

Print

Community and Economic Development Grant Application FY2025-26 - Submission #2636

Date Submitted: 11/24/2025

Name of Applicant Organization*

Northwest Coastal Housing

Mailing Address*

PO Box 1457

City*

Newport

State*

OR

Zip Code*

97365

Person Completing the Application

Name*

Sheila Stiley

Email Address*

sheila@nwcoastalhousing.com

Phone Number*

541-574-0320

Name of Your Project*

Olalla Meadows: Housing Development

Total Project Budget*

11,422,707.00

This includes all anticipated sources of funding

Amount Requested from this Program*

50,000.00

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

Location of Project Activities*

Toledo

Where in Lincoln County is your project happening?

Pool of Funds Applying to*

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

Project Description*

Northwest Coastal Housing (NWCH), a nonprofit affordable housing developer operating in Lincoln County since 1991, is developing Olalla Meadows, an \$11.42 million 30 unit, 1–2-bedroom affordable housing development that will provide permanently affordable homes for working families, seniors, and individuals priced out of Lincoln County's housing market. Due to significant construction cost escalation, two critical building-envelope components were removed during value engineering: the moisture barrier system (originally valued at \$66,996) and the roofing system, which now requires a full redesign. The architectural and structural redesign alone is estimated at approximately \$35,000. The requested \$50,000 will fund this redesign and allow NWCH to reinstall a reduced but essential moisture-protection system, enabling the project to submit the updated package to the permitting authority for approval.

Olalla Meadows will strengthen both community and economic development by increasing the supply of safe, affordable housing—an essential condition for employer recruitment, workforce retention, and local economic resilience. Although located within the City of Toledo, the development produces countywide impact. Lincoln County faces an acute shortage of affordable rental housing, with vacancy rates often below 2% and many households paying over 50% of their income toward rent. With limited housing available across both incorporated and unincorporated areas, adding new permanently affordable homes relieves regional pressure, supports employers, reduces displacement, and contributes to long-term economic stability.

Success will be measured through clear milestones:

1. Completion of the roof redesign (estimated \$35,000) and associated structural corrections;
2. Installation of the reduced moisture-protection system within the overall \$50,000 grant cap;
3. Completion of updated construction drawings reflecting all redesign elements;
4. Submission and approval of the redesign package through the permitting authority; and
5. Maintaining the development timeline to achieve a June 2026 groundbreaking.

The project generates significant local economic benefit. NWCH's General Contractor will utilize local subcontractors whenever possible, supporting dozens of local trades jobs in site development, excavation, concrete, and related specialties. Local architectural partners are leading the redesign work, ensuring that both construction and professional service dollars remain within the community.

Olalla Meadows is fully capitalized through a \$9.1 million OHCS LIFT award, an additional \$200,000 in LIFT funds that NWCH is formally requesting, a \$994,882 permanent loan now in final commitment stages, and a substantial \$1,067,825 deferred developer fee. Most of the remaining developer fee will support the project's development consultant, who is guiding the redesign, cost analysis, and preconstruction coordination. NWCH also previously received funding from this same County grant program to support architectural and geotechnical work, which positioned the project competitively for state funding.

The requested \$50,000 is a one-time, targeted need covering the \$35,000 redesign and the reinstated moisture-protection system required to ensure long-term building durability. No ongoing grant funding will be required. Once these items are approved, the project will proceed toward construction, supported by secured financing and strong partnerships throughout Lincoln County.

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*

The Olalla Meadows development has secured the majority of its capital funding and is now completing final design revisions. Northwest Coastal Housing (NWCH) received a \$9.1 million Oregon Housing and Community Services (OHCS) LIFT award, which serves as the primary source for the project. OHCS has also authorized an additional \$200,000 to be requested as a cost-escalation cushion, and NWCH is formally requesting this funding to help cover the required roof redesign and restoration of essential building-envelope components.

The project also includes a \$994,882 permanent loan. NWCH has identified a lender—one that has successfully partnered with NWCH on previous developments—and is in the final stages of obtaining the formal commitment letter. In addition, NWCH is contributing a substantial \$1,067,825 deferred developer fee to keep the project fully capitalized. Most of the remaining developer fee will support the development consultant coordinating value engineering, redesign needs, and preconstruction readiness.

NWCH also previously received funding from this same County grant program, which supported architectural and geotechnical/soil studies. These early investments were instrumental in positioning the project to secure the state LIFT award and advance toward construction.

No funding applications for this project have been denied. All major capital sources have been awarded or are nearing final commitment. This \$50,000 request represents the final, one-time support needed to restore the moisture-protection system and complete the approximately \$35,000 roof redesign, enabling NWCH to submit updated construction documents for permitting approval and remain on schedule for construction.

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*

Northwest Coastal Housing (NWCH) is collaborating with multiple partners whose contributions directly advance the \$11.42 million Olalla Meadows development toward construction. A key collaborator is the City of Toledo, which owns the project site and has invested approximately \$650,000 in critical predevelopment infrastructure. This includes securing grant funding for the water and sewer extensions, completing the required wetland and floodplain delineation, and finalizing the lot line adjustment. These investments not only prepare the site but also create 30 new water and sewer service accounts, generating long-term municipal revenue.

NWCH is also working closely with its General Contractor, who will manage construction and utilize local subcontractors whenever possible for excavation, concrete, and site development. This approach supports local trades, retains jobs, and keeps construction spending within Lincoln County.

Our local architectural partner and engineering teams are leading the essential \$35,000 roof redesign and building-envelope revisions required to maintain durability and prepare corrected construction documents for permitting approval. NWCH continues coordination with Oregon Housing and Community Services (OHCS) through the LIFT program and with a previous NWCH lending partner now finalizing the \$994,882 permanent loan.

NWCH is contributing a \$1,067,825 deferred developer fee, which remains in the project as part of the permanent financing structure. The remaining cash portion of the developer fee will pay the development consultant, who is managing redesign coordination, cost impacts, and preconstruction readiness.

Together, these collaborations ensure that Olalla Meadows is professionally designed, financially strong, and positioned to deliver long-term housing and economic benefits throughout Lincoln County.

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

Viability*

Success Measures:

Success for Olalla Meadows will be judged by the project’s ability to restore key building-envelope components removed during value engineering and complete the required redesign so construction can move forward. Specific, measurable outcomes include:

1. Completion of the roof redesign, estimated at \$35,000
2. Reinstallation of a reduced but essential moisture-protection system within the \$50,000 grant cap
3. Completion of updated construction drawings reflecting all redesign corrections
4. Submission and approval of the redesign package by the permitting authority
5. Maintaining the development schedule to reach a June 2026 groundbreaking

Timeline:

1. Immediately upon award: Architectural and engineering teams finalize moisture barrier and roof redesign corrections
2. Within 30 days: Updated construction documents are completed
3. Shortly thereafter: Redesign package is submitted to the City of Toledo and County for permitting review and approval
4. Following approval: Final preconstruction steps are completed to align financing, contracting, and site preparation for a June 2026 start of construction

Ongoing Funding:

No ongoing grant funding will be needed. Olalla Meadows is a fully capitalized affordable housing development. Long-term operations will be supported through:

1. Permanent loan financing
2. Restricted rental revenue under OHCS LIFT guidelines
3. Replacement and operating reserves built into the development budget
4. OHCS long-term affordability and compliance requirements

The requested \$50,000 is a one-time need to restore critical durability features and complete the required redesign, ensuring the project stays on schedule for construction.

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?

Desired Start Date*

3/11/2026

Desired End Date*

6/11/2026

Budget Documents*

Olalla Meadows Budget Docs (1).pdf

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

Letter(s) of Support

Olalla Meadows-Econ Dev Grant 2025-26 LOS - Final.pdf

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

Name of Chief Executive*

Title*

Chief Executive Email*

Tax ID Number*

Type of Applicant Organization*

Sources & Uses

Sources	Total	per Unit	Olalla	0.00
LIHTC Equity				
Historic Tax Credit Equity	-	-	-	-
Federal Energy Credits	-	-	-	-
Permanent Loan	994,882	33,163	994,882	-
OHCS [grant source]	9,300,000	310,000	9,300,000	-
Multifamily Energy Program (MEP)	-	-	-	-
Grant Funding	60,000	2,000	60,000	-
Three Rivers	-	-	-	-
City of Toledo	-	-	-	-
Wells Fargo	-	-	-	-
Oregon Community Foundation	-	-	-	-
Lincoln County non-profit fund	-	-	-	-
Lincoln County Board of Commissioners	-	-	-	-
Oregon Rural Rehabilitation Loan	-	-	-	-
GP Equity	-	-	-	-
Seller Note	-	-	-	-
Purchased Reserves	-	-	-	-
Deferred Developer Fee	1,067,825	35,594	1,067,825	-
Project Cash Flow	-	-	-	-
TOTAL SOURCES	11,422,707	380,757	11,422,707	-

Uses	Total	per Unit	Olalla	-
Acquisition	1	0	1	-
Construction	8,662,500	288,750	8,662,500	-
Soft Costs	936,456	31,215	936,456	-
Financing Costs	116,408	3,880	116,408	-
Reserves	152,884	5,096	152,884	-
Developer Fee	1,554,458	51,815	1,554,458	-
TOTAL USES	11,422,707	380,757	11,422,707	-

surplus /(gap):	-	0	-
Construction loan amount	1,600,000		
Bond amount	-		

Income & Expenses

Olalla	Type	Number	Net Rent	Restriction	Income	
1 bedroom		1	20	846	60%	203,040
1 bedroom		1	2	846	60%	20,304
2 bedroom		2	4	996	60%	47,808
2 bedroom		2	2	996	60%	23,904
2 bedroom		2	2	996	60%	23,904
Total Units		30		Tenant-Paid Rent		318,960
		7.0%		Vacancy Allowance		(22,327)
				Other Income		1,000
		0.0%		Other Vacancy		-
Effective Gross Income						297,633

Operating Expenses	Total	per Unit	Olalla	0.00
Office & Administration	4,400	147	4,400	-
Audit & Accounting	1,600	53	1,600	-
On-Site Management	30,000	1,000	30,000	-
Management Fee	17,858	595	17,858	-
Utilities	51,500	1,717	51,500	-
Repairs & Maintenance	48,000	1,600	48,000	-
Property & Liability Insurance	15,000	500	15,000	-
Real Estate Taxes	-	-	-	-
Other Taxes & Insurance	9,800	327	9,800	-
Resident Services	10,500	350	10,500	-
Compliance Fees	1,150	38	1,150	-
Replacement Reserve	13,500	450	13,500	-
Annual Operating Expenses	203,308	6,777	203,308	-

NWCH Olalla - VE measures

4 messages

Lynn Lindgren <Lynn@hdc-nw.org>
To: "sheila@nwcoastalhousing.com" <sheila@nwcoastalhousing.com>
Cc: Shauna Childress <Shauna@hdc-nw.org>

Sheila-

Based on the conversations we had with you and the design team today, please confirm that the team has identified the following changes be made

Scope Changes

1. Eliminate all desks and associated waterproofing.
2. Eliminate sliding doors, replace with windows.
3. Remove decorative columns, except at key locations.
4. Reduce landscaping to a minimum. This allows for a budget of \$10,000
5. Remove foundation waterproofing
6. Eliminate VTACs, replace with electric heaters in living and bedrooms.
7. Reduce parking by 12 spaces, per a sketch provided by Capri on Nov 10, see attached email.
8. Remove cable railing and replace with cedar pickets to meet code requirements.
9. Replace sloped roof with 4/12 pitched roof with asphalt comp shingles.
10. Reduce floor to floor on both levels to max 8'.

Capri Architecture Changes

We understand that the changes identified above will require changes to the drawings and permits. Capri Architecture will be requested to provide a

Schedule Impacts - Attached please find an update schedule.

The changes to the drawings impact the following line in the schedule. It is designed to allow us to meet the June 20 deadline for starting construction.

Capri drawing revisions – line 13. I have allowed 12 weeks. I recognize that this may be a bit of a crunch given the holidays.

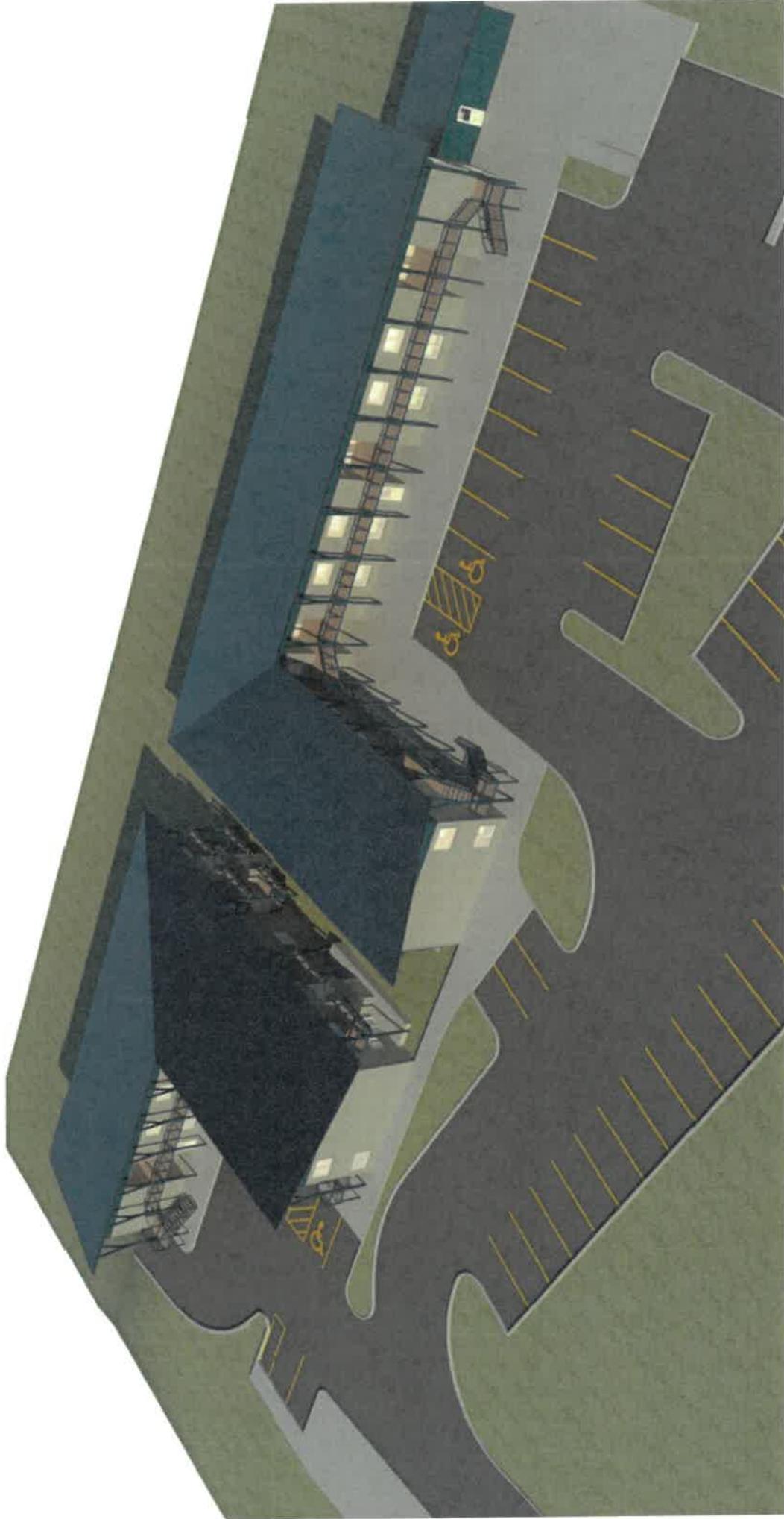
County permits – line 26. The estimates for permit revisions are based on an email with John Rodriguez at the city. I indicated that we are discussing

City permits – line 27. I have reached out to Justin to schedule a call regarding the site changes. We are not anticipating that the City will object to the

Constructability review by lender – line 45.

Lynn Lindgren (she/her)
Senior Construction Project Manager

Housing Development Center
office 503.335.3668 | direct 503-528-5191



3D PERSPECTIVE AERIAL RENDERING



ST PERSPECTIVE RENDERING

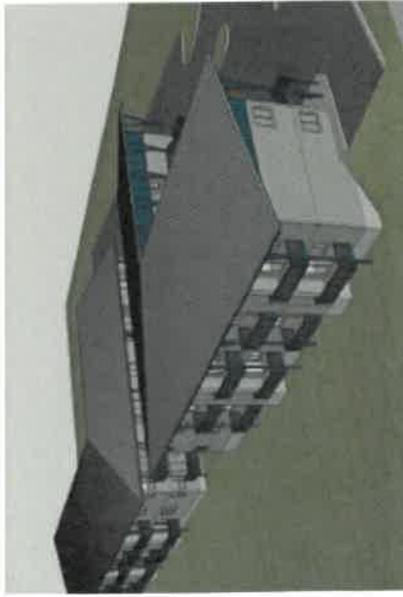


SOUTHWEST PERSPECTIVE RENDERING

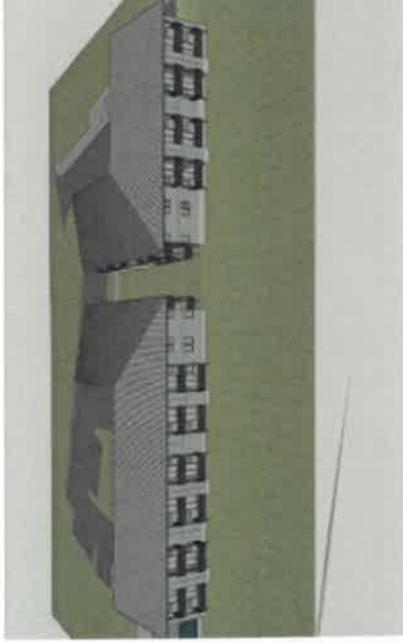
OLALL
APARTM
TOLEDO, OR

capri
SALVETTI ARCHITECTS

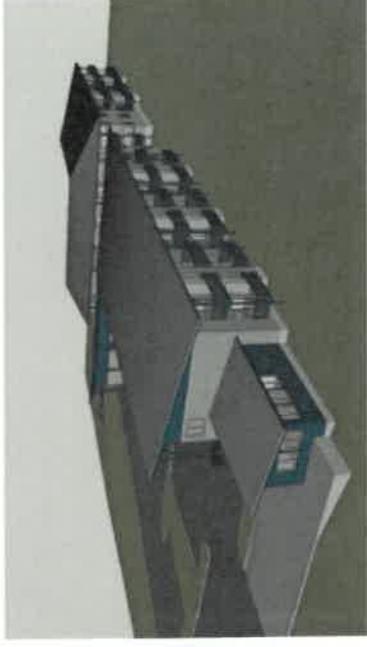
3241 W. WASHINGTON
SUITE 100, WASH DC, DC
ARCHITECTURE FIRM
1000 14TH STREET, NW
WASHINGTON, DC 20004
TEL: 202.331.1000
WWW.CAPRIARCHITECTS.COM



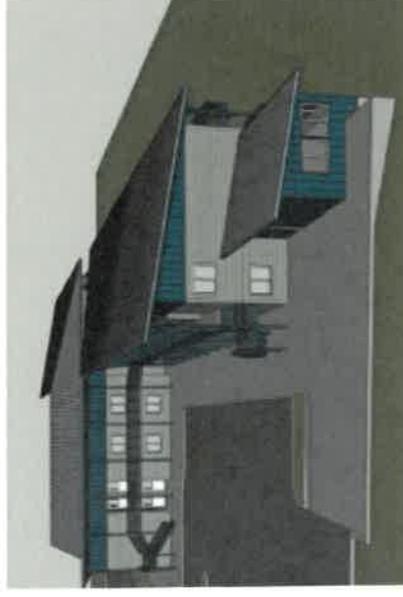
WEST PERSPECTIVE VIEW



WEST PERSPECTIVE VIEW



NORTHWEST PERSPECTIVE VIEW



EAST PERSPECTIVE VIEW



NORTHEAST PERSPECTIVE VIEW



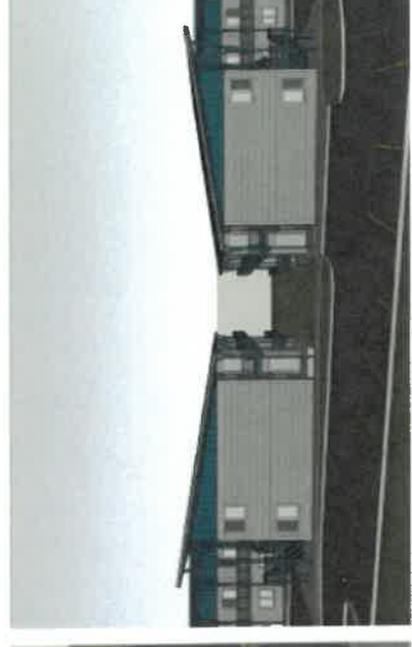
EAST PERSPECTIVE VIEW



EAST PERSPECTIVE VIEW



SOUTH PERSPECTIVE VIEW



CENTER COURTYARD PERSPECTIVE VIEW

OLALLA I APARTMENTS
TOLEDO, OREGON

Capitular
541.867.2008

SCALE: NOT TO SCALE

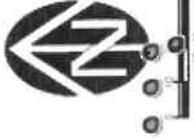
DATE: 06/14/2016

PROJECT SUBMITTAL

PROJECT MANAGER

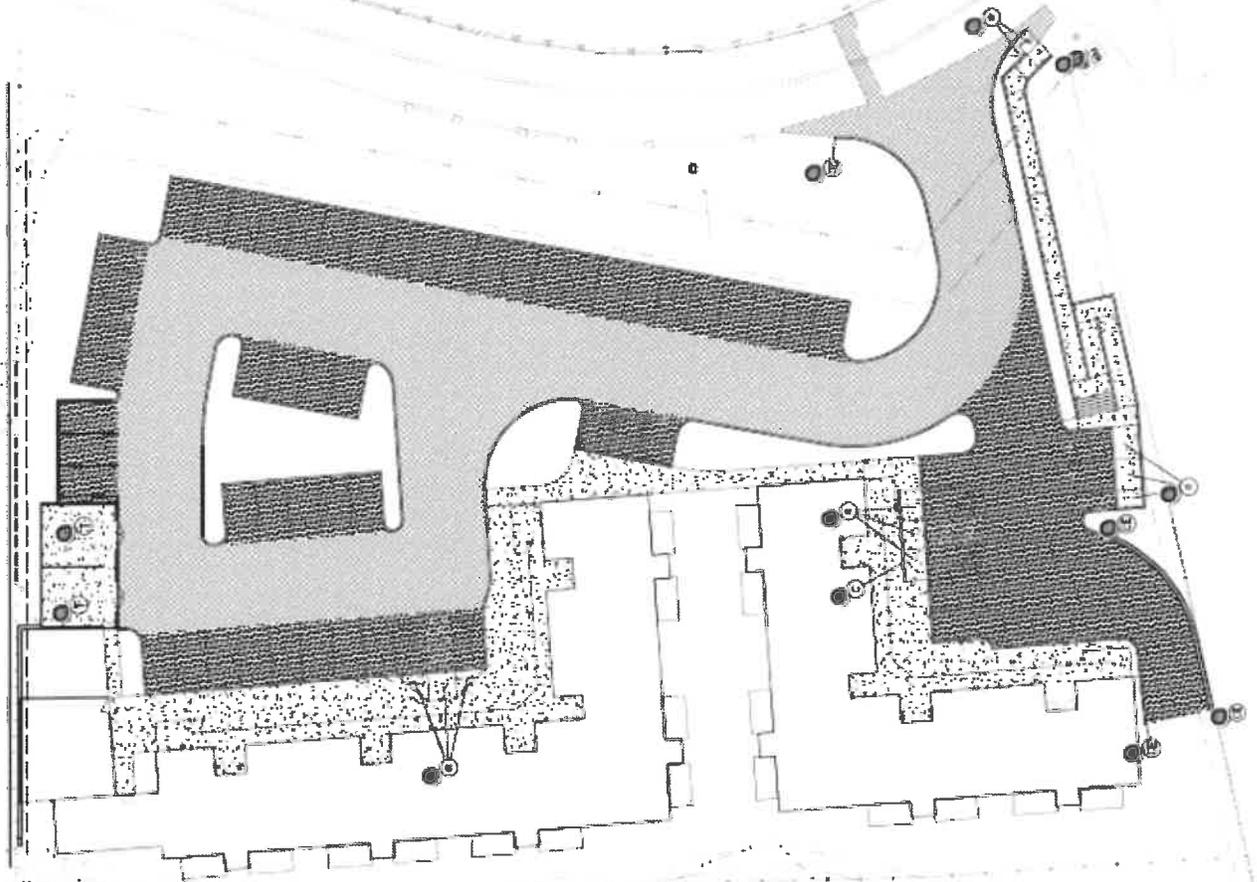
DESIGNER

THORNTON DESIGN CO.



SURFACING LEGEND

- 1 LIGHT DUTY SANDBIT
4" 12" A.C.
- 2 4" 12" A.C. BASE TO
4" 12" A.C. BASE TO
- 3 ASPHALT GRAY ANCHORMENT
4" 12" A.C. (175-20)
- 4 ASPHALT GRAY ANCHORMENT
4" 12" A.C. (175-20)
- 5 CONCRETE FINISHWAY OR SLAB
4" 12" A.C. (175-20) BASE ROCK
INCLUDES REINFORCING BARS
- 6 TYPE C CURB AT BACK/FRONT/SLAB
- 7 PRECAST CURB AT BACK/FRONT/SLAB
- 8 4" 12" A.C. OVER 4" DUMPED ROCK
- 9 SANDBIT





November 24, 2025

Lincoln County
Economic Development Grant Review Committee
[Address if required]

RE: Letter of Support for Northwest Coastal Housing – Olalla Meadows Development

Dear Grant Review Committee Members,

The City of Toledo is pleased to provide this letter of support for **Northwest Coastal Housing's (NWCH)** application to the Lincoln County Community and Economic Development Grant Program for the Olalla Meadows affordable housing development.

The City of Toledo is the **owner of the Olalla Meadows property** and has been a committed partner in advancing this project. To prepare the site for development, the City has:

- Successfully applied for and secured grant funding to construct the **water and sewer infrastructure** needed to serve the project;
- Completed the **wetland survey** required to move the project forward; and
- Finalized the necessary **lot line adjustment** to support the site design and land-use readiness.

These actions demonstrate the City's strong support for the project and our shared commitment to creating new affordable housing for the region.

The requested **\$50,000 grant** will support Northwest Coastal Housing's efforts to restore essential building-envelope components that were removed during required value engineering. These items—including a reduced moisture-protection system and a necessary roof redesign—are critical to maintaining long-term building durability on this City-owned site and to enabling the redesign to move through the permitting approval process.

This project has been in development for several years and we are excited that it is nearing completion. Olalla Meadows is vital to the health of our community as it will contribute to a sustainable future for future generations.

The City recognizes the significant economic and community benefit of this development. Olalla Meadows will provide permanently affordable homes that support local workforce stability, reduce housing insecurity, and strengthen our community's long-term economic health. The project's General Contractor intends to use **local subcontractors whenever possible**, helping to retain local construction jobs and recirculate project dollars within the local economy.

The City of Toledo strongly supports NWCH's request for funding and encourages the County to approve this grant to help move Olalla Meadows forward toward its planned groundbreaking in **June 2026**. The City looks forward to continued partnership with NWCH as this much-needed development progresses.

Thank you for your consideration.

Sincerely,

Rod Cross

Mayor

City of Toledo

rod.cross@cityoftoledo.org

541-270-6700