permit to operate at this location. Mayor Williams is reportedly collecting rent from the shelter operations.

The council also got an update from City Manager Richard Chandler that formal notice has been given to the homeless warming shelter in the old Taft Fire Station that its operations are illegal. The city notification contends the building is not properly zoned for such use and therefore is in violation of city and state laws.

There has been a lot of back and forth from both sides, which involves Mayor Don Williams because he owns the building and

he continues to defend his tenants who received a \$50,000 grant from the city to go toward shelter rent. At the time the city council had no idea the money would wind up in the Mayor's pocket, which the Mayor defends because he said he did not know the warming shelter people would come knocking on his door asking to rent his old fire station. Mayor Williams also claims that when he voted with his fellow councilors to award the city grant to the non-profit, he had not negotiated in advance nor made a rental deal with the non-profit.

A city notice of violation was issued to the non-profit informing them they are using the building for purposes that do not comply with the zoning the building sits on. In response, the non-profit appealed the notice of violation to the city planning commission which handles such disputes. The planning commission will hear the case and then make a recommended decision to the city council who will then decide whether to refer the matter to a municipal court judge who will make a legally binding ruling.

From there, attorney fees and court costs may start playing a role.



For more info [Click Here!](#)



*Current LC Police Dept.
Just north of the Outlet Mall on E. Devils Lake
Rd.
Google Maps*

The council also got an update from consultants who are helping the city design and build a new police station. The current one is old, cramped and a very inefficient facility to work in.

Consultants said they need to firm up the city council's expectations of the new building. As for them, the consultants say that national trends show great attention to making police departments and sheriff's offices and

substations far more welcoming – not so austere as we've seen over the past fifty years.

But city councilors took it as possibly running up the costs of the new police station – one councilor even claiming the drawings he'd seen makes the police station look like the Taj Mahal. The council made it clear to the consultants that the city needs to see some budget figures before they move too quickly without knowing how much it will cost. The council was also told that the police department may have to operate out of a different location while the new city police station is built on the same site that it sits on today – just north of the outlet mall.

And finally, the city council followed the lead of Newport and Lincoln County to turn over a big chunk of the responsibility for providing affordable housing in Lincoln City to a very large non-profit in Portland that has had considerable success in producing affordable housing in the Portland area.



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Lincoln County Commissioner Bill Hall and the director of a housing advocacy agency called Proud Ground, sought permission from the city council to turn over Lincoln City's pledged contributions to affordable housing in Lincoln City to Proud Ground so they can take over the push for affordable housing, not only in Lincoln City, but throughout Lincoln County.

Hall told the council that funding for affordable housing must be consolidated into fewer and bigger hands like Proud Ground where the agency has over 250 affordable homes under its wing. The agency director said they can get more bang for the city's buck because of the large role Proud Ground plays in affordable housing efforts statewide.

The director told the council that they can move two families into affordable homes very quickly in Lincoln City, with another three homes coming on line in Newport. And there are five more homes following those.



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The deal is that Proud ground would eventually take over buildable lots in Lincoln City, the county and Newport. The agency would own them for 100 years thereby preserving their status strictly for affordable housing. With the land costs covered, lower income families can afford to have homes built with down payment assistance also offered by Proud Ground or other granting agencies.

The city council voted unanimously to go along with the proposal. City councilors pointed out that Lincoln County's economic prosperity is being held back because housing prices are rising so fast, nobody except the well off can afford to buy a home here. Rental vacancies are less than 1%, so there's no relief there either.



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City and county planning departments across Oregon are frantically trying to come up with strategies to get lower income people into affordable homes which then frees up the homes, condos or apartments they were living in so rental vacancies can once again be pursued by locals and new arrivals to the county.

But planners and city councils know that it'll take a sustained boom in affordable housing construction to not only produce shelter for low to middle class families, but also for middle to upper income families so they can continue to move to the coast and fill upper echelon jobs that too often go begging.

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Many housing experts contend that traditional wood-frame homes will increasingly be aimed at higher income families due to their high cost. Meanwhile, a new high-tech version of modular housing is showing up all over the country in rural areas as single family homes, but also in cities as 4 story mid-rises. These far lower priced four story complexes have commercial stores on the bottom floor with three floors of apartments and/or condos above. It spreads land costs across multiple families including the businesses on the ground floor. It also pulls lower income families closer in to the heart of a city so they have easier and cheaper access to shopping, parks, entertainment and service sector jobs.



NEWPORT FARMERS MARKET

SATURDAYS 9 TO 1

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Posted by Dave Morgan at 11:09 PM

Jan
04
2018

Depoe Bay joins the pursuit of affordable housing and the council acquires a new city councilor

Daily News

Comments Off on Depoe Bay joins the pursuit of affordable housing and the council acquires a new city councilor



*Depoe Bay & Harbor
Courtesy photo*

The Depoe Bay City Council has a new councilor to help guide the community forward. She's Kathy Short, a long time Depoe Bay property owner but a full time resident for about three years. Councilor Short told the council she'd like to join them because she wanted to be more community involved. She's a retired accountant with many years experience. Clerk-Recorder Jeff Wiseman says she'll be a big help to the council and for him as well. Short is filling an unexpired term of another councilor who left early. Short will have to run for election in her own right in the Fall of 2019.

Wiseman says the council has also become far more engaged in the affordable housing crisis which is pretty much coast to coast – certainly in Depoe Bay. Wiseman says there isn't much buildable land left within the Depoe Bay city limits so it's going to be even more of a challenge.

Wiseman says the council is also looking forward to sitting down at their annual reality check with the Lincoln County Commission. The commission makes the rounds at the beginning of every new year to see what's on the minds of city councilors among the county's seven (yes 7!) individual cities. Wiseman says Depoe Bay is very interested in charting a path forward on sewer plant expansions which include not only Depoe Bay, which owns the plant, but also Gleneden Beach which contracts with Depoe Bay to receive and treat their wastewater before it's released into the ocean. Wastewater treatment plants are very expensive and so their operations and expansions require very detailed attention. And trusted consultants are certainly part of the mix.

Posted by Dave Morgan at 11:09 AM

Jan
03
2018

Newport moving on affordable housing through Proud Ground

Daily News

Comments Off on Newport moving on affordable housing through Proud Ground



Newport City Hall

Newport City Councilors Tuesday evening broke through the bureaucratic ice to begin making forward progress again in fostering eight to ten new affordable housing units. Lincoln City will likely get a few units out of the new arrangement as well.

That new arrangement is to partner with a large non-profit based in Portland called Proud Ground that can help families with down payments on homes while Proud Ground takes over ownership of the land the

homes sit on. Proud Ground maintains ownership of the ground for 99 years to ensure that the homes that are built under this program remain affordably priced. It is also reasoned that Proud Ground being such a large, fully integrated affordable housing entity, is a good way to go because they're in touch with federal and state affordable housing funding programs on a daily basis and are thus more likely to produce better results than what small scattered housing advocacy groups/agencies might accomplish.

It was mentioned during the meeting that there are two to three projects targeted for Newport proper and six more expected for property owned by Wilder Homes near the college.



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The council also approved a change in the rules that govern the way apartments, condos and multi-unit commercial buildings are listed with the post office. Under the new rules the addresses will be numbered as well as the units themselves. They'll no longer be allowed to have letters for the units. So, they'll be addressed like 123 Main, Apt. #7...rather than "G." The post office has been agitating for years to make it easier for their mail carriers to find the correct units for incoming mail and this is the way they want to do it.

Currently labeled units will remain unchanged, but all new ones will fall under the new numbering rules. The new city ordinance takes effect in about a month.



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Posted by Dave Morgan at 3:28 PM

Dec 15 2017

Last chance for Affordable Care Act health insurance...

Daily News

Comments Off on Last chance for Affordable Care Act health insurance...



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Financial Help *IS* still available to help pay the monthly premiums. A family of 4 can receive a subsidy if their income is up to \$98,400 per year. To find out what you and your family qualify for, see <https://www.healthcare.gov/lower-costs/qualifying-for-lower-costs/>

If your workplace insurance doesn't cover autism therapies, it may be worthwhile to purchase a policy on the ACA marketplace for your child that does. Look over the policy coverage and costs carefully to see if this option is viable for your family.

This information applies to people who either do NOT have insurance through their workplace, or do NOT have OHP coverage.

QUESTIONS? Contact Oregon Family to Family Health Information Center for free help. Call toll-free: 855-323-6744, or go to www.oregonfamilytofamily.org

This information is adapted from the [Oregon Family to Family Health Information Center](#).

Posted by Dave Morgan at 10:22 AM

Dec 15 2017

LAST DAY TO ENROLL FOR MEDICAL COVERAGE UNDER THE AFFORDABLE CARE ACT!!

Daily News

Comments Off on LAST DAY TO ENROLL FOR MEDICAL COVERAGE UNDER THE AFFORDABLE CARE ACT!!

LAST DAY TO ENROLL FOR MEDICAL COVERAGE UNDER THE AFFORDABLE CARE ACT!

ENROLL ON LINE: [CLICK HERE](#).

Posted by Dave Morgan at 10:03 AM

Dec 05 2017

No VRD Moratorium for Newport – Also making affordable housing more within reach

Daily News

Comments Off on No VRD Moratorium for Newport – Also making affordable housing more within reach



*Vacation Rental Dwellings
Archive photo*

The Newport City Council Monday night raised the issue again whether the city should slap a moratorium on new vacation home rentals. After a lot of back and forth the council voted to NOT enact a moratorium. Instead they told city planner Derrick Tokos to work with the planning commission who will then work with a wide ranging citizens group (members for and against and neutral

on the issue) and hold public hearings and get everything out in the open so the issue will be ripe for a city council decision maybe in ten months.

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On another housing issue, the council approved new rules that allow adding smaller additions to lots that already have a house on them. They're not tiny houses per se, but they are smaller. Such "accessory dwelling units," (ADUs) will be allowed only one per lot.

And the city is moving ahead on making it easier to build affordable housing. For instance, charges for sewer, water, streets and other costs on a new home right off the top in their building permit (called system development charges SDCs) will now be tied more to their square footage rather than a one-amount-fits-all approach that has been in effect for years. Instead of an average SDC running around \$11,000 per home, smaller homes can scoot through paying \$6,000. Construction Excise Taxes will also raise money toward affordable housing but the amount of money and how it would be distributed is being studied by the city's community development department in partnership with a citizens advisory committee. With a lot of analysis and dialog the goal is to determine a system of distribution of those funds that is "fair."

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On the actual construction front, Wilder is expected to build 28 new housing units in the near future. Another developer is expected to add 66 new apartments off NE 36th. These efforts may or may not help to push down local rental rates but it's certainly a step in the right direction.

Another incentive to build more affordable housing is found in new state rules that make it easier to build affordable apartments. They're aimed at families at 60% or below local median family incomes – in this case – in the Lincoln County area. But the principle applies statewide.

And something else...the city council approved the installation of flashing signs at a number of pedestrian cross-walks across Highway 101. When completed, they will be flashing at SW Bailey, SW Abbey, NW 3rd, NW 10th and NW 15th.

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