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[Home](#) > [Request to Address the City Council \(Speaker's Card\)](#) > [Webform results](#) > Request to Address the City Council (Speaker's Card)

Submission information

Form: [Request to Address the City Council \(Speaker's Card\)](#) [1]
Submitted by Visitor (not verified)
Sat, 08/17/2019 - 7:50am
35.132.160.79

Name

Sally Wantz

City Council Meeting Date

Mon, 08/19/2019

Agenda Item Number

2

Do you wish to speak as a Proponent? Opponent? or Neutral?

Proponent

Brief Overview of What You Wish to Discuss

Speaking in favor of authorizing City Manager Erin Reynolds to sign and execute on behalf of the City the property sales agreement with Willamette Neighborhood Housing Services for the sale of 1424 Airport Road. This project represents the City moving in the right direction with bringing affordable housing options to those who need it. Nicely done.

Do you Represent an Organization?

No

Name of Organization

Residence Address

2190 13th Street

Email

sallywantz2190@gmail.com

Phone Number

541.902.9505

Source URL: <https://www.ci.florence.or.us/node/8523/submission/7711>

Links

[1] <https://www.ci.florence.or.us/council/request-address-city-council-speakers-card>



City of Florence
A City in Motion

Presented at 8.19.19
City Council Meeting -
Agenda Item #2

Airport Road Affordable Housing Project





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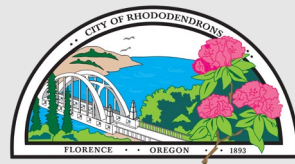
Agenda Item Overview

- Project Site Background / History
- NEDCO / WNHS Presentation
 - Value of Homeownership
 - Affordable Housing Economics
 - Project Overview & Funding
- Relationship to Council Goals
- Property Sales Agreement
- Public Hearing
- City Council Action



Project History & Background

- Working with NEDCO since January 2018
 - Review of potential locations – ‘Old Senior Center Site’ chosen due to it’s...
 - Multi-Family Zoning,
 - Central In town location,
 - Availability of utility infrastructure,
 - Proximity to family services,
 - Ownership by City of Florence,
 - History of intended use for housing,
 - Lot size,
- June 2018 –
 - City Council Approval of Option Agreement for 1424 Airport Road – *Expired June 2019*



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City of
Florence



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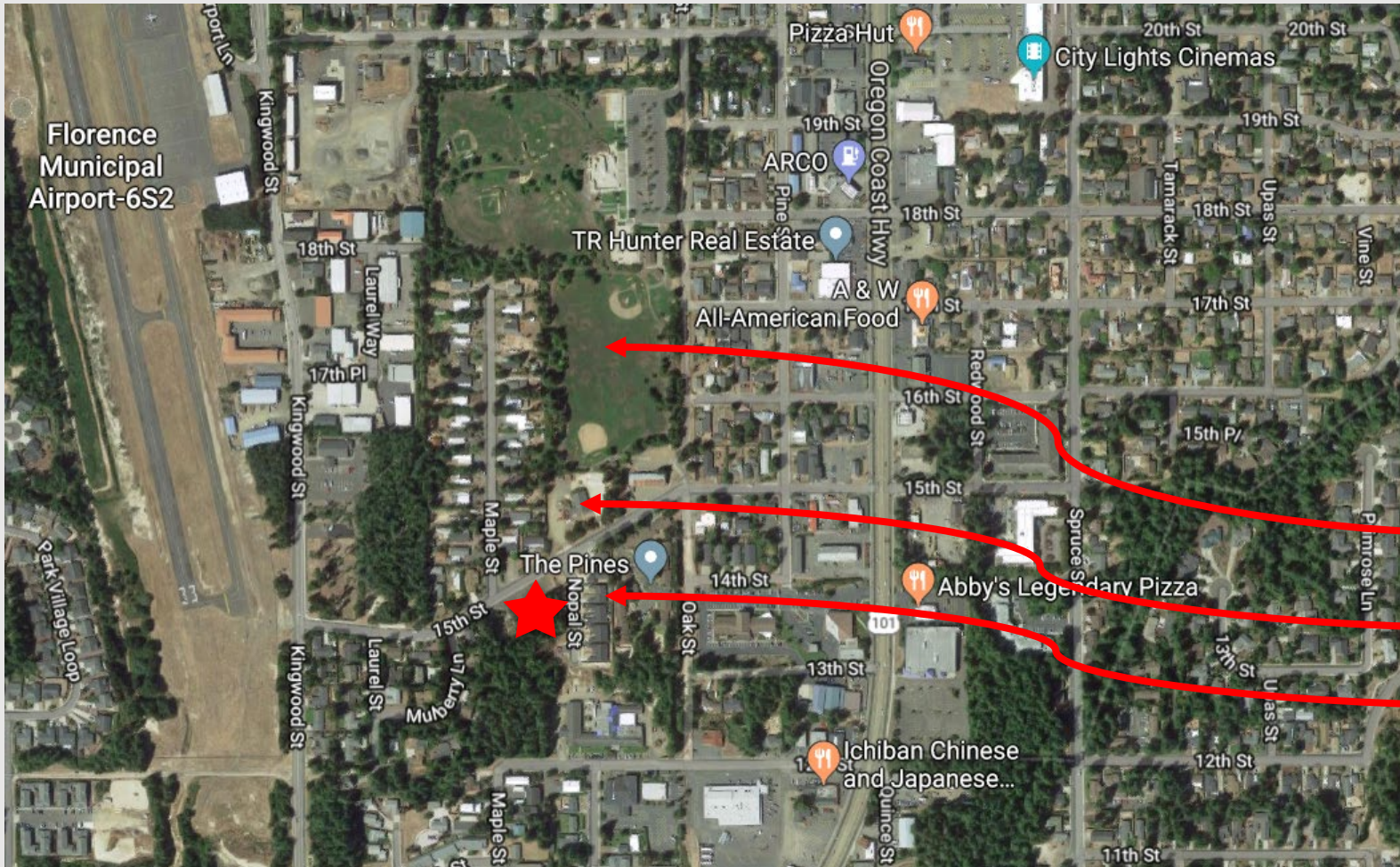
Workforce Housing
Request for
Application

January 2018

Site Overview

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

- Previous Site of the Florence Senior Center & Florence First Harvest Community Garden (recently moved to Rolling Dunes Park)



- Miller Park
- Boys & Girls Club
- Habitat for Humanity 'Keener' Place

Introductions



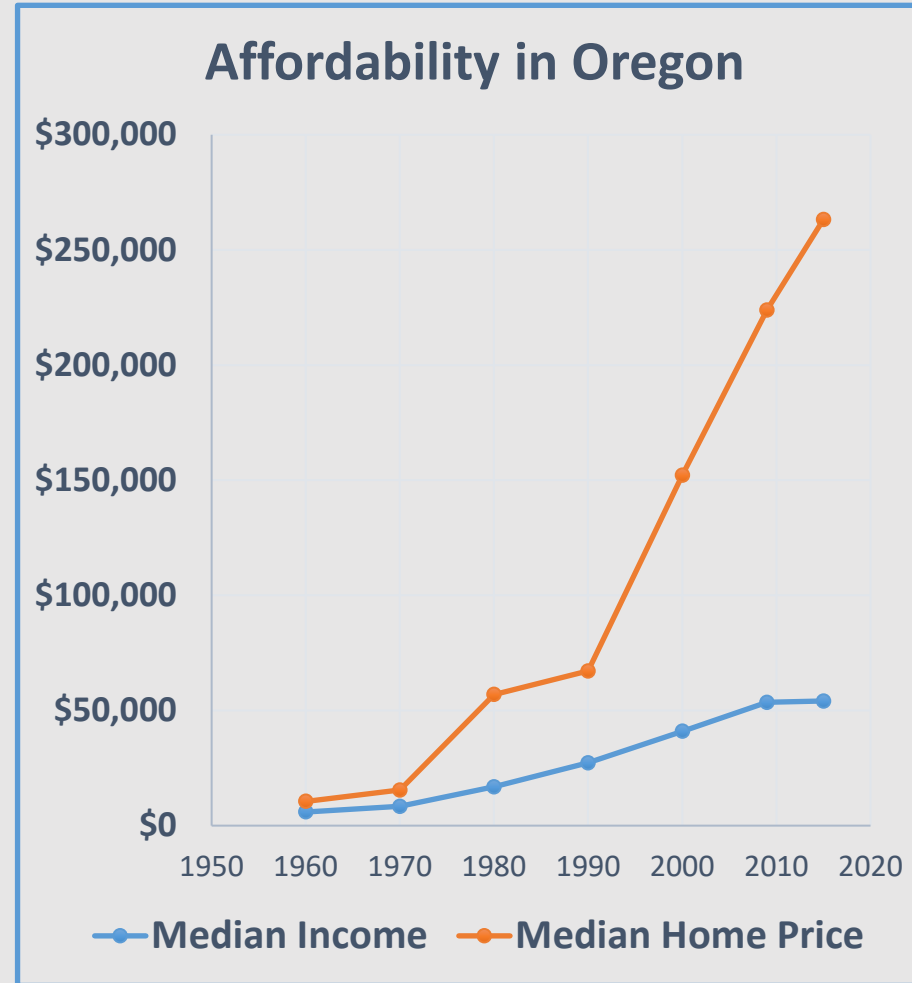
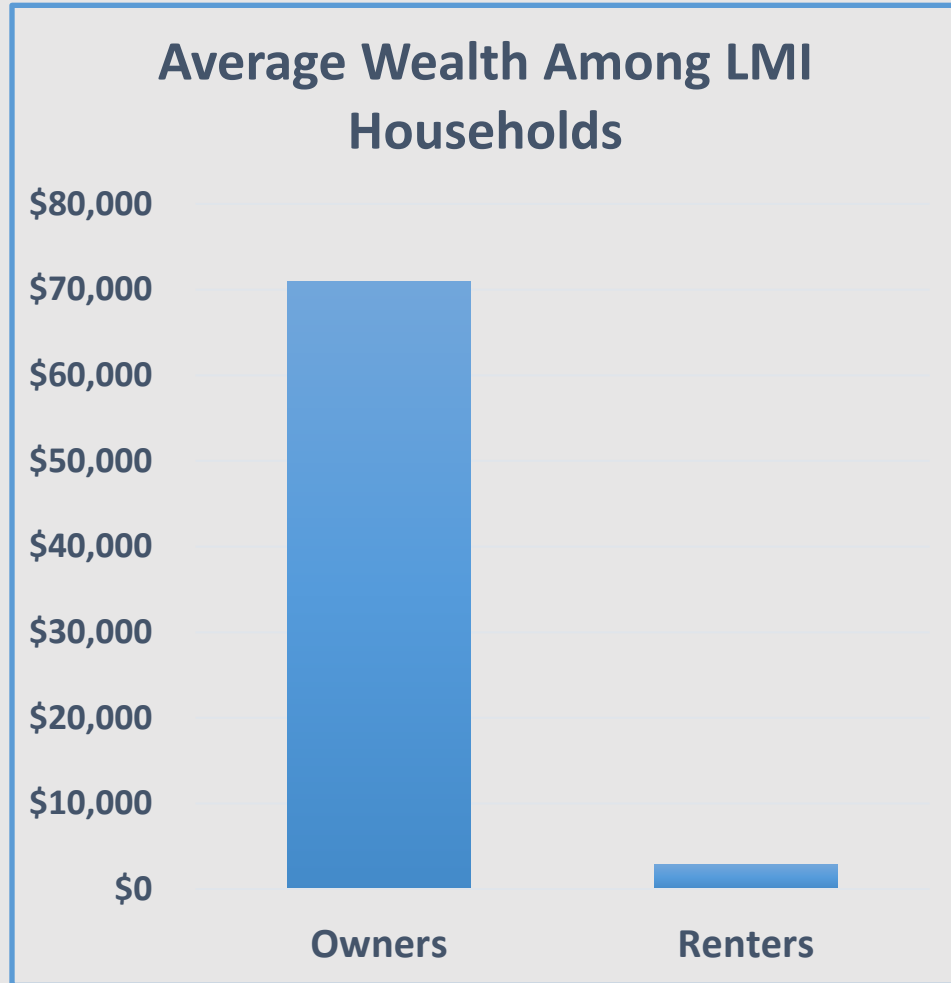
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NEDCO | WNHS | CLW

- **Emily Reiman**, Executive Director
- **Erin Dey**, Director of Real Estate Development



Why LMI Homeownership?



An Economic Problem - Income

<i>3-Person Household</i>	80% AMI	60% AMI
Annual Income	\$45,650	\$34,237
Monthly Income	\$3,804	\$2,853
Monthly Payment	\$1,217	\$913
Max Loan @ 4.0%	\$178,000	\$140,000
Max Loan @ 5.0%	\$160,000	\$125,000



An Economic Problem - Income

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86 Homes



An Economic Problem - Income

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86 Homes

\$230,000



An Economic Problem - Costs

Land	• \$80,000
System Development Charges	• \$18,000
Construction	• \$175,000 <i>(1400 sq ft x \$125)</i>
Sale	• \$16,000
Total	• \$289,000



An Economic Problem

Land	<ul style="list-style-type: none">• Subsidized Land + Smaller Lot Sizes• -\$40,000
System Development Charges	<ul style="list-style-type: none">• Waived/Discounted SDCs• -\$10,000
Construction	<ul style="list-style-type: none">• Self-Help Programs or Cottage Homes• -\$37,500
Sale	<ul style="list-style-type: none">• Realtor Discount = -\$5,000• DPA = -\$10,000• IDA = \$8,000
Total	<ul style="list-style-type: none">• -\$110,500 = Sale Price of \$178,500

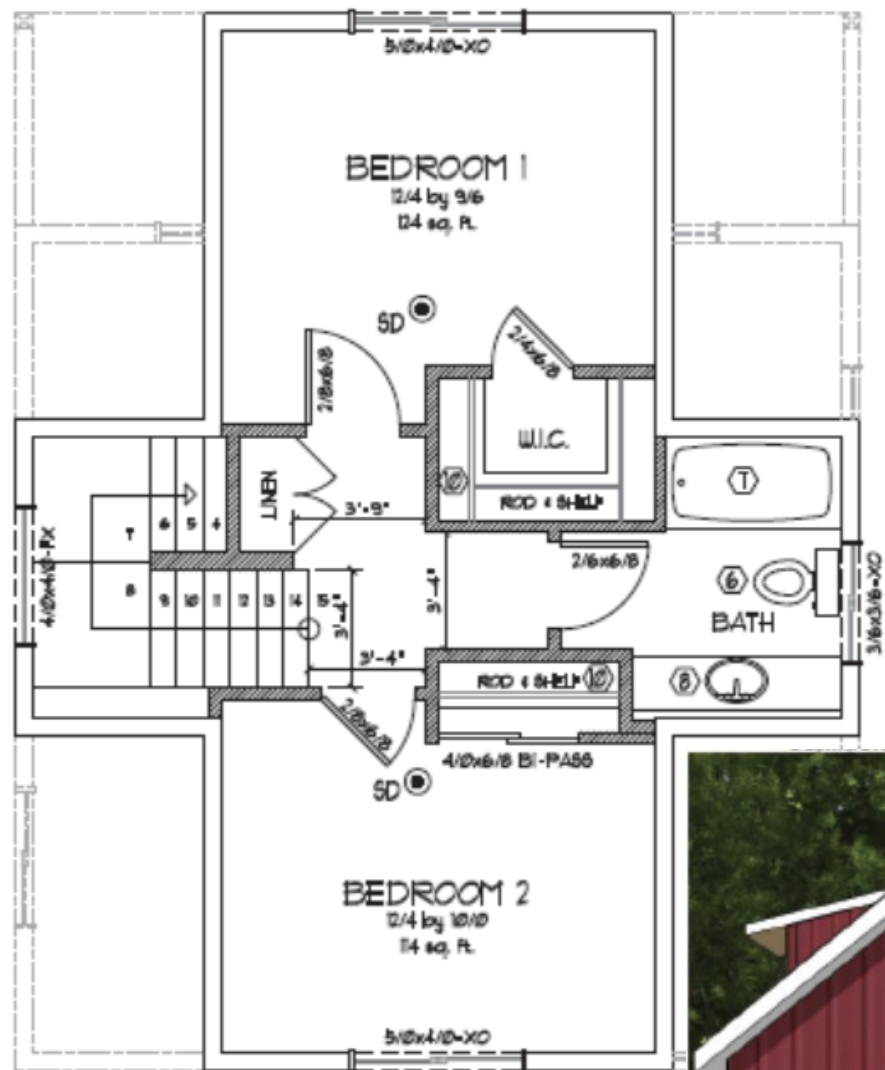
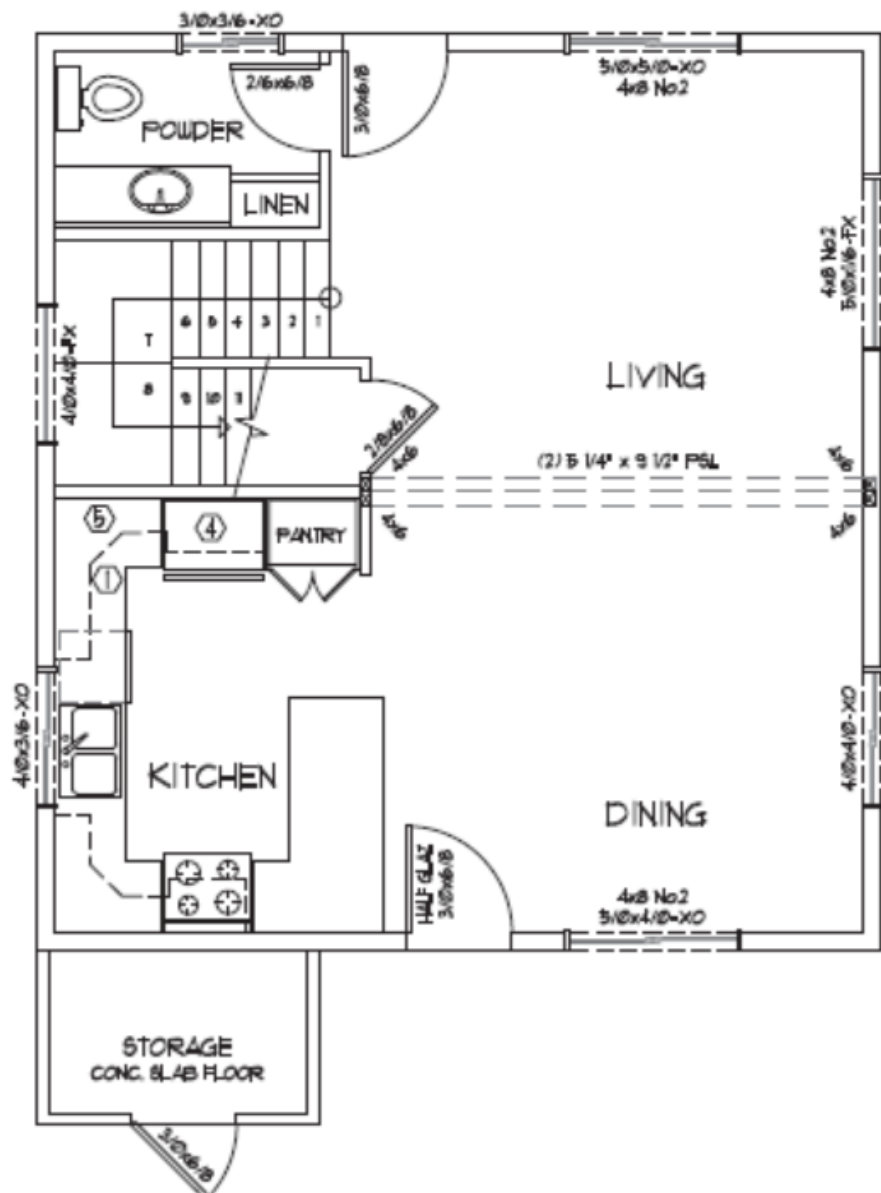


Florence Cottage Cluster

- Community Land Trust
- 12 Homes (576 - 1,200 Sq. Ft.)
 - Seven 3 bed/2 bath
 - Four 2 bed/2 bath
 - One 1 bed/1 bath
- Price Range (\$160,000 - \$205,000)
- Community Green Space







LIFT Funding and Program Delays

- LIFT Funds Awarded September, 2018
- Initial Groundbreaking Spring 2019
- Delays
 - OHCS / DOJ Issuance of LIFT Legal Documents
 - No Project Yet “Closed” on LIFT Funding
- Anticipated Groundbreaking Winter 2019/20
- Construction Completion Winter 2020/21





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Relationship to Council Goals

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.



Housing Efforts & Initiatives is the #1 Priority of the 2019-2021 City of Florence Work Plan

Housing Development

Objective 1: Support community partners in development of workforce/ affordable housing.

Task 1: Support Neighborhood Economic Development Corporation (NEDCO) with development of Airport Road site.

Task 2: Support other non-profit efforts to provide additional workforce/ affordable housing.

Florence needs 1,664 homes in next 20 years (2017 Housing Needs Analysis)

- 2017-18 average growth = 36 units / yr
- At current rate, would be 944 units short of need in 2037

Cottage Cluster / Land Trust

- Potential to be replicable throughout Florence & Oregon



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Proposed Sales Agreement

Consider authorizing 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 January 31, 2020 – option for additional 60 day extension
Purchase Price:	\$0 <i>- Property Value used for Local Government Financial Support Provision With LIFT Grant</i>
Estimated Property Value:	As of 2018 tax rolls, Real Market Value assessed at \$245,522 <ul style="list-style-type: none">- Recent similar property sales = \$213,333 / acre- Estimated amount of site buildable without dune mitigation = 0.31 acres- Estimated property value utilizing this methodology = \$66,133
Contingency:	Agreement contingent on full project funding and completion of land use application within 30 days of closing



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August 16th Next Steps

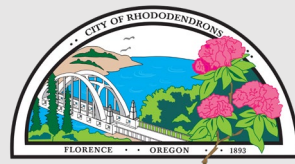
1. Questions of Staff / NEDCO
2. Public Hearing
3. Decision on Proposed Sales Agreement



Option Agreement and Agreement to Purchase and Sell Real Property

City Council Alternatives

1. Authorize the City Manager to execute agreement
2. Recommend amendments to agreement and authorize City Manager to execute as amended
3. Do not authorize the execution of the agreement



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Recommendation

Authorize the City Manager to execute the Option Agreement and Agreement to Purchase and Sell Real property, for the proposed sale of 1424 Airport Road to the Corvallis Neighborhood Housing Services, Inc. doing business as Willamette Neighborhood Housing Services (WNHS) for the sales price of \$0.





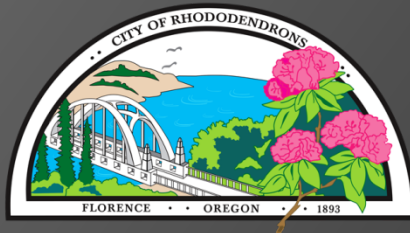
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Thank You!

Questions?

Comments?

Suggestions?



Presented at 8.19.19
City Council Meeting -
Agenda Item #3

City of Florence
A City in Motion

9TH STREET WATER & ROADWAY IMPROVEMENT PROJECT

City Council Presentation
August 19th, 2019



Project Funding

- Funding budgeted during the 2019-21 biennium to replace existing water mains on 9th Street and on Kingwood
- Roadway improvements (including ADA)



Project Components

◎ Replace Existing Water Mains

- Replace existing 8-inch & 6-inch water mains along 9th Street and along Kingwood
- Install 3,300 feet of 16-inch water main.

◎ Stormwater Improvements

- Repairs & improvements to the culvert/ditch inlet at Ivy Street
- Potential stormwater pipe replacement along 9th Street between Ivy & Elm Streets

◎ Roadway Improvements

- A 2-inch grind and inlay with glass grid (paving fabric), new pedestrian ramps, striping & other roadway improvements



9th Street Water and Roadway Improvement Project



Preliminary Project Schedule

- Notice to proceed to Civil West Engineering Services – August 20th, 2019
- 35% Plan set submitted for review – December 2019
- 65% Plan set submitted for review – May 2020
- Final Plans submitted – August 2020
- Project to Bid – September 2020
- Begin Construction – October 2020
- Construction Completed – April 2021



Fiscal Impact

- ⦿ Engineering fee not to exceed \$215,180
- ⦿ Pre-engineering total estimated project costs \$1,800,000
- ⦿ The engineering service fee represents 11.95-percent of the project budget



Alternatives

1. Accept the engineering service proposal from Civil West Engineering Services
2. Reject the proposal from Civil West Engineering Services and request proposal from another qualified firm

Recommendation

Accept the engineering services proposal from Civil West Engineering and authorize the City Manager to proceed with a professional services contract.

Thank you!

Questions or comments?

City of Florence Public Works

Mike Miller, Public Works
Director



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A City in Motion



Financial Report

Quarter Ended June 30, 2019

We
Accomplished

By The
Numbers

Debt
Summary

Highlights



City of Florence
A City in Motion

-
- General Fund ending fund balance \$2,118,817
 - Supplemental budget increased appropriations \$1,651,650
 - Current revenue sufficient to fund operating expenditures

General
Fund

1

Supplemental
Budget

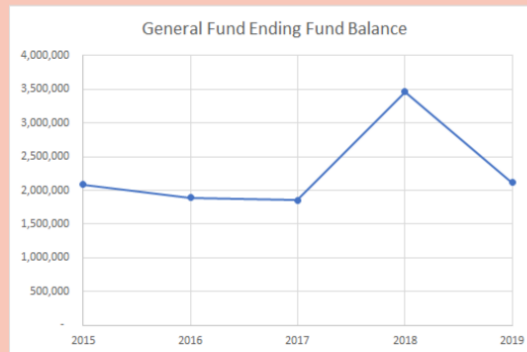
2

Operations

3

Fund Balance

Last five (5) years



Supplemental Budget Adjustments

- General Fund
 - \$1,266,700
- Wastewater Fund
 - \$135,100
- PW Administration
 - \$249,850

City Wide

Quarter Ended June 30, 2019



Financial Report

Quarter Ended June 30, 2019

We
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Highlights



Another Busy Quarter



City Council

1

Administration

2

Community Development

3

Events Center

4

Public Safety

5

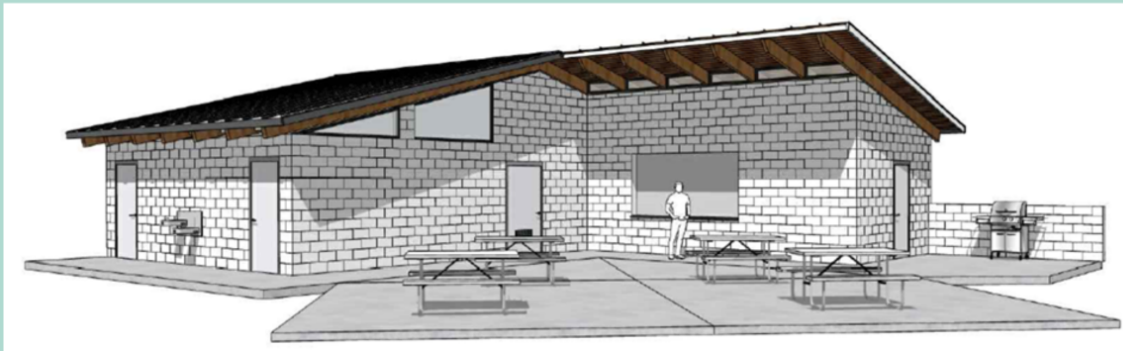
Public Works

6

City Council



City Council



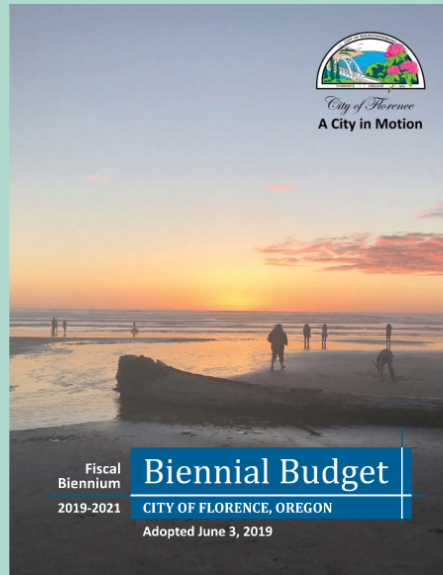
City Council



Administration



Administration



Administration



Administration



Community Development



Community Development



Community Development



Events Center



Events Center



Events Center



Public Safety



Public Safety



Public Safety



Public Works



Public Works



Public Works



Financial Report

Quarter Ended June 30, 2019

We
Accomplished

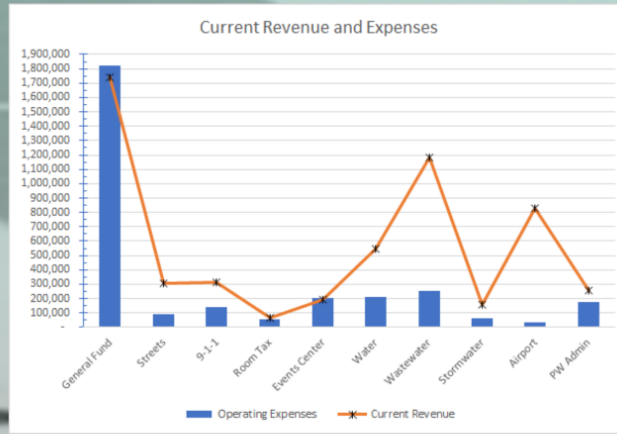
By The
Numbers

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City Wide



General Fund 1

Streets 2

Events Center 3

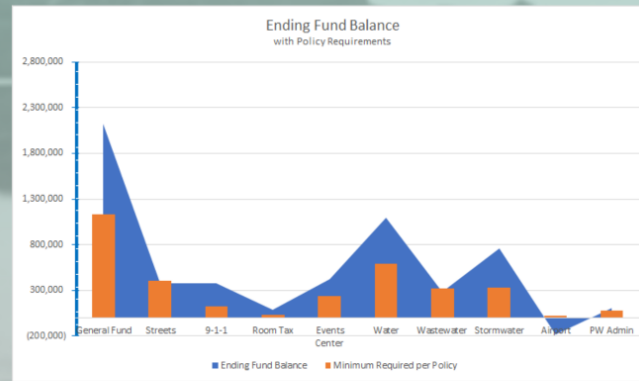
Water Fund 4

Wastewater Fund 5

Stormwater Fund 6

Airport Fund 7

City Wide



General Fund 1

Streets 2

Events Center 3

Water Fund 4

Wastewater Fund 5

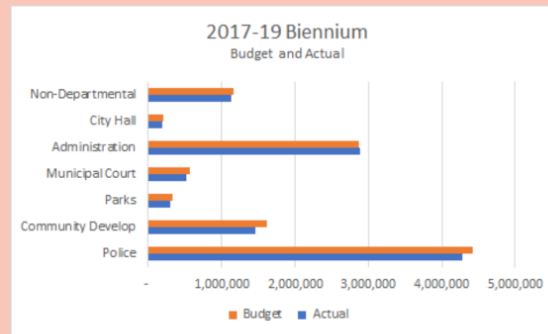
Stormwater Fund 6

Airport Fund 7

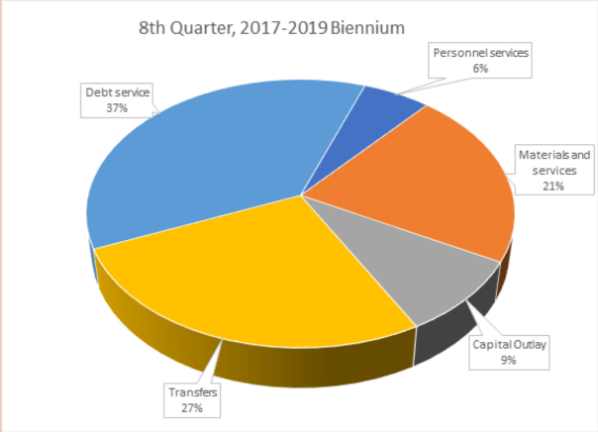
General Fund Operations



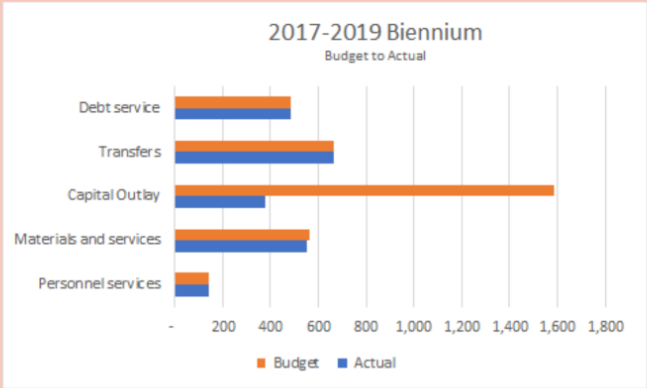
General Fund Operations



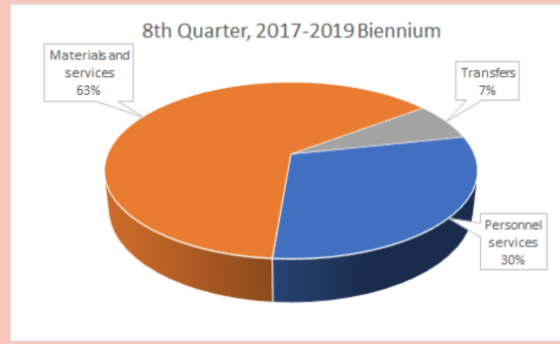
Street Operations



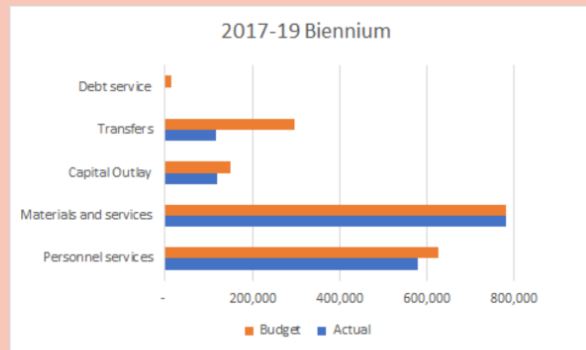
Street Operations



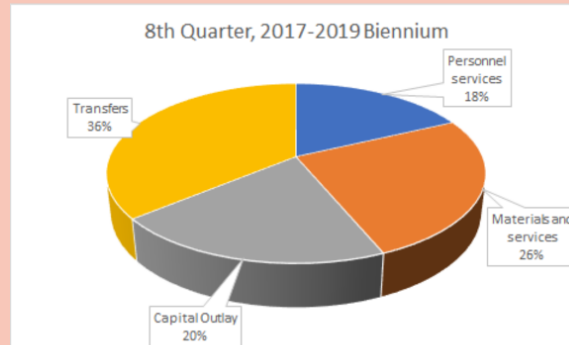
Event Center Operations



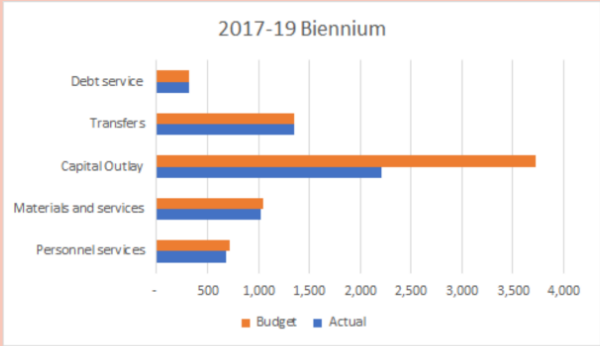
Event Center Operations



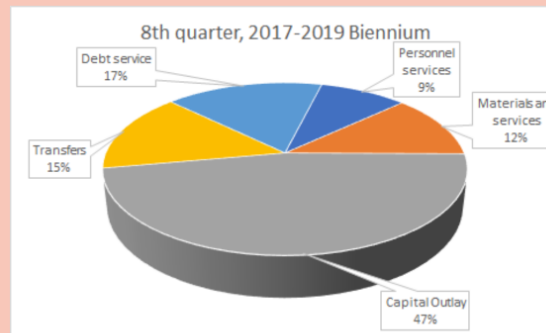
Water Fund Operations



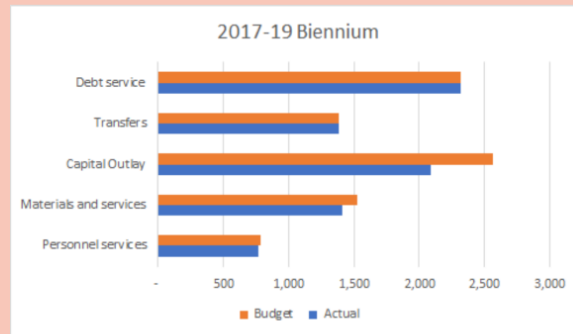
Water Fund Operations



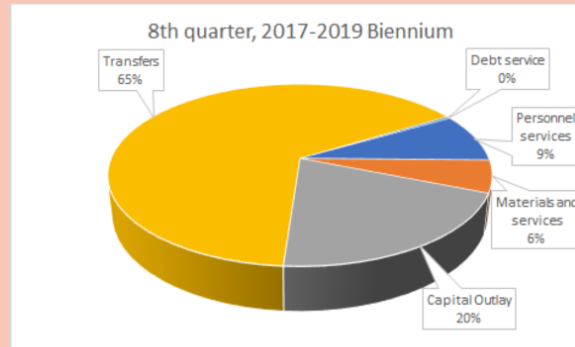
Wastewater Operations



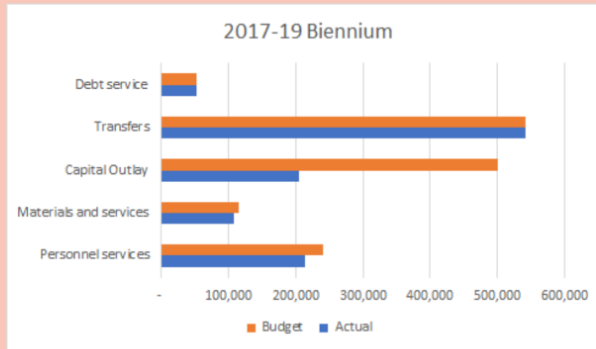
Wastewater Operations



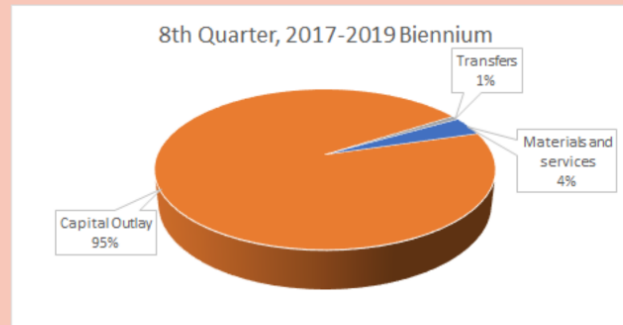
Stormwater Operations



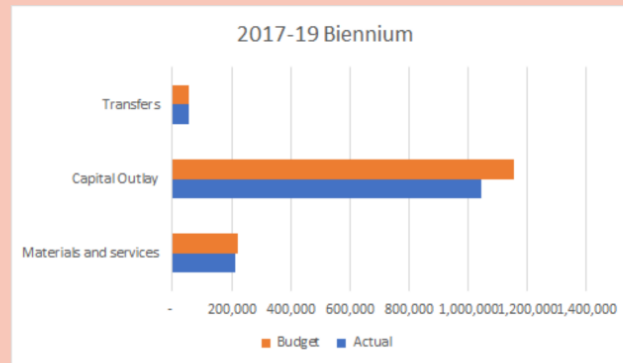
Stormwater Operations



Airport Operations



Airport Operations



Financial Report

Quarter Ended June 30, 2019

We
Accomplished

By The
Numbers

Debt
Summary

Highlights



City Debt



Questions?

Questions?



Financial Report

Quarter Ended June 30, 2019

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