

Meeting Our Potential for Housing Stability

By Don Gomez

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votedongomez.com

-This document is a Work-In-Progress. Check back often for updates.-

Background

As a candidate for county commissioner, as a locally based small business owner, and as a person who has previously experienced homelessness and housing instability, the mission of resolving our housing shortage is very important to me.

I've prepared this document to illustrate my commitment to making a difference in this regard. With it, I hope to demonstrate that I am the only candidate in this race who is putting forth a detailed, actionable concept to drive housing stability efforts.

One may point to the [Lincoln County Housing Strategy Plan](#) as a similar document, but this was not prepared by any of our seated Commissioners. Rather it was produced by consulting groups with community input. Moreover, while this plan offers some great data points, it does have a few holes in it.

On page 2, the companies that formulated the plan note that "Every city's population in Lincoln County has slightly increased since the most recent Census count (2010), and each jurisdiction is forecasted to continue growing over the next fifty years... The County as a whole... is projected to grow by almost 15,000 residents in that same time frame." However, if we look back over the last 50 years our county has doubled in size from the 1970 census which put us at around 25,000 residents. Furthermore, the rise in remote work will continue to have an outsized impact in making this area attractive to new residents, and I believe that our actual growth over the next 50 years will far outpace the projections in the Housing Strategy Plan.

Additionally, the Housing Strategy Plan points to the high cost of building here as one of the primary reasons for a lack of development but also suggests a Construction Excise Tax as a deployable strategy. However this tax would only make it more cost-prohibitive to build here.

The Housing Strategy Plan is also over half a decade old and could never have predicted an event such as Covid and the impact it would have on our local housing situation. At the very least, it's time for this plan to be reviewed and revised.

Introduction

This document, *Meeting Our Potential for Housing Stability*, will serve as my roadmap to addressing housing instability by plotting potential lots on which to build new housing stock. As this is a work-in-progress, expect regular updates.

All info herein contained is culled from state, federal, and county government resources, including the county tax lot map, Lincoln County Code and the Lincoln County Housing Strategy Plan, except as noted. There is a possibility that new projects may be approved, begun, or completed on any of these lots as I work to complete this document. Lots proposed may be subject to Environmental Impact Reports and studies by engineers and/or regulatory staff who may find any of these locations unsuitable for the types of projects proposed herein but could well rule them suitable for housing projects of a different scope.

I will regularly verify the status of these listings with our Public Information Office, but until I complete this list that information may be subject to change. Once complete, I will continue to verify with the county Public Information Office throughout the duration of the campaign. Once elected I will, at that point, reevaluate the efficacy of this document in promoting my aims to increase our available housing stock.

Purpose

I see a huge opportunity to be able to make positive strides at addressing our housing crisis by leveraging county owned properties into affordable housing opportunities. I also see the potential to establish some innovative programs which will allow us to create housing opportunities in zones we haven't previously considered.

To begin with, I will outline a few county-owned properties that are zoned to allow some type of housing to be constructed yet are currently undeveloped. In the beginning this will merely stand as proof-of-concept. This list will continue to grow as I work through the County Tax Lot Map and other available resources.

You can independently verify the information I provide via the [County Tax Lot Map](https://maps.co.lincoln.or.us/) available at: <https://maps.co.lincoln.or.us/>

All you need to do is input the term "Lincoln County" in the "Simple Search" field and review the Account #'s that I've provided. Conversely, you can search for a particular lot by inputting the Account # in the Simple Search field.

Again, at this time, this is not a complete list of *all* the potential housing opportunities I see. This is merely a look at what's possible if we are forced to rely solely on county owned land to start resolving our housing crisis. There is a huge opportunity to work with the cities to help them meet their growth goals. By partnering with a capable affordable housing developer, we could help the cities do a review of their entire growth boundary to see where projects can be coordinated to keep costs low.

Thanks to recently passed legislation, cities in our county are now able to expand their current urban growth boundaries by a one-time extension of up to 50 acres. Coordinating with community partners to assess [smart growth](#) opportunities makes sense at this crucial juncture. Although I would like to take

advantage of the many infill opportunities before we even consider moving our established growth boundaries.

The county can also work with private landowners to help them reduce their tax burden by investing in affordable housing as an economic driver.

Collaboration to stimulate housing production will have an outsized impact on our business community as they gain access to an increased labor pool. This increase will be further facilitated by taking advantage of the multiple opportunities presenting themselves to help seniors transition into what's termed "move-over housing." These are smaller more manageable homes which allow those on fixed incomes to contribute more to their retirement investments while also freeing up workforce housing for our young and growing families.

Additional information on the concept of move-over housing and its potential to have a noticeable, positive impact on rural communities such as ours is available [here](#).

Most of the lots I've described in this document are already zoned residential and are as yet undeveloped. In some cases, a zoning change may be necessary, but I have sought to keep the majority of this list focused on properties that are already zoned accordingly where building can begin in the most expedited fashion.

Further information on zoning, permitted uses, and conditional uses is available in [Lincoln County Code Chapter 1 Land Use](#): See page 55-111 for zoning descriptions and conditions of use.

The tax lot map and indeed the inventory of lots possessed and managed by the county is extensive. Going through this list as I campaign and run a business will take time, and I thank you for checking back often as I continue to develop this list and a range of possibilities to confront our housing crisis.

Agricultural Conservation Housing Program: Proposed Concept

As a brief aside, I want to point out that the county owns a number of lots zoned for agricultural conservation (A-C). Conditional uses permitted on lots designated (A-C) include: single family dwelling unit customarily provided in conjunction with farm use.

What I propose is a county run program which will create allowed housing on these lots at an affordable rate for families who are already involved in agriculture but may be facing housing instability. This will be a boon to our local farming industry in terms of an increase to their available labor pool. It could also help to attract more farmers to occupy the many vacant, uninhabited lots that are currently zoned for agriculture uses.

According to the [2017 Census of Agriculture](#), published by the US Department of Agriculture, Lincoln County had 384 farms representing over 29,000 acres of land. These farms employ almost 700 workers. Migrant and seasonal farmworkers constitute almost 20% of the total labor force of farmworkers living in our county according to data presented by [Oregon State Rehabilitation Council](#).

By creating more opportunities for agricultural workers to remain in suitable housing we can increase our annual crop yield and help our local farms realize greater success. To say nothing of giving families a safe and comfortable place to call home long term.

Occupants would need to farm the plots proffered in order to meet zoning requirements. Any produce could benefit the families directly or be used as additional resources for our local food banks and shelters.

There are many additional considerations to address in establishing a program of this nature, but I wanted to float the idea and see what kind of feedback it generated. I would love to hear your ideas and also any questions, concerns, etc via email at: don@votedongomez.com

County Owned Lots with Development Potential

The primary thrust of this document is to point out the multitude of county owned lots on which we could create additional housing units. My goal is to partner with developers and nonprofits in order to turn the majority of these lots into homes for local families who are in danger of being priced out or made homeless by soaring rents and a lack of available stock for purchase.

The properties listed below are all owned by Lincoln County and their zoning designations allow for some sort of housing to be erected on them.

Especially where it concerns developing additional affordable housing units, I think it's necessary to point out that an acre of land has the potential to contain upwards of 25 apartment units according to information furnished by the [University of Idaho](#).

Many of the lots described in my list currently are precluded from the development of apartment style housing due to zoning requirements, but this figure supplies a good jumping off point for future planning. By creating more apartments, condominiums, and other planned communities we can alleviate the housing crisis while keeping densities low and avoiding sprawl by prioritizing projects in infill areas.

List

Account#: R160137

Map Tax Lot: 07-11-35-C0-00101-00

Property type: Commercial

Zoning A-C

Property Address: 1801 SE 64th St., Lincoln City

Size: 0.99 Acres/43124.40SqFt



Description: Lot is just off Coast Highway (about 600 ft) in Lincoln City. It is currently zoned for agricultural conservation, however its location likely precludes any productive attempts at farming. Rezoning to residential/commercial would allow for a mixed use development to include retail and housing.

Account#: R182152

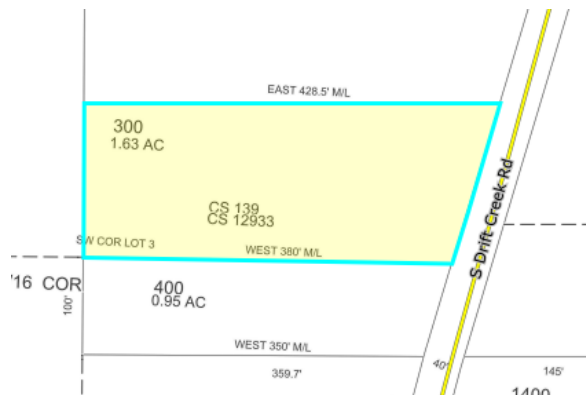
Map Tax Lot: 07-11-35-CA-00300-00

Property type: Residential

Zoning RR-2/DR

Property Address: 235 S. Drift Creek Rd., Lincoln City

Size: 1.63acres/71002.80SqFt



Description: 1.63 acre lot which appears to have structures on the property. Although multiple real estate websites list the property as being undeveloped. According to court records filed in Lincoln County Superior Court there is an ongoing dispute with seemingly unauthorized persons residing on the property.

Account#: R162503

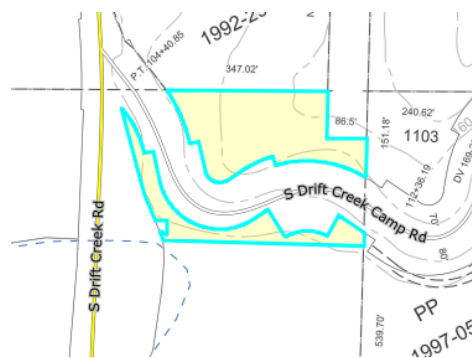
Map Tax Lot: 07-11-36-CD-00100-00

Property type: Residential

Zoning RR-5/DR

Property Address: No address in county records

Size: 1.85 acres/80586.00SqFt



Description: This 1.85 acre property is divided by S. Drift Creek Camp Rd. Land on the south side of the road is directly adjacent to Drift Creek and building might not be possible there. However, the remainder of the lot, that north of the road, is zoned residential and is as yet undeveloped.

Account#: R254816

Map Tax Lot: 08-10-19-DA-00100-00

Property type: Residential

Zoning R-1

Property Address: No address in county records

Size: 0.41 acres/17859.60SqFt



Description: At less than a half-acre, this lot would be perfect for one, possibly two single family homes or a multi-family building such as a duplex or triplex.

Account#: R521345

Map Tax Lot: 09-11-05-DC-10000-00

Property type: Residential

Zoning R-5

Property Address: No address in county records

Size: 0.14 acres/6098.40SqFt



Description: This smaller lot in an established residential neighborhood in Depoe Bay could easily accommodate a single family home or duplex.

Account#: R500377

Map Tax Lot: 10-10-02-D0-00400-00

Property type: Residential

Zoning: T-C, RR-5

Property Address: No address in county records

Size: 19.55 acres/851598.00SqFt



Description: 19.55 acre dual zoned lot (T-C/RR-5) would allow for a single family dwelling unit.

Account#: R395969

Map Tax Lot: 10-10-05-00-01100-00

Property type: Residential

Zoning: A-C, RR-5, D

Property Address: 846 Wade Rd, Siletz

Size: 28.37 acres/1235797.2SqFt



Description: Lot with multiple zoning designations could possibly accommodate one or more single family dwelling units.

Account#: R431375

Map Tax Lot: 10-10-08-DD-02001-00

Property type: Residential

Zoning: RR-5, DR

Property Address: No address in county records

Size: 0.34 acres/14810.40SqFt



Description: Third of an acre lot near other pre-existing homes next to major thoroughfare.

Account#: R420580

Map Tax Lot: 10-11-05-DC-01000-00

Property type: Residential

Zoning: R-1

Property Address: No address in county records

Size: 0.2 acres/8712.00SqFt



Description: 8700sqft lot in established residential neighborhood in Beverly Beach. Perfect for multi-family dwelling.

Account#: R231775

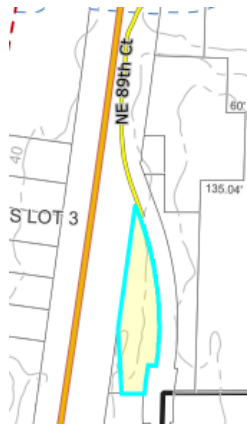
Map Tax Lot: 10-11-17-CA-00800-00

Property type: Residential

Zoning: RR-2, DR

Property Address: No address in county records

Size: 1.26 acres/54885.60SqFt



Description: This 1.2 acre lot zoned RR-2 could be granted a conditional use permit for a senior living facility. I propose creating move-over housing for our large aging population by taking advantage of opportunities such as this. All RR-2 zoned lots offer this same potential.

Account#: R241212

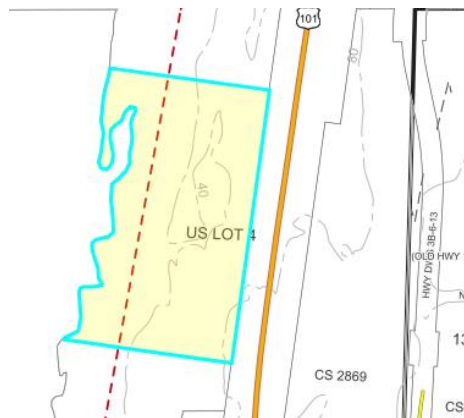
Map Tax Lot: 10-11-17-CD-00100-00

Property type: Residential

Zoning: RR-2, DR

Property Address: No address in county records

Size: 7.98 acres/347608.80SqFt



Description: Potential oceanfront living for our seniors on fixed incomes which would free up space in larger homes for working families to take residence in. Even if scope of the project is kept low, like 20 apartments then it would be even larger than the Depoe Bay Townhomes project which the state/county is very proud of, but only boasts 12 units.

Account#: R527705

Map Tax Lot: 10-11-17-CD-00200-00

Property type: Residential

Zoning: RR-2, DR

Property Address: No address in county records
Size: 8.83 acres/384634.80 SqFt



Description: A third property adjacent to the two above which could jointly comprise a senior community of upwards of a couple hundred units, but could be kept from being a burden by cutting that number in half or even a quarter and reconsidering additional conditional use permitting when and if the need arises.

Account#: R505110
Map Tax Lot: 10-11-20-AC-00500-00
Property type: Residential
Zoning: R-4

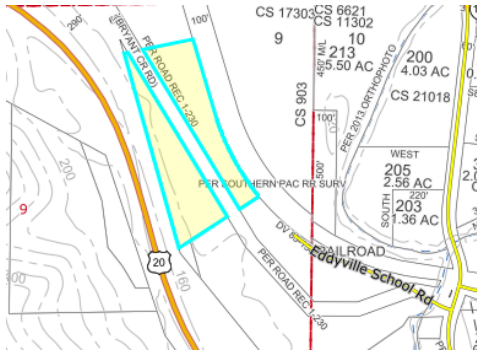
Property Address: No address in county records
Size: 4.88 acres/212572.80SqFt



Description: This lot currently contains the Salmon Run HOUSING which is managed by the HALC.; I propose an expansion to the existing community in the form of one or two more buildings which would fill out the remaining acreage, and increase access to affordable housing in our county.

Account#: R258686
Map Tax Lot: 11-09-09-A0-00200-00
Property type: Residential
Zoning: R-1, RC

Property Address: No address in county records
Size: 4.75 acres/206910.00SqFt



Description: Owned by Lincoln County School District, the undeveloped land on this lot can be used to create temporary housing for new teachers or district staff transitioning in from elsewhere as they seek permanent housing arrangements. This could ease the burden on our embattled schools and the teachers, many of whom struggle to find housing here initially.

Account#: R298770

Map Tax Lot: 11-09-10-00-00300-00

Property type: Residential

Zoning: R-1, RC

Property Address: 6877 CRYSTAL CREEK LOOP

Size: 2.04 acres/88862.40SqFt



Description: Across the Yaquina River from the lot above, this two acre lot is currently undeveloped and could similarly be used to house district staff including teachers on a temporary, or even permanent basis.

Account#: R187771

Map Tax Lot: 11-09-10-BC-00700-00

Property type: Residential

Zoning: R-1

Property Address: No address in county records

Size: 0.13 acres/6534.00 SqFt



Description: Just south on Crystal Creek Loop from the previous two lots, this small lot could be improved to offer a single family creek front home.

Account#: R501462

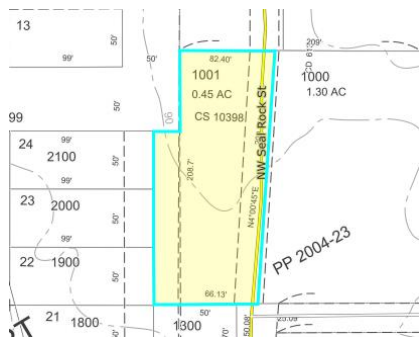
Map Tax Lot: 12-12-36-AD-01001-00

Property type: Residential

Zoning: R-1

Property Address: No address in county records

Size: 0.45 acres/19602.00 SqFt



Description: Undeveloped parcel in Seal Rock.

Account#: R210233

Map Tax Lot: 13-11-18-00-02000-00

Property type: Residential

Zoning: RR-2

Property Address: No address in county records

Size: 0.79 acres/34412.40 SqFt



Description: 3/4 of an acre lot north of Alsea River in Waldport.

Account#: R203061

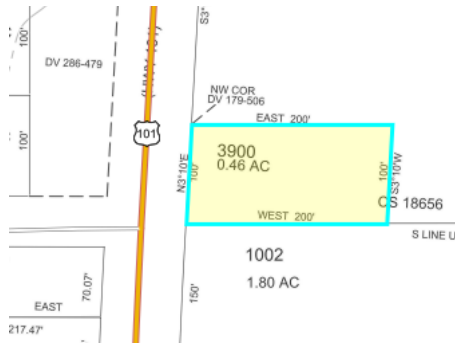
Map Tax Lot: 13-12-01-AA-03900-00

Property type: Residential

Zoning: RR-2,DR

Property Address: No address in county records

Size: 0.46 acres/20037.60 SqFt



Description: Half acre lot adjacent to 101 in Seal Rock, just east of NW Orcas Dr.

Account#: R169263

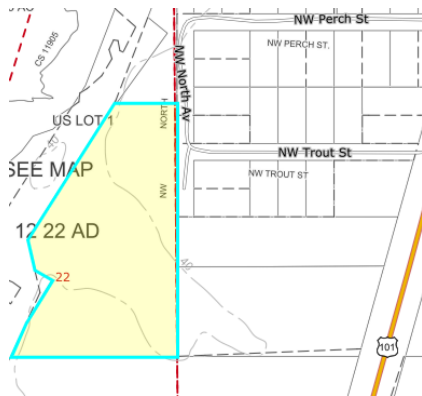
Map Tax Lot: 14-12-22-AD-00400-00

Property type: Residential

Zoning: R-4, RC

Property Address: No address in county records

Size: 2.34 acres/101930.40 SqFt



Description: This 2.34 acre lot in Yachats could accommodate a small, community appropriate sea view condo complex. Or a potential potentially less intrusive multi-family type unit. If viable for building, this property might be better leveraged in a sale to a developer, directing proceeds of sale to cover other county housing projects.

Account#: R12986

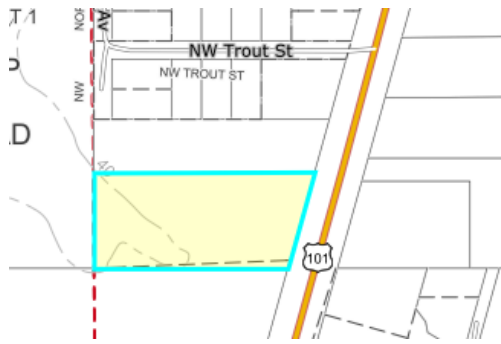
Map Tax Lot: 14-12-23-BC-00700-00

Property type: Residential

Zoning: R-4,RC

Property Address: No address in county records

Size: 1.25 acres/54450.00 SqFt



Description: This 1.25 acre lot just north of Yachats would work for a small multiunit development or multifamily dwelling.

Account#: R85660

Map Tax Lot: 14-12-23-BD-00147-00

Property type: Residential

Zoning: R-1, RC

Property Address: No address in county records

Size: 11761.20 Sq. ft / 0.27 acres



Description: While currently held by SW Lincoln County Water, this lot would be perfect for a multi-family unit as the property opens onto both NE Hemlock Dr and Ne Starr Creek Dr. Situated just north of Yachats.