

MINUTES
Housing Capacity Analysis and Production Strategy Policy Advisory Committee
Meeting #3
Newport City Hall Council Chambers
June 8, 2022

Committee Members Present by Video Conference: Kathy Kowtow, Wendy Hernandez, Dr. Karen Gray, Bonnie Saxton, Rev. Judith Jones, Betty Kamikawa, Dennis White, and Cynthia Jacobi.

Committee Members Absent: James Bassingthwaite, Todd Woodley, Mike Phillips, Sheila Stiley, Robert Cowen, Braulio Escobar, Dr. Lesley Ogden, and Jan Kaplan.

City Staff Present by Video Conference: 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 6:07 p.m.
2. **Welcome and Introductions.** Tokos welcomed the committee members and reviewed the agenda.
3. **Newport Housing Conversation Guide Discussion.** Goodman noted that the updated housing guide had been sent to the Committee and asked if they had any questions. None were heard. Goodman reported a link was given to the Committee to review the Google document. Tokos noted that if there were specific groups the Committee members wanted to reach out to, they should sign up for them on the document and then any remaining would be done by backfill by staff. Goodman pointed out that if there were any groups that weren't on the list, the Committee should add them and fill in the information on their conversations on the document and send them to Tokos. Kamikawa noted that she was involved with the affordable housing group that she could reach out to. Jones said she would work on doing outreach at their community dinners and would reach out to Centro De Ayuda and Latino community organizations.

Goodman instructed the Committee to fill in the Google document so they would know who was doing the conversations before the next meeting. They should have the discussions finished done by the first of August. Tokos noted the real estate community wasn't listed. He asked if Saxton had a group she could reach out to. Saxton reported there was a realtor group meeting the next Thursday to reach out to. She would see if she could get Tokos included on the program.

Kamikawa noted the 60 Plus Center was a part of the city and asked if some fliers were there. Tokos thought it was a good thing to do this. He was also going to talk to the Pacific Coast Beach Club. Kamikawa thought the Oceanview Assisted Living would be another place to talk to about waitlists.

Saxton would sign up to do the Help Program for Lincoln County homeless students. The realtors did fundraisers for the program. She asked if there were questions she could use when speaking to the group. Goodman pointed out that there were questions and a survey included in the guides. She asked the Committee to send notes and surveys to Tokos.

4. **Preliminary Buildable Lands Inventory.** Goodman reviewed her PowerPoint presentation and what they were trying to accomplish with the Buildable Lands. She went over what buildable lands meant, and then the methodology for gathering data, classifying land, identifying and removing constraints, doing verification, summarizing results, and doing the constructability analysis.

Goodman reviewed the Newport Comprehensive Plan designations where housing was allowed with clear and objective standards. Tokos noted that south of the airport there were over 450 acres of land brought into the Urban Growth Boundary (UGB) in the late 1980's as a resort golf course that included commercial elements and housing. The way it was set up required it to be a resort. If anything was to happen there, it would need its own development with infrastructure. Tokos pointed out that they didn't assume needed housing at this location. If something was developed there it would need to be resort oriented housing.

Goodman reviewed the Buildable Lands Inventory maps for the north, south and the city center. She then reviewed the Constrained Land maps for the north, south and city center.

Goodman reviewed the land classifications for what was developed, vacant, partially vacant, undeveloped, and public. Tokos asked if they picked up the partially vacant smaller property where they had tax consolidated multiple lots and some of those lots were vacant and available for development. Goodman confirmed they did. They were set aside in their own category and were counted a little differently to identify realistically how many dwelling units they would get for those lots. There was only a handful of these in the city. Tokos explained these were instances when someone owned multiple lots that were under one tax lot. Some had a house in the middle of the lots and others were where people thought they might sell part of the lots so they could put a house on one side and sell the other lots.

White thought that there were public lands that could be opened up and asked if they had been earmarked already. Tokos reported they did this but there wasn't much. Most of the public lands had public facilities or had steep drainages that were for storm water management as part of the park systems. There were only a half a dozen lots in the city's inventory that would be suitable. Goodman thought this was something that could be a part of the housing production strategy to do an assessment on publicly owned land. Tokos noted they had done this before but he cautioned that if they identified this, it wasn't framed in a manner that might be a fantastic solution to finding land for housing because that wasn't the case.

Goodman reviewed the development status with constraints maps covering the north, south and city center. She then reviewed the unconstrained vacant and partially vacant residential lands by Comprehensive Plan Designation maps covering the north, south, and city center. Kamikawa asked if low density residential could be changed to high density residential. Tokos explained it required a change in the Comprehensive Plan but it could be done. Goodman noted that there were some cases where it was exactly the right thing to do. An example of when this could happen was when there was land that was zoned commercial that was a perfect place for high density residential and the owner wanted to re-designate it.

Goodman reviewed the unconstrained buildable acre totals next. Tokos asked why they added the planned destination because it skewed the numbers. Goodman would put it in its own table. White noted a lot of people who worked in Newport lived on the perimeter in the unincorporated areas outside of the city limits. He asked if there was any considerations for properties between Newport and Toledo under the jurisdiction of the County. Goodman explained there would be County restrictions on residential development on that land, but it wasn't capacity needs that Newport would consider in their planning. Tokos reported they couldn't consider unincorporated areas to meet Newport's housing needs and would only consider properties in our Urban Growth Boundary. A housing study was completed in 2018 that was for regional housing that included the unincorporated areas. Much of what was in the unincorporated areas were under a commercial timber type zoning. Options for housing in these areas were limited because they wanted to preserve the commercial timber on those properties.

These areas also tended to be for single family detached structures that didn't have access to sewer systems and only had the option for septic systems, which limited housing.

Kamikawa thought the 40 acres of commercial that was buildable wasn't very big and thought it should kept as commercial. She explained that it was hard in Toledo to find commercial land and thought they should be stingy with this. Goodman explained the thought was that it would be mixed use development where there would be commercial with residential over it. Kamikawa thought that was a good idea. Tokos noted they had a lot of underdeveloped properties that were ready for redevelopment and this wasn't reflected in the acreage or shown on the map. There were some opportunities north of US 20 towards the high school, and on US 20 where there was a lot of heavy commercial zoning and a lot of older homes where they could do additional multi-family as well. Goodman thought this would be good part of the housing production strategy discussion.

Cynthia Jacobi entered the meeting at 6:49 p.m.

Tokos asked about the land improvement value ratios. He questioned if there was a reason to look at this to see if there were any commercial properties that were good for redevelopment and add them on an inventory basis. Goodman thought they could do it this way or they could do it in a separate part of the analysis. She explained that when doing an improvement to land value ratio you looked at the value of the land and the value of the structure on it. If the land was worth more than the structure on it, it meant the land would be good for redevelopment. They could run some numbers and concentrate this along the corridors and in commercial areas and note the areas where there were higher improvement land value ratios. Tokos thought this would show patterns on the US 101 corridor in the City Center area and along US 20. He thought it might be useful as background information when picking up the policy conversation to show the data supports what they knew that these areas were positioned for redevelopment and were in areas they thought would be suitable for mixed use residential over office types. Goodman suggested they take this outside of the buildable lands inventory and put it in a different place in the analysis. She thought they could also do this two to three blocks on either side of US 101 and US 20.

Tokos noted the area in the north where there was 40 acres at the 36th and Harney Street would be a location for new residential development. This was part of a UGB land swap. It had been approved by the City Council and needed to be approved by Lincoln County. Tokos reported the Wyndhaven Ridge developers planned to add 78 apartment units that current year and another 90 plus in a couple of years. This would likely trigger a signal at US 101.

Goodman reviewed the next steps for the constructability analysis and the areas that had existing infrastructure. Tokos pointed out that the area on the north side of town at Agate Beach above the Surf View Village Apartments on 60th Street was what they wanted to take a look at. The developers intended to build an assisted living facility there but the balance of it would be a mix of single family or single family attached housing. This was an area where they had Urban Renewal funds. The constructability assessment would give a sense of if they could get the infrastructure in place there, what kind of price points would be achievable there. Tokos noted the Oceanview Assisted Living area would require a road connection through the city's property where there was a water tank and was around 20 acres. There were 80 acres by Forest Park where they estimated what the costs would be to do a Harney Street extension. The estimate costs were over \$45 million. This was an area where they would show that it was unlikely they would ever achieve housing because of the cost of getting infrastructure to the property. Tokos explained this was an example of why this area couldn't be relied on for housing.

Karen Gray entered the meeting at 7:05 p.m.

Goodman provided the weblink to the map of the interactive buildable lands inventory map to the Committee. She reviewed areas on the map to showed examples of constrained and buildable lands. Tokos asked the Committee to review the map and let him know if there were any mistakes. Goodman asked that if they found any mistakes they should let Tokos know the Map and Tax Lot ID number for the property. She asked the Committee to send comments to Tokos by June 20th. White asked how the vacant property at Hurbert Street and US 101 that was owned by the County had been classified. He also asked why the 420 acres was hands off for what could be considered. Tokos reported that the 420 acres were beyond what the city could serve for sewer and was on Seal Rock water. This area was brought into the Urban Growth Boundary with the expectation that it would only be developed if it was developed as a destination resort. This was the only justification for bringing the large chunk of land into the boundary. There was a strict limitation for the destination that required them to have their own wastewater plant and their own internal infrastructure, or nothing else. Tokos reported that developed land didn't get picked up on the buildable lands assessment. There was quite a bit of commercial land that was underdeveloped where the value of the improvements were small in comparison to the value of the land. These were areas in the City Center and along US 20 where they were well positioned for redevelopment with strategic investments, and where they could reasonably see multifamily housing on second and third stories with commercial or office on the first floor.

5. **Public Comment.** None were heard.

6. **Next Steps.** Goodman asked for the Committee's thoughts on who could attend an alternate meeting date for the July 21st meeting on either July 27th, 28th or August 4th. A discuss ensued regarding the availability of Committee members on these dates. The Committee was in agreement to change the meeting to August 4th.

Gray thought the School District would be useful to hosting a housing conversation with partners. They could do events but needed help with it. Gray suggested this be done around the third week of July. They could reach out to parents, students and other connections. Goodman suggested looking at the list to see who wouldn't be otherwise engaged. Tokos suggested contacting the employees and adding the School District as an employer with parents.

Kamikawa thought they needed to include the hospital in the list so they could talk to their doctors and nurses. Tokos would talk to Dr. Ogden on this.

Tokos pointed out the notes at the end of the list where the Committee could drop in interesting examples to share with the group. He noted the example he added about accessory dwelling units (ADUs) and the construction costs to build them. Jacobi asked if there was any interest for ADUs in Newport. Tokos noted there were around three to five being built a year.

Kamikawa suggested adding the County Strategic Housing Plan. She noted that it had been finished in 2019 and had good information.

Gray noted that there were two other groups the School District had connections with. She said they were connected with the Help Program for homeless youths and they could invite Hispanic and Guatemalan families to participate in their events as well. She thought the School District could do multiple events. Tokos asked if the Hispanic and Guatemalan population would have a interpreters. Gray confirmed they would. Saxton noted that she was happy to work with Gray to do these programs and contact the Help Program community.

Goodman suggested they reach out to the Department of Human Services to connect with foster kids

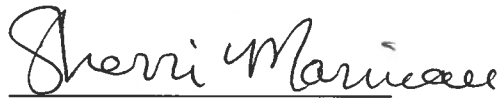
who were aging out of foster care. Gray noted the health team in the School District was their foster liaison. They could cover this and noted their health coordinator helped both their homeless youth and foster children.

Jacobi noted that if anyone needed a person to work with she would be available. She asked if college students were being taken care of on the list. Tokos thought they should add them to the list and talk to OCCU and OSU for this. Gray asked if all the housing meetings with the community needed to be done by August 1st. Goodman thought they should, but they wouldn't count out anything afterwards.

Jacobi asked about the Coast Guard housing behind Fred Meyer. Tokos reported there were about 10 to 12 units around San-Bay-O Circle, along with a few other locations. Jacobi asked if the Coast Guard might be interested in more housing. Tokos could reach out to them to find out what they were looking for. He also suggested they have a similar conversation with Pacific Seafoods for their seasonal housing needs. Tokos noted there would be a few stakeholder engagements where they could weave in some of these questions as well.

7. **Adjournment.** Having no further business, the meeting adjourned at 7:38 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Sherri Marineau". The signature is written in black ink and is positioned above a horizontal line.

Sherri Marineau
Executive Assistant

