

Community Economic Development Grant 2023-24

Row 13

Name of Applicant (Organization)	Housing Authority of Lincoln County
Mailing Address	PO Box 1470 Newport, OR. 97365
Name of Contact Person	Dan Butler
Contact Phone	541-265-5326 ext 312
Contact Email Address	Dbutler@housinglincolncountyor.gov
Name of Project	Lighthouse Village water/sewer infrastructure
Total Project Budget	\$99,018.27
Amount Requested from this Program	\$60,000.00
Project Description	<p>The Housing Authority of Lincoln County (HALC) in collaboration with Lincoln County Health and Human Services (LCHHS), Oregon Housing Authority (OHA) and Oregon Housing and Community Services (OHCS) has purchased 2.66 acres in Lincoln City that will be subdivided to support three separate projects benefiting the citizens of Lincoln County. Phase 1, currently in the pre-construction stage, is a 28-unit affordable housing complex dedicated to housing county residents with persistent and long-term mental health conditions. Groundbreaking for this project is scheduled for spring-summer of 2024. Phase 2 will be the site of a new 5000 Square foot Lincoln County Health Clinic. This project is also in the pre-construction phase and will sit adjacent to the housing complex with adjoining sidewalks, green space, and tranquil courtyards. The project developer, KemWood Development LLC will own and lease the new building to Lincoln County with the option to purchase. Groundbreaking is expected in late 2024. Phase 3 will be an additional 44-unit affordable housing complex dedicated to housing low- and middle-income families and individuals. HALC will fund this portion of the project with funding from OHCS and private lenders. All project phases will share one curb cut as allowed by Oregon Department of Transportation (ODOT), meaning they will all share one common driveway to access Highway 101. As a condition to partitioning the property into the three lots with a single curb cut for the three separate projects, Lincoln City code requires installation of water and sewer infrastructure to service the planned use of each portion of the subdivided property even if some portion of the divided</p>

lot is not to be developed until a later date, such as Phase 3 of this project. HALC is making this grant application to fund this water and sewer infrastructure portion of the project. HALCs portion of the land cost was funded by a State Land Acquisition Program loan. HALC obtained funding for Phase 1 design and construction through funds received by LCHHS via a grant through the Oregon Health Authority. Phase 2 will be owned by and funded by KemWood. The cost of land was \$1,650,000.00 and is shared by HALC and KemWood proportionally. The estimated cost of the mental health supportive housing project is \$9,253,000.00. The estimated cost of the water and sewer infrastructure necessary to proceed with the partitioning of the three lots is \$99,018.27 and will be shared proportionally by HALC and Kenwood. The entirety of Lincoln County suffers from a shortage of affordable residential rental units that has resulted in a severe housing crisis. The impact of this crisis is highest on those suffering from persistent mental health conditions and those in lower income brackets. These combined projects will make an additional 72 affordable housing units available in our community. It is with these most vulnerable populations in mind that we request consideration for the \$60,000.00 impact grant to be used towards the installation of the water and sewer infrastructure required to move this three-phase housing construction project forward.

Funding	Phase 1 of this three phase project has a design and build cost of \$9,235,000.00 and was funded through LCHHS via a grant from the Oregon Health Authority. The land was acquired by HALC through a Land Acquisition Lap Loan of \$1,650,000.00. KemWood will purchase the portion of land partitioned for Phase 2 from HALC. Phase 2 will be funded by KemWood. HALC will develop Phase 3 at a later date and no cost estimates for that work have been developed as of this application. HALC expects to fund phase 3 with future rounds of grants and loans from OHA and OHCS for phase three. HALC and KemWood will then share the cost of the water and sewer infrastructure required by the partitioning proportionally based on the size of lots owned by each party. HALCs owned portion of the 2.66 acre parcel after partitioning will be 80.286% HALC's portion of the cost of water/sewer infrastructure will be \$79,497.80. HALC will apply for addition grants and/or loans from OHCS to fund the balance of this portion of the project. Kenwood's portion will be %19.714%, or \$19,520.00.
Collaboration	The Housing Authority has collaborated with Lincoln County Health and Human services because they were the awardee of the funding to build the supportive mental health housing and do not wish to be property owners or managers. HALC will own and maintain the building and property while placing residents referred by LCHHS. We are collaborating with KemWood LLC as the developer. KemWood has decades of experience developing affordable housing throughout Oregon and is a key partner in the entire three phase project. We are collaborating with the Oregon Housing Authority and Oregon Housing and Community Services. Both agencies are providing funding streams in the form of grants or loans.
Viability	Since this will be a permitted infrastructure construction project, the approval of and closing of the permit by the City of Lincoln City inspectors once the work is complete, will signal success. Ground breaking for Phase one is slated for late spring to early summer of 2024 and should be complete well before fall 2024. Once completed, this project will not need ongoing funding.
Desired Start Date	04/30/24

Desired Completion Date 09/30/24

Name of Chief Executive Karen Rockwell

Position Title Executive Director, Housing Authority of Lincoln County

Chief Executive Email krockwell@housinglincolncountyor.gov

Tax ID# 93-6001546

Type of Applicant Other Governmental Unit

Grant Pool Impact Grant (\$60,000)

Date Submitted 12/18/23 11:44 AM

LOT 2 - HALC Lighthouse Village Supportive Housing
12/14/2023

Item	Quantity	Unit	Unit Price	Amount	Utilities
General Conditions					
Mobilization	1.00	LS	\$ 10,000.00	\$ 10,000.00	\$ 2,681.73
Exc. Subs GC	1.00	LS	\$ 6,500.00	\$ 6,500.00	\$ 1,743.13
Erosion Control					
Erosion Control	1.00	LS	\$ 7,500.00	\$ 7,500.00	\$ 2,011.30
Earthwork					
Strip Site 6" & Haul Off	560.00	CY	\$ 35.00	\$ 19,600.00	
Cut/Fill to Subgrade	3181.00	CY	\$ 10.00	\$ 31,810.00	
Excavate to Subgrade & Haul Off	1003.00	CY	\$ 35.00	\$ 35,105.00	
<i>Note: Does not include soil ground improvements; such as rammed aggregate piers, or similar</i>					
Building Pad					
Finish Grade Subgrade	7140.00	SF	\$ 0.30	\$ 2,142.00	
6" 3/4"-0 Rock	240.00	TON	\$ 30.00	\$ 7,200.00	
Excavate Footings and Haul Offsite	27.00	CY	\$ 50.00	\$ 1,350.00	
Backfill Footings w/ 3/4"-0 Rock	49.00	TON	\$ 30.00	\$ 1,470.00	
Finish Grade for Concrete	7140.00	SF	\$ 0.75	\$ 5,355.00	
Foundation Drain	400.00	LF	\$ 35.00	\$ 14,000.00	
Road & Parking					
Finish Grade Subgrade	8148.00	SF	\$ 0.30	\$ 2,444.40	
Mirafi N140 Fabric	8148.00	SF	\$ 0.20	\$ 1,629.60	
10" - 3/4"-0 Rock	550.00	TON	\$ 30.00	\$ 16,500.00	
Finish Grade Rock	8148.00	SF	\$ 0.50	\$ 4,074.00	
4" AC Paving	8148.00	SF	\$ 5.00	\$ 40,740.00	
Curb Prep and Backfill	1.00	LS	\$ 8,500.00	\$ 8,500.00	
Linemarking & Signage	1.00	LS	\$ 1,800.00	\$ 1,800.00	
Concrete					
Curbs	538.00	LF	\$ 20.00	\$ 10,760.00	
Utilities					
8" DDCV + Vault	1.00	LS	\$ 28,200.00	\$ 28,200.00	\$ 28,200.00
8" Water Line w/ Rock Backfill	160.00	LF	\$ 125.00	\$ 20,000.00	\$ 20,000.00
8" Sanitary Sewer Line w/ Rock Backfill	131.00	LF	\$ 115.00	\$ 15,065.00	\$ 15,065.00
10" Storm Drain w/ Rock Backfill	54.00	LF	\$ 90.00	\$ 4,860.00	\$ 4,860.00
48" Manhole Pits - Sanitary w/ Rock Backfill	2.00	EA	\$ 6,500.00	\$ 13,000.00	\$ 13,000.00
24" Storm Inlets	1.00	EA	\$ 2,600.00	\$ 2,600.00	\$ 2,600.00
TOTAL				\$ 312,205.00	\$ 90,161.16
Overhead	2%	%		\$ 6,244.10	\$ 1,803.22
Fee	6%	%		\$ 19,106.95	\$ 5,517.86
GL	1%	%		\$ 3,375.56	\$ 974.82
CAT	0.57%	%		\$ 1,943.31	\$ 561.21
Grand Total				\$ 342,874.92	\$ 99,018.27



Lincoln County Health & Human Services

December 12, 2023

To Whom It May Concern:

I am writing in support of the funding application submitted by the Housing Authority of Lincoln County (HALC) for \$60,000 in funding from the Impact Grant to develop the water and sewer infrastructure required to develop housing for low- and middle-income families and individuals.

This development is part of a three-phase housing project developed collaboratively between the HALC and Lincoln County Health and Human Services (LC HHS). The development will include a 28-unit housing complex for adults and families with a persistent mental illness, a clinic that will house primary care, behavioral health and early intervention services provided by LC HHS, and the project described in the funding proposal submitted by the HALC. As noted, this project evolved from collaborative planning between the HALC and LCHHS, and the subsequent acquisition of a 2.6-acre parcel of land located in a highly desirable section of the County. It is my understanding that all water/sewer infrastructure must be developed simultaneously in order for any of the projects to move forward. Therefore, this funding support is essential in order for LC HHS to proceed with the development of its 28-Unit Complex and health care clinic.

Please feel free to contact me if you have question or would like additional information.

Best Regards,

A handwritten signature in black ink that reads "Jayne Romero". The signature is written in a cursive, flowing style.

Jayne Romero, Director,
Lincoln County Health and Human Services