



**GOLD BEACH URBAN RENEWAL
AGENCY AGENDA**

January 6, 2020, 6:00PM

Regular Meeting

CITY COUNCIL CHAMBERS, CITY HALL
29592 ELLENSBURG AVE
GOLD BEACH OR 97444

**PRIOR TO THE REGULAR COUNCIL MEETING, THE COUNCIL
WILL MEET AS THE URBAN RENEWAL AGENCY AT 6PM.**

1. Roll Call:

MEMBERS & Staff	Present	Absent
CP 1 Summer Matteson		
CP 2 Larry Brennan		
CP 3 Anthony Pagano		
CP 4 Becky Campbell		
CP 5 Tamie Kaufman CHAIR		
AP 1 Vacant		
AP 2 Vacant		
AP 3 Vacant		
AP 4 Vacant		
Mayor Karl Popoff		
Administrator Jodi Fritts		

2. Review and discuss Housing Project proposal from Jordan & Natalie White

3. Schedule next meeting date(s)

To be announced at the end of the meeting

4. Adjourn Time: _____

The City of Gold Beach is dedicated to enhancing quality of life, while promoting health, safety, and welfare of our citizens, businesses, and visitors in the most fiscally responsible manner. In doing this, the City will respect the past, respond to current concerns, and plan for the future, while maintaining environmental sensitivity in our beach oriented community



GOLD BEACH URA AGENDA REPORT

URA Meeting Date: January 6, 2020

TITLE: URD Housing Project Proposal from Jordan & Natalie White

SUMMARY AND BACKGROUND:

The GBURA updated the UR Plan in March of 2019 to include HOUSING as priority project within the URDistrict. Staff and Chair Kaufman recently met with the Whites to discuss possible funding mechanisms for their housing development project which is located within the URD boundary.

The Whites purchased the property located between Hwy 101 and Harbor Way in 2018. The property is comprised of four tax lots with a combined total acreage of approximately 5.3 acres. They are currently developing tax lot 1000 which fronts onto Harbor Way.





GOLD BEACH URA AGENDA REPORT

They have been improving the property since acquiring it in 2018. They have installed the water/sewer/electric infrastructure the property, and have constructed one cottage as of this date, and have the foundations for the additional units underway. Even though the property currently has no mortgage, they are having difficulty obtaining conventional funding for the construction because the local lenders have been unwilling to commit to an owner built housing project.

When staff and Chair Kaufman met with the Whites in December, we discussed the possibility that the URA could potentially act as lead lender for the Whites for the short-term (10 year proposal) due to the amended UR Plan project priorities and the property's inclusion with the UR District. This would not only assist the Whites, but it would also help to jump start the Housing projects priority in the amended plan, and add needed housing units in the critical price point range for workforce housing. The proverbial Win/Win. The URA could fund the White's proposal through an interfund loan between the Sewer Reserve Fund and the URA TIF. The White's would be paying the interest back for the interfund loan.

The White's Proposal is being sent as a separate document to the URA members for privacy purposes at this time. The White's will be present at the meeting to discuss their proposal and answer questions the URA members may have.

REPORT ATTACHMENTS

- March 2019 Update to the UR Plan for the Housing project
- URA members identified funding priorities for the projects identified in the adopted plan

REQUESTED ACTION/MOTION

Review and discuss the proposal and direct staff on how to proceed

END

RESOLUTION GBURA R1819-01

A RESOLUTION BY THE GOLD BEACH URBAN RENEWAL AGENCY AMENDING THE GOLD BEACH URBAN RENEWAL PLAN TO ADD A PROJECT AND UPDATE THE PLAN TO REFLECT THE ADDED PROJECT

- WHEREAS:** The City of Gold Beach established an urban renewal agency in 2010, said Agency currently being comprised of the members of the Gold Beach City Council and named the Gold Beach Urban Renewal Agency (Agency); and
- WHEREAS:** The City Council adopted an urban renewal district and plan named the Gold Beach Urban Renewal Plan (Plan) on June 10th, 2013; and
- WHEREAS:** The Plan was amended on May 11th, 2015 by Amendment 1 to bring the boundary into compliance with ORS 457.420(2)(b)A); and
- WHEREAS:** The Agency desires to add a project for Housing Assistance to the Plan which includes a definition of Workforce Housing within the City, and to update other components of the Plan to reflect the added project.

AMENDING PLAN

NOW THEREFORE, BE IT RESOLVED: The City of Gold Beach Urban Renewal Agency adopts Amendment 2 to the Gold Beach Urban Renewal Plan. A copy of the amendment is attached to this resolution as EXHIBIT A.

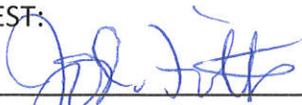
PASSED BY THE GOLD BEACH URBAN RENEWAL AGENCY, COUITY OF CURRY STATE OF OREGON, and EFFECTIVE THIS 4th DAY OF MARCH, 2019.

APPROVED BY:



Tamie Kaufman, GBURA Chair

ATTEST:



Jodi Fritts, City Administrator/City Recorder

EXHIBIT A
Amendment 2 - Gold Beach Urban Renewal Plan

The Gold Beach Urban Renewal Plan is amended as follows:

Additions are shown in italics

II. GOALS AND OBJECTIVES

5. Housing

Promote the role of the Gold Beach Urban Renewal Area in diversifying the supply of housing in Gold Beach and strengthen the Area's role as a residential neighborhood. Preserve and promote a livable community, better utilizing commercial, mixed use and residential lands. Accommodate the need for development of long-term housing (rental and ownership) at all income levels to strengthen the Area.

Objectives:

- 1. Develop programs and incentives to encourage the development of Housing in the Area.*
- 2. Work with property owners and/or non-profits to promote development and redevelopment of properties within the Area. Provide publicly funded programs for improvement of properties.*
- 3. Acquire property to facilitate the development of housing in the Area.*
- 4. Assist in the financing and provision of transportation and infrastructure improvements to support the development of housing in the Area.*
- 5. Provide sufficient parking to support development of housing in the Area.*
- 6. Because this is tax increment financing, property tax free projects are not eligible.*

III. OUTLINE OF MAJOR URBAN RENEWAL PROJECT ACTIVITIES

5. Housing Assistance

Assist in the development of housing, including work force housing, in the Area.

IV. URBAN RENEWAL PROJECTS

Housing Assistance: Assist in the development of housing, including work force housing, in the Area.

X. RELATIONSHIP TO LOCAL OBJECTIVES

Goal 10: Housing

To develop a variety of adequate, quality housing and rental units.

Policies

- a) To encourage maximum usage of the land within the City.*
- b) To encourage a variety of residential lot sizes, diversity of housing types and a range in housing prices.*
- c) To encourage the rehabilitation of substandard housing.*
- d) To encourage the development of rental units in all price ranges.*

The Plan conforms to Goal 10 by encouraging development that will provide housing opportunities for the citizens of Gold Beach.

MARCH 2019 URA MEMBER PRIORITY OF PROJECTS

PRIORITIES	MATTESON	BRENNAN	PAGANO	CAMPBELL	KAUFMAN
PRIORITY 1	HOUSING	PROPERTY ASSISTANCE	COMMUNITY/TOURIST ATTRACTION FACILITIES	STREETScape IMPROVEMENTS	HOUSING
PRIORITY 2	SMALL BIZ/RESTAURANT ASSISTANCE	PROPERTY ACQUISITION	HOUSING	HOUSING	PROPERTY ACQUISITION
PRIORITY 3	COMMUNITY/TOURIST ATTRACTION FACILITIES	HOUSING	PROPERTY ASSISTANCE	PORT-AIRPORT BIKE/PED IMPROVEMENTS	PROPERTY ASSISTANCE

VOTES

HOUSING	5	TOP
PROPERTY ASSISTANCE	3	2ND
PROPERTY ACQUISITION	2	TIED FOR 3RD
COMMUNITY/TOURIST FACILITIES	2	TIED FOR 3RD

SMALL BIZ ASSISTANCE	1
STREETScape	1
PORT BIKE/PED	1
<i>OTHER UR PLAN PROJECTS NOT PRIORITIZED</i>	
SIGNAGE	
PUBLIC PARKING	
SIDEWALK PROGRAM	