

**Print**

**Community and Economic Development Grant Application FY2025-26 - Submission #2635**

**Date Submitted: 11/24/2025**

**Name of Applicant Organization\***

Habitat for Humanity of Lincoln County

**Mailing Address\***

PO Box 1311

**City\***

Newport

**State\***

OR

**Zip Code\***

97365

**Person Completing the Application**

**Name\***

Lucinda Taylor

**Email Address\***

director@habitatlincoln.org

**Phone Number\***

4582777602

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**Name of Your Project\***

Forest Lake Park Affordable Housing

**Total Project Budget\***

3,840,000 to 8,980,000

This includes all anticipated sources of funding

**Amount Requested from this Program\***

50,000

(max \$15k for STANDARD, \$50k for IMPACT)

**Location of Project Activities\***

2655 Northeast Lake Drive, Lincoln City

Where in Lincoln County is your project happening?

**Pool of Funds Applying to\***

- STANDARD (\$15K Max)
- IMPACT (\$50K Max)

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**Project Description\***

We are developing 9-14 affordable workforce homes on land donated by Samaritan North Lincoln Hospital. The project will include either 9 single family homes or 14 townhomes, depending on availability of funding. All homes will be sold to households at 80% annual median income (AMI) or less using a community land trust model, ensuring they remain in the affordable housing inventory in perpetuity. Samaritan Health employees will receive first preference on all sales, both now and for each subsequent sale, thereby supporting workforce housing and employee retention for healthcare workers in our county. If there are not enough income-qualified Samaritan Health employees or wildfire survivors who are purchase ready, homes may be sold to income-qualified households who do not meet the preferred status.

Construction of these homes will bring millions of dollars to Lincoln County through outside funding sources, primarily the State of Oregon. We would use grant funds to help with predevelopment costs (surveying, civil and structural engineering, architectural design) so our application for State funds is as competitive as possible. We are partnering with a design build / team that utilizes mass timber and innovative modular housing technology to build homes faster and more efficiently, making these homes available for purchase much more quickly than with traditional building methods. While the design / build team is headquartered in Portland, we would use local contractors for as much of the work as possible. Our goal is to have the homes completed and occupied by the end of 2028, assuming a successful application for State funding in 2026.

What is the project and what will it do for community and/or economic development? What tangible items or results will the project deliver? How will the success of this project be judged? IMPORTANT: This fund is not intended for staff or operations. Please describe the economic impact of the project and how it creates or retains jobs in the community.

**Funding\***

Samaritan North Lincoln Hospital - land donation in process, pending finalization of legal docs in December 2025

Oregon Housing and Community Services, LIFT for Homeownership - \$1,800,000 (9 homes) to \$2,740,000 (14 homes), application opens in February 2026

Home sales - \$1,400,000 (9 homes) to \$1,900,000 (14 homes) - estimate only - total depends on actual AMI of buyers, based on 30% of gross annual income and must cover principal, interest, property taxes, insurance, \$50 per month land lease fee, and HOA fees (TBD)

City of Lincoln City - \$90,000 predevelopment funding, awarded

State of Oregon, Housing Infrastructure Finance Program - \$500,000 to \$1,000,000 loan (may be forgivable), depends on qualifying infrastructure costs TBD, application due December 17, 2025

Lincoln County, wildfire recovery grant - \$3,200,000, anticipate applying in December 2025, pending RFP

If applicable, please describe the status of other funding sources you have applied for or intend to apply for, and indicate whether those funds have been awarded. Also, list any other funds for which you have applied but were not funded - how much did you ask for, from whom, and why was the application not funded?

**Collaboration\***

We are collaborating with Samaritan North Lincoln Hospital as the land donors. Income qualified employees of Samaritan Health (and any successor healthcare organizations) will have first preference for purchase, supporting recruitment and retention of healthcare providers and support staff in our community.

We are working with the City of Lincoln City to access Housing Infrastructure Finance Program funding as this must be applied for and administered by a municipality.

We are working with Lincoln City Parks & Recreation to create a pocket park as part of the development.

We are partnering with Arcoiris for outreach to eligible homeownership applicants within the Spanish speaking community. If units are available to non-Samaritan employees, we will work with members of the Affordable Housing Partners group to solicit homeownership applications from their clients.

If applicable, please list who you are collaborating with and why.

**Viability\***

The project will be deemed successful with the completion of construction and sale of 9 single-family homes or 14 townhomes to income-qualified households. We continue to pursue all viable funding sources with a goal of building 14 townhomes but will scale back if necessary.

Our target completion date is May 30, 2028, with all sales completed by August 31, 2028.

Once completed, this project will not require additional funding for sustainability.

How will the success of this project be judged? State success measures and timeline. Will this project need ongoing funding? How will this be secured?

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**Desired Start Date\***

7/1/2026

**Desired End Date\***

12/31/2027

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**Budget Documents\***

Forest Lake Park Budget Estimates.pdf

Please submit as a PDF file - project budget only (not organizational budget)

**Letter(s) of Support**

HFHLC Letters of support.pdf

At least one letter of support is required for an IMPACT application.

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**Name of Chief Executive\***

**Title\***

**Chief Executive Email\***

**Tax ID Number\***

**Type of Applicant Organization\***

	14 Townhomes (Modular)	9 Single-family Homes (Manufactured)	
INCOME			Source
	2,740,000	1,800,000	LIFT
	1,900,000	1,400,000	Home Sales
	90,000	90,000	City of Lincoln City
	1,000,000	500,000	Housing Infrastructure Finance Program
	3,200,000		Wildfire Recovery funding (requires prevailing wage)
	50,000	50,000	Lincoln County Economic Development Grant
	<u>8,980,000</u>	<u>3,840,000</u>	
EXPENSES			Use
	5,000	5,000	Land Acquisition (legal fees for donation docs)
	76,300	76,300	Schematic Design
	252,000	162,000	SDCs
	1,000,000	500,000	Infrastructure (roads, sidewalks, water, sewer, etc.)
	1,400,000	900,000	Site Prep (horizontal construction)
	4,200,000	1,350,000	Vertical Construction
	300,000	100,000	Landscaping, retaining walls, etc.
	150,000	50,000	Legal (HOA formation, land lease docs, etc.)
	35,000	25,000	Financing fees (OHCS for LIFT)
	112,000	72,000	Closing costs
Subtotal	<u>7,530,300</u>	<u>3,240,300</u>	
	700,000	300,000	Developer Fees & Overhead
	<u>749,700</u>	<u>299,700</u>	Contingency
	<u>8,980,000</u>	<u>3,840,000</u>	

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November 18, 2025

Lincoln County Board of Commissioners  
220 W Olive, Room 110  
Newport, OR 97365

RE: Letter of Support, Community and Economic Development Grant Program  
Habitat for Humanity of Lincoln County, Forest Lake Park Affordable Housing Project

Samaritan North Lincoln Hospital is happy to endorse Habitat for Humanity of Lincoln County's application for Community and Economic Development Grant funding to support the Forest Lake Park Affordable Housing Project. As you well know, affordable housing is often a barrier for recruiting and retaining a skilled workforce. This project will not only increase workforce housing options for our employees, but it will also offer them an opportunity to own their homes and grow deeper roots in our community.

The Forest Lake Park project is an innovative partnership between Samaritan North Lincoln Hospital and Habitat for Humanity of Lincoln County. The hospital is donating the land and Habitat will develop 9 – 14 units of affordable housing. With first preference for purchasing the homes, our employees will benefit from housing stability and an affordable mortgage. This will allow them to focus on other areas of their lives, such as family, education, and career advancement. This will in turn benefit our community by supporting a more stable workforce in our healthcare system. And if there are more homes than there are Samaritan employees who are ready to purchase a home, then other members of our community will be able to enjoy the benefits of affordable homeownership.

Habitat's community land trust model means these homes will be affordable for not only the first buyers, but also future generations. Each time there is a sale, Samaritan Health employees again have first preference for purchasing. This could serve as a recruitment and retention tool that will provide additional stability for our workforce, and we see this as a groundbreaking model that other organizations will want to follow.

I encourage you to strongly consider Habitat for Humanity's proposal and help us expand affordable housing options for our community.

Sincerely,



Lesley J. Ogden, MD, MBA  
Chief Executive Officer

Lincoln County Board of Commissioners  
220 W Olive, Room 110  
Newport, OR 97365

November 19, 2025

RE: Letter of Support, Community and Economic Development Grant Program  
Habitat for Humanity of Lincoln County, Forest Lake Park Affordable Housing  
Project

The City of Lincoln City is happy to endorse Habitat for Humanity of Lincoln County's (HFHLC's) application for Community and Economic Development Grant funding to support the Forest Lake Park Affordable Housing Project. This project will provide 9 to 14 families with an opportunity to purchase a home through an affordable mortgage. Research shows that when a family owns their home, they typically achieve better health, education, and career outcomes. Because HFHLC uses a community land trust model, the homes will remain affordable for every subsequent buyer upon resale, spreading these benefits to many more families over the coming decades.

We believe affordable homeownership opportunities are important for our community's economic development, and we're providing resources to help bring this project to fruition. In recent months, we provided support for the Environmental Phase I and Phase II surveys, as well as a Geotech survey to determine that the land being donated by Samaritan North Lincoln Hospital can accommodate the proposed development. The Lincoln City City Council recently approved \$76,300 for pre-development schematic design work (surveying, civil engineering, structural engineering, and architectural design) to develop an accurate scope of work for the full project. In addition, we're preparing to apply for Housing Infrastructure Finance Program funding through Business Oregon to help pay for project infrastructure costs, making it possible to increase from 9 to 14 units of available housing. This means better use of our available lands with reasonable housing density.

We strongly encourage you to approve HFHLC's funding request and join us in our shared efforts to increase the affordable housing production and long-term inventory in our community.

Thanks for your consideration of this important project!

Sincerely,



Susan Wahlke, Mayor

