

Jerald Taylor

From: mike morgan [hminc@pacifier.com]
Sent: Monday, July 24, 2017 4:11 PM
To: jtaylor@ci.manzanita.or.us
Cc: 'Cynthia Alamillo'
Subject: Request for Consideration - Pilot Program HB 4079
Attachments: ExibA.pdf; ExibB.pdf; CITY OF MANZ713.docx

To: Jerry Taylor, Manzanita City Manager

From: Mike Morgan, Planning Consultant

Re: Request for Consideration – Annexation of 50 acres under HB 4079

Date: July 24, 2017

Attached for the City Council's consideration is a description of a request by my client, Seventeen Enterprises, LLC, to as the City to submit a pre-application to the Department of Land Conservation and Development under HB 4079, "UGB Expansion for Affordable Housing Pilot Project."

We would like to approach the Council at the August meeting to explain our proposal and request that the City submit the pre-application by the September 5, 2017 deadline.

As described in the attachment, the legislation allows one city under 25,000 population in the state to submit a full application. The pre-application is a preliminary step to consideration by DLCD, which will choose one city by next March.

It should be noted that the land which may be annexed, up to a maximum of 50 acres, must contain at least 30% affordable housing units; the remainder or 70% may be market rate housing. The areas identified on the exhibit maps (Exhibits A and B) are preliminary, and show an example of how affordable units may be developed. Prior to the submission of the final application in January, 2018, (if the City is selected), additional work will be done to identify areas where affordable housing may be located. Affordable housing types may include manufactured homes, apartments built by private interests or public entities such as the housing authority, and so forth. We are interested in working with the community to determine what types and configurations of housing developments are needed.

We appreciate your help in this matter and hope to be able to be on the August City Council agenda. Please contact me if you need any additional information.

Mike Morgan
Planning Consultant
503 739 0102
hminc@pacifier.com

PROPOSAL TO THE CITY OF MANZANITA FOR ANNEXATION OF LAND UNDER HB 4079 PILOT PROGRAM JULY 21, 2017

BACKGROUND

House Bill 4079 was signed by the Governor in 2016 with a purpose of stimulating the development of affordable housing. Under a pilot program administered by the Oregon Department of Land Conservation and Development, (DLCD), one city under the population of 25,000 and one over that threshold will be allowed to annex up to 50 acres for a mixture of affordable and market rate housing without going through the normal UGB and annexation process.

A requirement of the pilot program is that at least 30% of the housing units in the 50 acres must be affordable to households earning no more than 80% of the area median income, or no more than 100% of area median income for spaces in manufactured dwelling parks. For example, a family of four at 80% of Tillamook County median income would make \$42,080. A family at 100% of median in a manufactured dwelling park could make up to \$52,600. Housing costs generally should not exceed 30% of a family's income, so a family at 100% of median should pay no more than \$1315 monthly. A family at 80% of median should pay no more than \$1052 monthly. The remaining housing developed in the 50 acres, or 70% of the units, can be sold or rented at market rates.

Most of the cities and counties on the North Oregon coast have recognized that providing affordable housing is an important and urgent priority. Manzanita and Tillamook County have identified development of affordable housing as goals in the current fiscal year. The inclusion of 50 acres to the City could help to alleviate the housing shortage for all income levels with a mixture of manufactured dwellings, small houses, apartments (subsidized or market rate) and market rate housing. From a planning standpoint, developing a neighborhood with a mixture of housing types and income levels is preferable to projects that are dominated by a particular income level. The pilot program was intended to promote mixed income developments.

PROPOSAL

Seventeen Enterprises, LLC, proposes to expand the urban growth boundary and annex 50 acres of land to the City of Manzanita in accordance with the regulations established under HB 4079, (referred to as the "Pilot Program"). Exhibit A illustrates the location of the 50 acres, which lies northeast of the City and connects to the existing urban growth boundary line.

The purpose of the annexation would be to permit the development of affordable housing in the southern portion of the property consisting of manufactured dwelling subdivisions both for sale and rent, as well as small house developments, and potentially, subsidized apartments. The northern portion of the development would be reserved for a mixture of market rate housing.

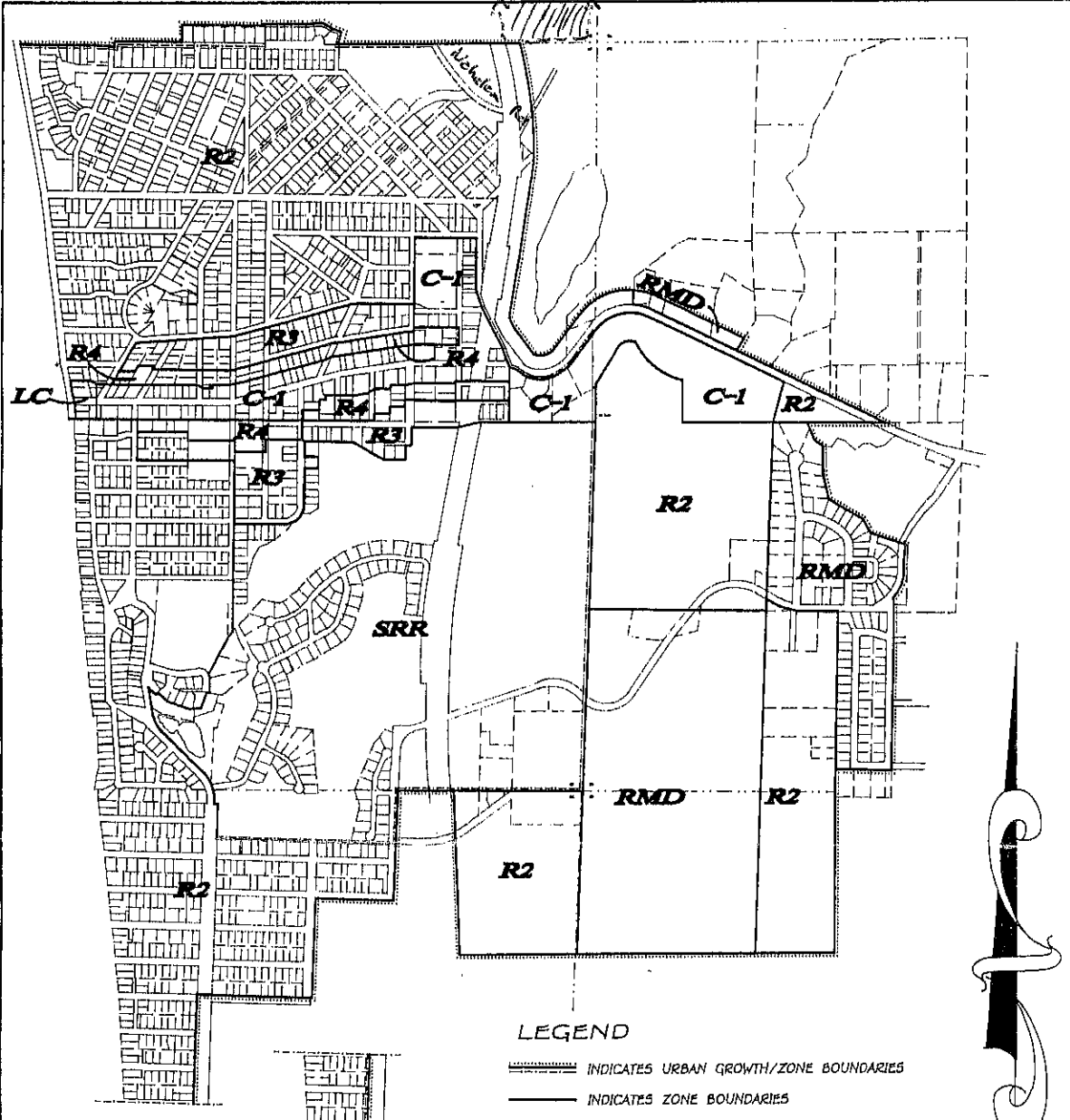
The acres set aside for affordable housing have yet to be determined, but a 5.5 acre parcel with small lots could support 30-35 units of housing at an average of 6-7 units per acre. Other parcels could be developed over time by various entities. The Northwest Oregon Housing Authority (NWOHA) has expressed interest in cooperating in the project. Although the Low Income Housing Tax Credit (LIHTC) program has diminished, other programs may be available through the State of Oregon or USDA in the future. The Classic Street small house development could be a model for a portion of the project. It is anticipated that the build out of the affordable housing could be over a span of several years, as would the market rate housing.

REQUEST

It is requested that the City of Manzanita submit a pre-application to DLCD no later than September 5, 2017 for the HB 4079 Pilot Program. The pre-app would be completed by Seventeen Enterprises LLC, consultants, which would take all responsibility for its completeness, as well as submission of a full application if accepted by DLCD. The full application will be due in several months after the pre-app is submitted if the City's pre-app is approved.

Consultants for Seventeen Enterprises LLC will work with City staff to ensure both applications are complete and competitive, and will ensure that staff involvement is kept to a minimum but that all questions are answered promptly so that the City Council is well informed. If the City Council agrees to be the applicant, it is suggested that a Memorandum of Understanding be drafted and agreed to so that all responsibilities are delineated. We would like to approach the Council at your August meeting to discuss this proposal in anticipation of submitting the application by the September 5 deadline.

← Proposed Annexation



LEGEND

- ==== INDICATES URBAN GROWTH/ZONE BOUNDARIES
- INDICATES ZONE BOUNDARIES
- - - - - INDICATES CITY LIMITS
- C1 INDICATES COMMERCIAL ZONE
- LC INDICATES LIMITED COMMERCIAL ZONE
- R2 INDICATES MEDIUM DENSITY RESIDENTIAL ZONE
- R3 INDICATES HIGH DENSITY RESIDENTIAL ZONE
- R4 INDICATES HIGH DENSITY RESIDENTIAL/
LIMITED COMMERCIAL ZONE
- RMD INDICATES RESIDENTIAL MANUFACTURED
DWELLING ZONE
- SRR INDICATES SPECIAL RESIDENTIAL/RECREATIONAL
ZONE

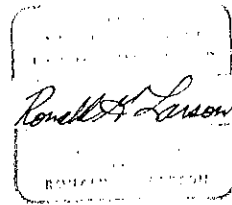


02660509.DWG

CITY OF MANZANITA
ZONING MAP

SECTIONS 28, 29, 32, 31, T3N, R10W, W.M.
TILLAMOOK COUNTY

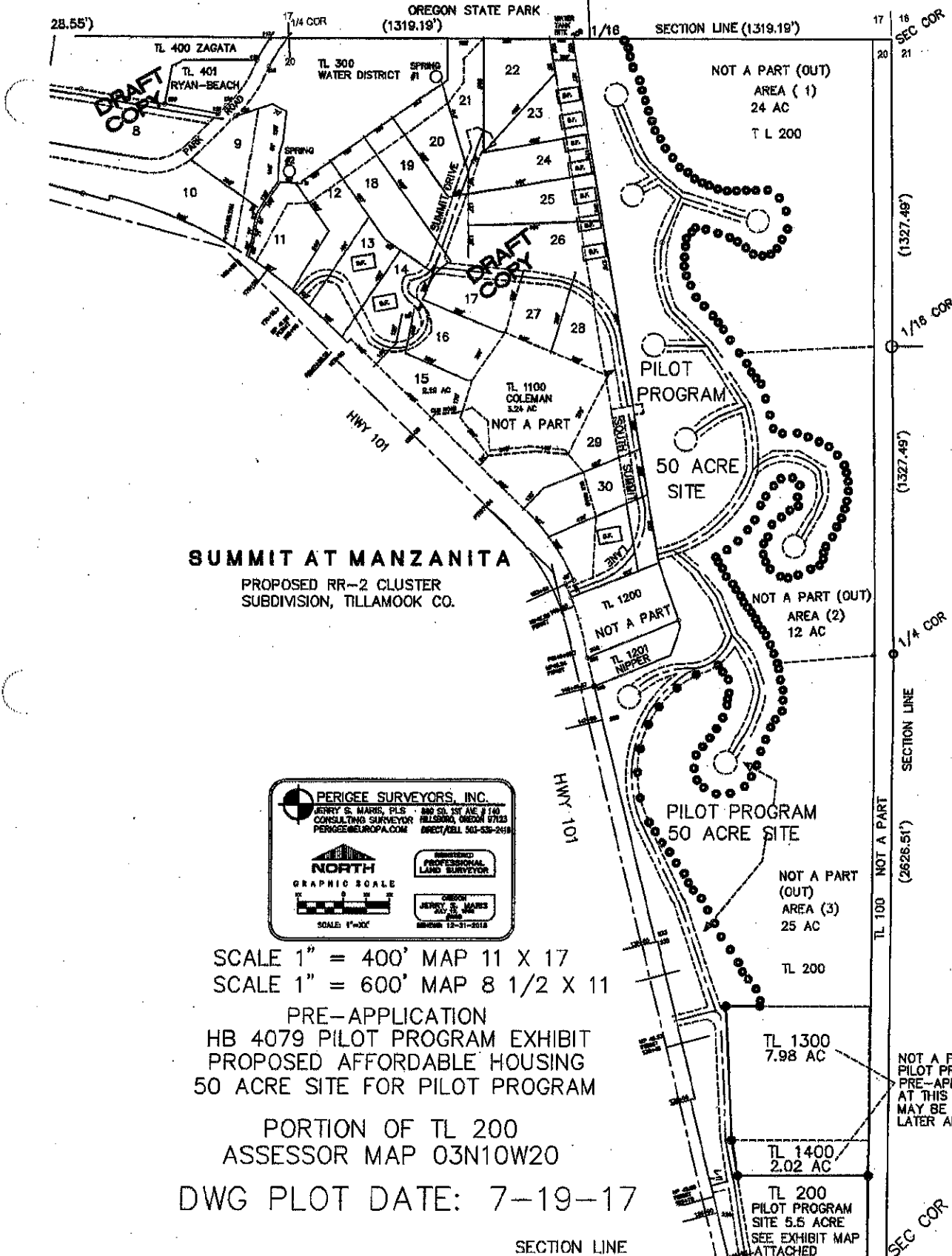
SURVEY BY:
HLB & ASSOC., INC.
HANDFORTH LARSON & BARRETT
SURVEYING • ENGINEERING • PLANNING
TILLAMOOK COUNTY CLATSOP COUNTY
160 LANEDA AVE. 4253A HWY 101 N.
MANZANITA, OR 97130 GEARHART, OR 97138
(503) 368-5394 (503) 738-3425
FAX: (503) 368-5847 FAX: (503) 738-7455



DATE AUG. 22, 1995	JOB NO. 5264-268-5	EQUIPMENT N/A	FIELD N/A	DRAWN RDM	CHECKED RGL
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16TH)

PRE-APP EXHIBIT MAP A



SUMMIT AT MANZANITA

PROPOSED RR-2 CLUSTER
SUBDIVISION, TILLAMOOK CO.

PERIGEE SURVEYORS, INC.
 JERRY S. HARRIS, PLS. 880 SO. 1ST AVE. # 110
 CONSULTING SURVEYOR TILLAMOOK, OREGON 97123
 PERIGEE@GUPA.COM DIRECT/CELL 503-536-2418

NORTH
GRAPHIC SCALE
SCALE 1"=400'

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JERRY S. HARRIS
NO. 35, 1000
EXPIRES 12-31-2018

SCALE 1" = 400' MAP 11 X 17
SCALE 1" = 600' MAP 8 1/2 X 11

PRE-APPLICATION
HB 4079 PILOT PROGRAM EXHIBIT
PROPOSED AFFORDABLE HOUSING
50 ACRE SITE FOR PILOT PROGRAM

PORTION OF TL 200
ASSESSOR MAP 03N10W20

DWG PLOT DATE: 7-19-17

SECTION LINE

NOT A PART OF
PILOT PROGRAM
PRE-APP
AT THIS TIME
MAY BE INCLUDED IN
LATER APPLICATION

CITY OF MANZANITA, TILLAMOOK CO. OREGON

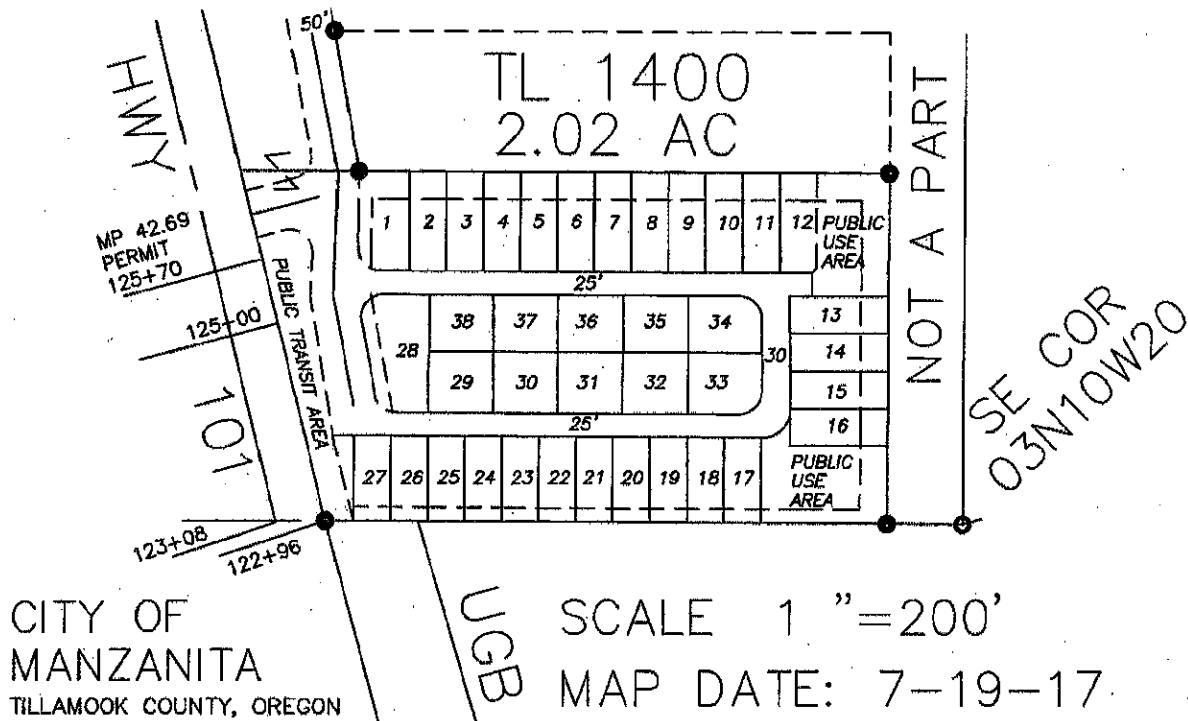
EXHIBIT MAP B

HB 4079 PILOT PROGRAM EXHIBIT PROPOSED AFFORDABLE HOUSING MANUFACTURED HOME CONCEPT

TL 200 5.5 ACRE PORTION

CONCEPT PARAMETERS:

TYPICAL DIMENSIONS FOR LOT & HOME PAD: 30 FT X 60 FT
LOT WIDTH 40 FT MIN, LOT DEPTH 91 FT MIN
LOT WIDTH 70 FT MIN, LOT DEPTH 61 FT MIN
FRONT SETBACK: 16 FT MIN SIDE SETBACK: 5 FT MIN
REAR SETBACK: 15 FT MIN & BASED ON SITE & ZONE



CONCEPT PARAMETERS: PETE ADAMSON
PREPARED BY: JERRY S. MARIS, PLS 860, OREGON

Jerald Taylor

From: mike morgan [hminc@pacifier.com]
Sent: Friday, July 28, 2017 9:57 AM
To: jtaylor@ci.manzanita.or.us
Cc: 'Phil Weber'
Subject: FW: Letter of Support

Jerry: Please include this letter from Todd Johnston in our submittal to the City Council if you feel it is appropriate.
Thank you, Mike Morgan

From: Todd Johnston [mailto:todd@nwoha.org]
Sent: Thursday, July 27, 2017 3:43 PM
To: mike morgan <hminc@pacifier.com>
Cc: 'Phil Weber' <bigweb.weber584@gmail.com>; petea41322@gmail.com
Subject: RE: Letter of Support

Hello Mike,

Thank you for the information regarding the proposed use of HB 4079 in Manzanita. After reviewing the Annexation proposal and supporting documentation, the Northwest Oregon Housing Authority would like to offer our full support to the proposal. If successful, this annexation could provide valuable affordable housing as well as market housing options for the Manzanita area. Given the experience of our clients we know that both of these options are in very high demand right now. NOHA has clients with voucher assistance that have recently been unable to utilize their rental subsidy due to a lack of available units. As the Public Housing Authority serving Tillamook county, NOHA is will to partner or assist the project if needed to facilitate development of additional housing. We wish you the best of luck with this proposal and are excited about the possibility of additional housing resources in our area. Thank you.

Sincerely,

Todd Johnston
Executive Director
Northwest Oregon Housing Authority
(503) 994-5034 - direct
todd@nwoha.org