



Celebrating
125
1893-2018
Years

“Block Party” Celebration

Where: Old Town

When: Friday, July 27th, from 5:30-9 pm

■ **Community Event Featuring:**

- Extended restaurant and shop hours in Old Town
- Representatives from local organizations with displays
- Kids activities
- Rock painting
- BJ’s Ice Cream & cake
- **Live music from 7-8 pm**

- **Over 60 mayors from across the state of Oregon and their spouses will attend this event!**

Street Closure Approval Needed:
The Siuslaw Bridge to Laurel Street
From 2-10 pm on 7/27/18

Presented at
6.18.18 City
Council Meeting -
Presentations

City of Florence

A City in Motion



Celebrating
125
1893-2018
Years

Block Party in Old Town: July 27th from 5:30 to 9 pm!

- Community Event Featuring:
 - Extended restaurant and shop hours in Old Town
 - Representatives from local organizations with displays
 - Kids activities
 - Rock painting
 - BJ's Ice Cream & cake
 - **Live music from 7-8 pm**

Block Party in Old Town: July 27th from 5:30 to 9 pm!

- The *2018 Oregon Mayor's Conference* is being hosted in Florence from July 26th- 28th
- 60 mayors from across the state of Oregon and their spouses will attend this event!

Street Closure Approval Needed



- Siuslaw Bridge to Laurel Street
- 2-10 pm
- Street closure application to come



City of Florence
A City in Motion

Airport Road Affordable Housing Project



June 4th Meeting Review

- Project History & Background with Site Overview
- Presentation from Neighborhood Economic Development Corporation (NEDCO) & Willamette Neighborhood Housing Services (WNHS)
- Potential City Financial Support & Options

Outcome:

- Council Offered Preliminary Approval of proposed purchase agreement, and
- Authorize Staff to proceed with a Public Hearing / Decision at the June 18th City Council Meeting



Project History & Background



- Coordination with Neighborhood Economic Development Corporation (NEDCO) and Willamette Neighborhood Housing Services (WNHS) - *Merging 1-1-19*
 - Partnership for Affordable Housing Development at Old Senior Center Site '1424 Airport Road'



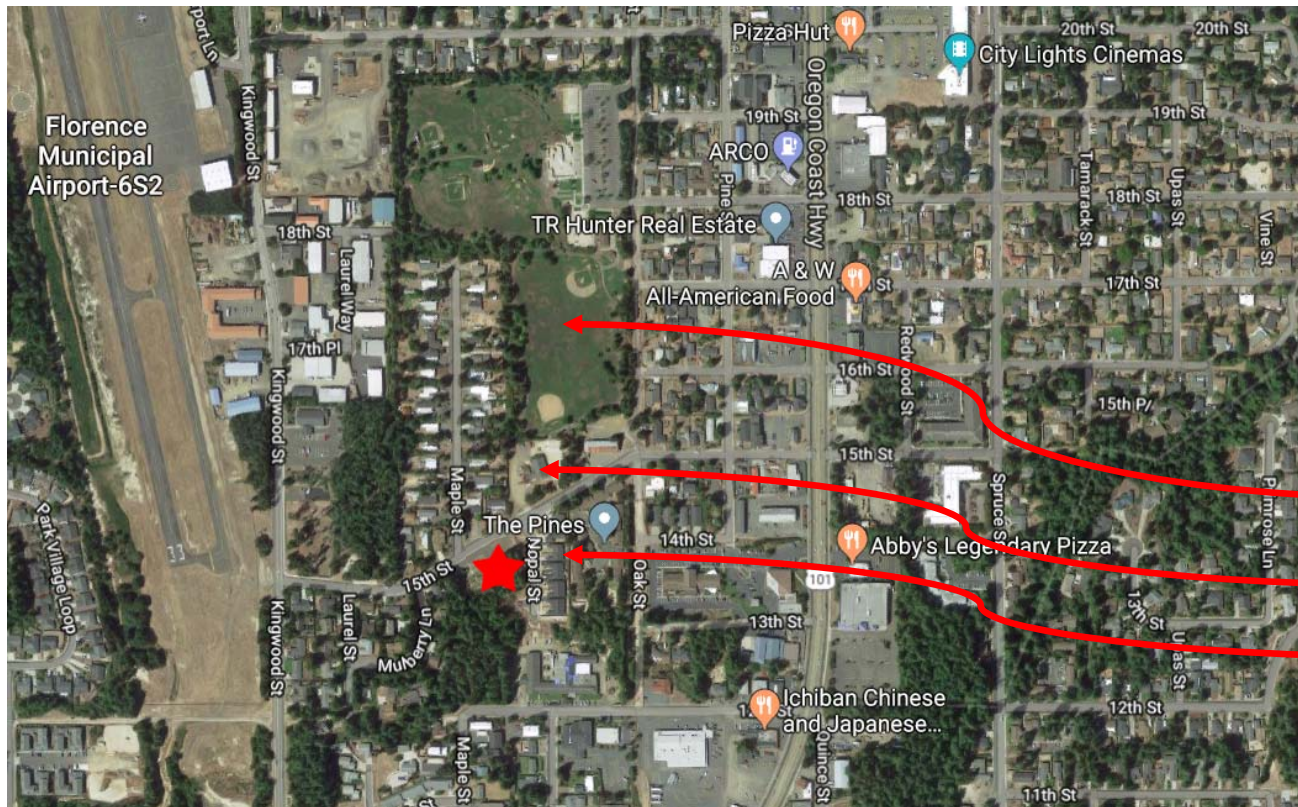
- **Current Grant Alternative**
 - Oregon Housing & Community Services LIFT (Local Innovation Fast Track) grant
 - NEDCO / WNHS to apply and seeking City support
 - Supports homeownership for low-moderate income households
 - Preference for rural / communities of color



Site Overview

- Previous Site of the Florence Senior Center
- Current Site of the Florence First Harvest Community Garden

Lot Size: 1.73 Acres / 73,359 sq. ft.
Zoning: Multiple Family Residential



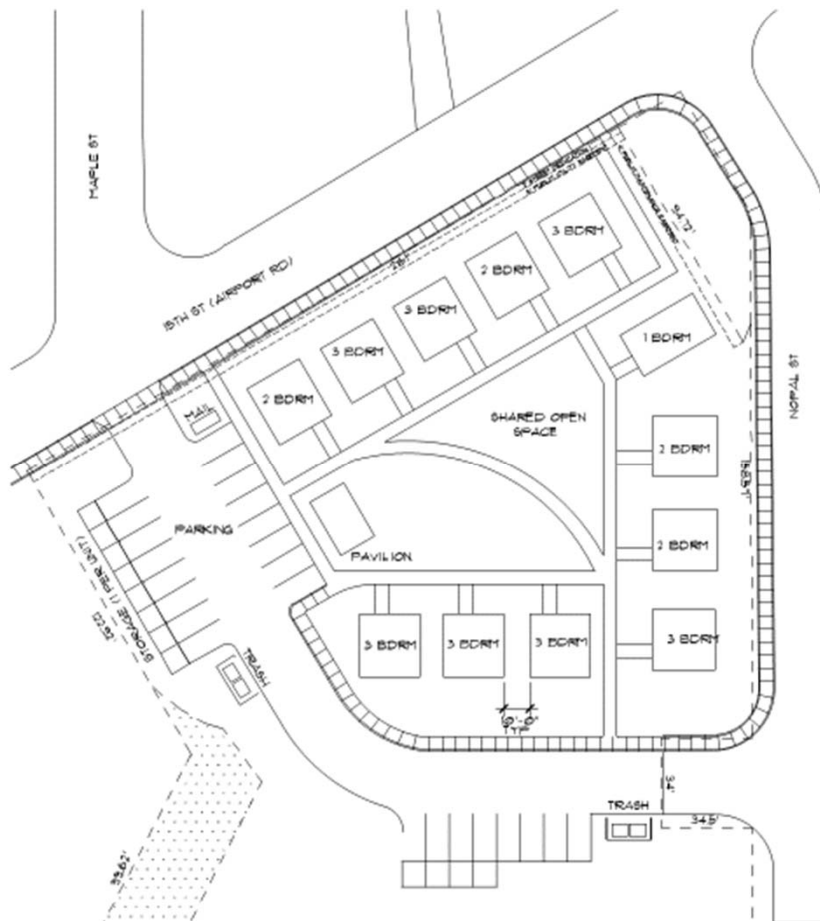
Miller Park

Boys & Girls Club

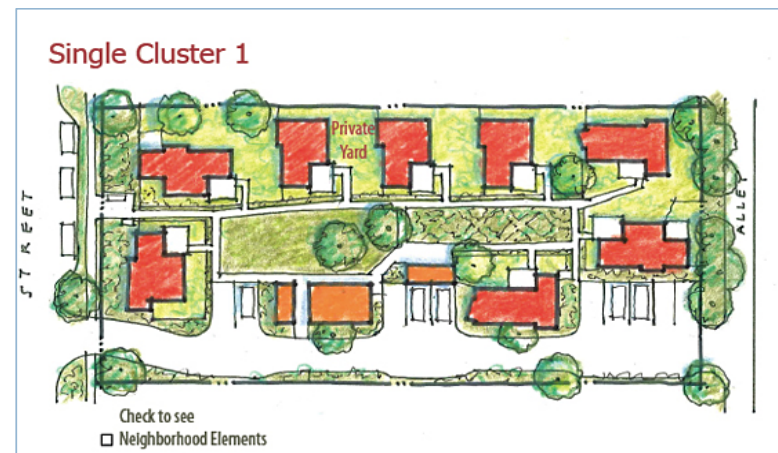
Habitat for Humanity
'Keener' Place



Development Overview



- 12 Cottage Cluster Units
 - Around 500-1200 sq./ft.
 - Oriented around common green space
- Community Land Trust Model
 - Homes sold via private mortgage
 - Land held in trust with non-profit





Project Timelines

**** Pending Grant Funding**

Date	Item
June 18 th	Council Decision on Proposed Option Agreement - <i>Agreement proves applicant's 'Site Control' as required by LIFT Grant</i>
June 22 nd	LIFT Grant Application Due - NEDCO / WNHS to Apply - <i>Prove Financial Feasibility & Readiness to Proceed</i>
July / August	Community Interest Meetings - <i>Generate Interest from Potential Buyers</i>
Fall 2018** <i>LIFT Grant Awards Announced</i>	<ul style="list-style-type: none"> • Classes / Counseling - Pre-Qualification Waiting List Established • Planning Department Application Submitted • Coordination with Community Garden for New Location
Spring 2019**	Construction Starts
Early 2020**	Homes Sold





Proposed Sales Agreement

- Council to Consider proposed Agreement to Purchase and Sell Real Property:

1424 Airport Road: - TL 18-12-27-10-15400

Proposed Buyer:	Willamette Neighborhood Housing Services (WNHS) <i>(DBA for Corvallis Neighborhood Housing Services Inc.)</i> <i>Partner with Neighborhood Economic Development Corporation (NEDCO)</i>
Term of Agreement:	To Expire December 31, 2018 with an option for an additional 180-day extension period
Purchase Price:	\$0 <i>- Property Value used for Local Government Financial Support Provision With LIFT Grant</i>
Estimated Property Value:	As of 2017 tax rolls, Real Market Value assessed at \$238,371
Contingency:	Agreement contingent on WNHS attainment of project funding



June 18th Next Steps

1. Questions of Staff
2. Public Hearing
3. Decision on Proposed Sales Agreement

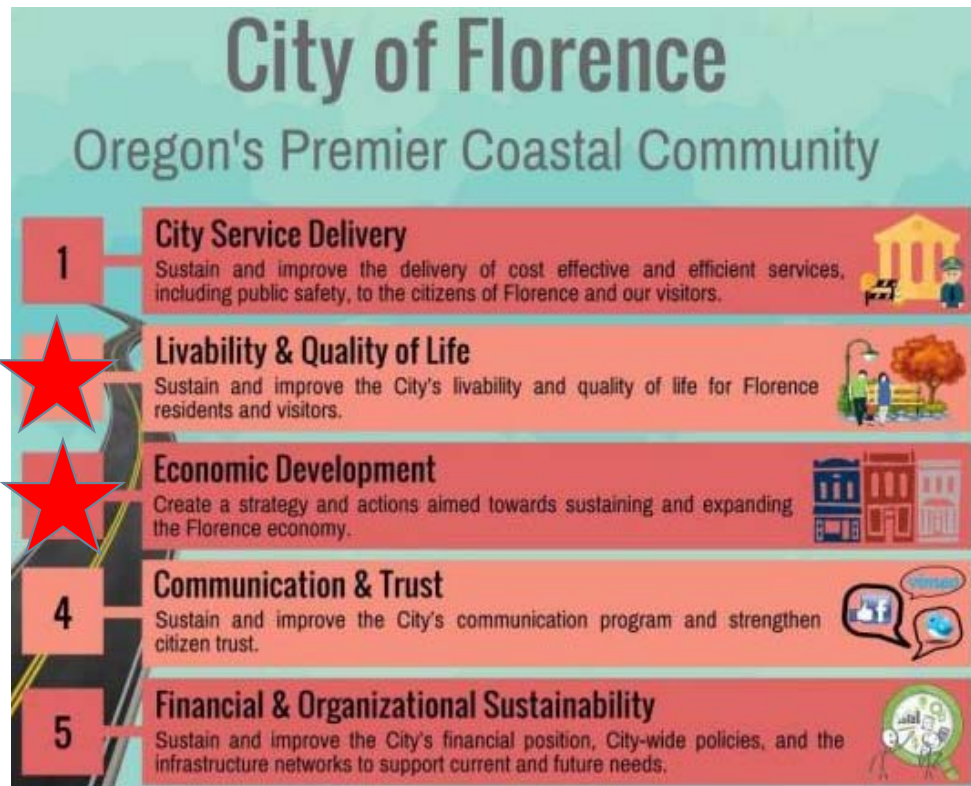


June 18th City Council Options

1. Authorize the City Manager to execute the Option Agreement and Agreement to Purchase and Sell Real Property on behalf of the City of Florence
2. Recommend amendments to the Option Agreement and Agreement to Purchase and Sell Real Property and authorize the City manager to execute the amended agreement on behalf of the City of Florence
3. Do not authorize the execution of the agreement



Staff Recommendation



City of Florence
Oregon's Premier Coastal Community

- 1 City Service Delivery**
Sustain and improve the delivery of cost effective and efficient services, including public safety, to the citizens of Florence and our visitors.
- ★ Livability & Quality of Life**
Sustain and improve the City's livability and quality of life for Florence residents and visitors.
- ★ Economic Development**
Create a strategy and actions aimed towards sustaining and expanding the Florence economy.
- 4 Communication & Trust**
Sustain and improve the City's communication program and strengthen citizen trust.
- 5 Financial & Organizational Sustainability**
Sustain and improve the City's financial position, City-wide policies, and the infrastructure networks to support current and future needs.

- Authorize the City Manager to execute the Sales Agreement with the proposed sales price of \$0





City of Florence
A City in Motion

Thank You!

