



**PLANNING COMMISSION REGULAR SESSION AGENDA**  
**Monday, October 23, 2023 - 7:00 PM**  
**City Hall, Council Chambers, 169 SW Coast Hwy, Newport, OR 97365**

---

All public meetings of the City of Newport will be held in the City Council Chambers of the Newport City Hall, 169 SW Coast Highway, Newport. The meeting location is accessible to persons with disabilities. A request for an interpreter, or for other accommodations, should be made at least 48 hours in advance of the meeting to Erik Glover, City Recorder at 541.574.0613, or [e.glover@newportoregon.gov](mailto:e.glover@newportoregon.gov).

All meetings are live-streamed at <https://newportoregon.gov>, and broadcast on Charter Channel 190. Anyone wishing to provide written public comment should send the comment to [publiccomment@newportoregon.gov](mailto:publiccomment@newportoregon.gov). Public comment must be received four hours prior to a scheduled meeting. For example, if a meeting is to be held at 3:00 P.M., the deadline to submit written comment is 11:00 A.M. If a meeting is scheduled to occur before noon, the written comment must be submitted by 5:00 P.M. the previous day. To provide virtual public comment during a city meeting, a request must be made to the meeting staff at least 24 hours prior to the start of the meeting. This provision applies only to public comment and presenters outside the area and/or unable to physically attend an in person meeting.

The agenda may be amended during the meeting to add or delete items, change the order of agenda items, or discuss any other business deemed necessary at the time of the meeting.

---

**1. CALL TO ORDER AND ROLL CALL**

*Commission Members: Bill Branigan, Bob Berman, Jim Hanselman, Gary East, Braulio Escobar, John Updike, and Marjorie Blom.*

**2. APPROVAL OF MINUTES**

**2.A Approval of the Planning Commission Regular Session Meeting Minutes of September 25, 2023.**

[Draft PC Reg Session Minutes 09-25-2023](#)

**2.B Approval of the Planning Commission Work Session Meeting Minutes of October 29, 2023.**

[Draft PC Work Session Minutes 10-09-2023](#)

### **3. CITIZENS/PUBLIC COMMENT**

*A Public Comment Roster is available immediately inside the Council Chambers. Anyone who would like to address the Planning Commission on any matter not on the agenda will be given the opportunity after signing the Roster. Each speaker should limit comments to three minutes. The normal disposition of these items will be at the next scheduled Planning Commission meeting.*

### **4. ACTION ITEMS**

**4.A Initiate Municipal Code Amendments to Implement 2023 State of Oregon Legislative Mandates.**

### **5. PUBLIC HEARINGS**

### **6. NEW BUSINESS**

### **7. UNFINISHED BUSINESS**

**7.A DLCD Decision Approving the City's Housing Production Strategy.**

[10-13-2023 DLCD Email for the Adoption of the City's Housing Production Strategy](#)  
[Newport Decision Letter](#)

### **8. DIRECTOR COMMENTS**

### **9. ADJOURNMENT**

**Draft MINUTES**  
**City of Newport Planning Commission**  
**Regular Session Meeting**  
**Newport City Hall Council Chambers**  
**September 25, 2023**

**Planning Commissioners Present:** Bill Branigan, Jim Hanselman, John Updike, Bob Berman, Braulio Escobar, Gary East, and Marjorie Blom (*by phone*).

**City Staff Present:** Community Development Director (CDD), Derrick Tokos; and Executive Assistant, Sherri Marineau.

1. **Call to Order & Roll Call.** Chair Branigan called the meeting to order in the City Hall Council Chambers at 7:00 p.m. On roll call, Commissioners Branigan, Berman, Escobar, Hanselman, East, Updike, and Blom were present.

2. **Approval of Minutes.**

Branigan reported minor corrections to both sets of the minutes.

A. **Approval of the Planning Commission Work Session Meeting Minutes of September 11, 2023.**

**MOTION** was made by Commissioner Hanselman, seconded by Commissioner Escobar to approve the Planning Commission Work Session meeting minutes of September 11, 2023, with minor corrections. The motion carried unanimously in a voice vote.

B. **Approval of the Planning Commission Regular Session Meeting Minutes of September 11, 2023.**

**MOTION** was made by Commissioner Hanselman, seconded by Commissioner Escobar to approve the Planning Commission Regular Session meeting minutes of September 11, 2023, with minor corrections. The motion carried unanimously in a voice vote.

3. **Citizen/Public Comment.** None were heard.

4. **Action Items.**

A. **File 1-PD-23 / 3-ADJ-23: Final Order and Findings of Fact for the Final Development Plan and Adjustment Permit for the Oregon State University 77 Apartment-Style Student Housing Residential Units.**

Berman asked why this application didn't have to conform to the trash enclosure ordinance. Tokos explained that the application was submitted before the trash enclosure ordinance came into effective, and it couldn't be subject to the new rules, as per Oregon state law.

**MOTION** was made by Commissioner Berman, seconded by Commissioner Escobar to approve the Final Order and Findings of Fact for File -PD-23 / 3-ADJ-23. The motion carried unanimously in a voice vote.

**5. Public Hearings.** At 7:07 p.m. Chair Branigan opened the public hearing portion of the meeting. He asked the Commissioners for declarations of conflicts of interest, ex parte contacts, bias, or site visits. Berman and Branigan reported a drive through the Bayfront. Branigan called for objections to any member of the Planning Commission or the Commission as a whole hearing this matter; and none were heard.

**A. File 3-Z-22: Amendments to Chapter 14.14, Parking and Loading Requirements.**

Tokos covered the amendments to Chapter 14.14, Parking and Loading Requirements that reduced the minimum off-street parking requirements for new development or redevelopment in areas where public parking was managed with meters or a combination of parking meters and permits. He reported that the package of amendments was reviewed by the Parking Advisory Committee at their meetings, as well as the Commission's review at prior work session meetings. Tokos explained that the Planning Commission would be making a recommendation to the City Council as to whether or not the amendments were necessary and furthered the general welfare of the community.

Berman pointed out the inconsistencies of terminology when referencing metered zones, hybrid paid/permit hybrid, and permits/timed zones. He thought the terminology should be consistent and included in the definitions.

Berman commented as a side note, that drive ins or drive throughs weren't addressed in these amendments. He thought if they did any future street vacations, the city should be able to make the vacation revocable if the development didn't proceed. Tokos would have to look into this, but noted that it was immaterial to what the Commission was reviewing that evening. Berman wanted to see a mechanism for the title to be transferred back to the city if the proposed use was not followed through on for a vacation. Tokos explained this would require a separate ordinance. The city followed the statues verbatim, and there was nothing in the statue that said vacations were conditional. Berman stated he would pursue this the next time a vacation came up.

Berman asked for clarification on the commentary that said if Nye Beach implemented a paid parking program it would no longer be subject to a business license fee. He thought this only went away if there were meters. Tokos explained the relief of the business license fee would go into effect when meters or paid permit parking was implemented. Berman asked Tokos to take another look at this to make sure that was correct. He questioned if there would be any permit only zones in the city. Tokos reported Nye Beach would be permit only once changed.

Udike pointed out there wasn't any public in attendance for the hearing, and asked what the noticing requirements for these types of hearings was. Tokos explained the city did the required notice for the hearing by publishing it in the local newspaper. If there was a large planning effort like the Transportation System Plan, they would do a city wide post card mailing so the public could find out about future changes. They were not required to do a large outreach for a typical legislative change such as this hearing. Berman asked if the city reached out to Bayfront business owners. Tokos reported they contacted the Bayfront business owners through the Parking Advisory Committee, and the principal focus for the outreach concerned the parking meter program rollout.

Berman asked if once the meters were implemented on the Bayfront, would the new rules apply to all three area districts. Tokos reported the rules would only apply to the Bayfront because it was the only area with meters, and the reduction was keyed off of meters. If Nye Beach did a permit only program, they would only get relief from the fee on their business license, not from the parking requirements. Udike asked if a parking permit program in Nye Beach would have to be

weighed in on by the Parking Advisory Committee. Tokos confirmed it would. He was wasn't sure if the parking permit program for Nye Beach would have to be run by the Commission, but he would want to show it to them so they were aware of the changes. This could also just be done by a fee resolution through the City Council.

Escobar asked when the pricing for the metering would be finalized. Tokos reported they still needed to wrap up the outreach meetings with the fish plants. The Parking Advisory Committee make a change to a couple of the pricing elements at their last meeting. Tokos suspected it would be around the end of October when the fee resolution would be put together.

Berman asked if permits would be available seasonally, or just month to month. Tokos explained the guarantee was subject to permit availability, and they were capping the number of permits. There would be options to have either a monthly permit or a six month permit for peak periods.

Hanselman asked if someone who had a permit could park in a meter spot. Tokos confirmed they could only do this if they were in a meter/permit zone. They couldn't park in the meter only zones with a permit.

Chair Branigan closed the hearing at 7:33 p.m.

**MOTION** was made by Commissioner Hanselman, seconded by Commissioner Berman to make a favorable recommendation to the City Council for File 3-Z-22. The motion carried unanimously in a voice vote.

6. **New Business.** None were heard.
7. **Unfinished Business.** None were heard.
8. **Director Comments.** None were heard
9. **Adjournment.** Having no further business, the meeting adjourned at 8:26 p.m.

Respectfully submitted,

---

Sherri Marineau  
Executive Assistant

Draft MINUTES  
City of Newport Planning Commission  
Work Session Meeting  
Newport City Hall Council Chambers  
October 9, 2023  
6:00 p.m.

**Planning Commissioners Present:** Bill Branigan, Jim Hanselman, John Updike, Bob Berman, Braulio Escobar, Gary East, and Marjorie Blom (*by video*).

**PC Citizens Advisory Committee Members Absent:** Dustin Capri (*excused*), and Greg Sutton.

**City Staff Present:** Community Development Director (CDD), Derrick Tokos; and Executive Assistant, Sherri Marineau.

1. **Call to Order.** Chair Branigan called the Planning Commission work session to order at 6:00 p.m.
2. **New Business.**
- A. **Land Use Workshop.** Tokos introduced Brett Estes, the Department of Land Conservation and Development's (DLCs) North Coast Regional Representative. Estes presented an overview and training workshop for Oregon's Land Use Planning Program, and the Planning Commission's role and responsibilities within that framework.

Estes covered topics that included the history of Oregon legislature permits; Statewide Planning Goal 1: Citizen Involvement; state responsibilities; local responsibilities; Statewide Planning Goal 2: Land Use Planning; the Comprehensive Plan; post-acknowledgement plan amendments; exceptions to the state wide planning rule; other OARS linked to Goal 2; zoning and development code reviews; types of land use decisions; notice requirements; quasi-judicial hearings; legislative hearings; review and purpose of findings; Land Use Board of Appeals; fairness through ex parte contact, conflicts of interest, and bias; actual conflicts of interest; how to address conflicts of interest; defining bias; and useful Oregon statutes.

- B. **Staff Feedback to the League of Oregon Cities on the Draft Framework for the Governor's Housing Production Proposal.** No discussion was heard.
3. **Unfinished Business.** None were heard.
4. **Adjourn.** The meeting adjourned at 7:58 p.m.

Respectfully submitted,

---

Sherri Marineau,  
Executive Assistant

## Sherry Marineau

---

**From:** Derrick Tokos  
**Sent:** Thursday, October 19, 2023 4:42 PM  
**To:** Sherry Marineau  
**Subject:** FW: Final Decision on City of Newport's Housing Production Strategy  
**Attachments:** 20231013\_Newport\_Decision\_Letter\_FINAL.pdf

Please add this email and the attached letter to the Commission's regular agenda item under unfinished business.

Derrick

---

**From:** STUCKMAYER Ethan \* DLCD <Ethan.STUCKMAYER@dlcd.oregon.gov>  
**Sent:** Friday, October 13, 2023 1:11 PM  
**To:** TOKOS Derrick <Derrick.Tokos@contacts.entss.or.gov>  
**Cc:** BATEMAN Brenda O \* DLCD <Brenda.O.Bateman@dlcd.oregon.gov>; GREENE Kirstin \* DLCD <Kirstin.GREENE@dlcd.oregon.gov>; CHROMAN Thea \* DLCD <Thea.Chroman@dlcd.oregon.gov>; VALENCIA-AGUILAR Mari \* DLCD <Mari.Valencia-Aguilar@dlcd.oregon.gov>; CAUDEL Ingrid \* DLCD <Ingrid.CAUDEL@dlcd.oregon.gov>; ESTES Brett \* DLCD <Brett.Estes@dlcd.oregon.gov>  
**Subject:** Final Decision on City of Newport's Housing Production Strategy

**[WARNING]** This message comes from an external organization. Be careful of embedded links.

---

Hello Derrick,

Congratulations again on the successful adoption of the city's Housing Production Strategy earlier this year.

Upon the close of the public comment period on July 31, 2023, the department did not receive public comments on the City's HPS. As such, the department does not have public commentary to share with the city. Pursuant to OAR 660-008-0055, DLCD has reviewed the city's HPS submission on several criteria. The department is required to complete this review and make a final decision within 120 days of the city's submission date. Tomorrow, October 14, 2023, is the deadline for the department to make this decision.

Based on DLCD's review of the document and the applicable criteria, I am pleased to approve the city's Housing Production Strategy with one condition of approval as described in the letter attached to this email.

Thank you for your work on this important effort and please let me know if you have any questions at this time.

Best,



**Ethan Stuckmayer, AICP**

Manager | Housing Services Division

*Pronouns: he/him/his*

Oregon Department of Land Conservation and Development

635 Capitol Street NE, Suite 150 | Salem, OR 97301-2540

Work Phone: 503-302-0937 (*Preferred*) | Main DLCD Office: 503-373-0050

[ethan.stuckmayer@dlcd.oregon.gov](mailto:ethan.stuckmayer@dlcd.oregon.gov) | [www.oregon.gov/LCD](http://www.oregon.gov/LCD)



October 13, 2023

Derrick Tokos, Community Development Director  
169 SW Coast Hwy  
Newport, OR 97365  
*Sent via e-mail*



## **RE: Review of City of Newport Housing Production Strategy**

Dear Mr. Tokos,

On June 6, 2023, the Department of Land Conservation and Development (DLCD or Department) received a submittal from the City of Newport notifying the department of the adoption of the City's Housing Production Strategy (HPS). Per Oregon Administrative Rules (OAR) 660-008-0055(3), the Department posted the City's HPS for a 45-day public comment period on June 16, 2023. Upon the close of the public comment period on July 31, 2023, the department received no public comments on the City's HPS.

Per OAR 660-008-0055(7), the Department must review the City's submittal to determine whether to:

1. Approve the Housing Production Strategy Report;
2. Approve the Housing Production Strategy, subject to further city review and actions as recommended by the Department; or
3. Remand the Housing Production Strategy for further modification as identified by the Department.

The Department is required to complete this review and issue a decision within 120 days of the city submittal. In the case of the City of Newport's Housing Production Strategy, the department must make a final decision by October 14, 2023. The Department's decision is final and may not be appealed.

*Based on the department's review of the City of Newport's Housing Production Strategy against the applicable review criteria established in OAR 660-008, the department **approves the City's Housing Production Strategy Report with one condition described below.***

### **Department Findings based on OAR 660-008-0050**

**(1) Contextualized Housing Need – A contextualization and incorporation of information from the most recent Housing Capacity Analysis that describes current and future housing needs in the context of population and market trends.**

The City of Newport's Housing Production Strategy Report includes a description of the city's unmet housing need in Chapter 2 of the report. Chapter 2 of the report includes all elements necessary to be compliant with OAR 660-008-0050(1) including demographic and



socio-economic characteristics of the city, housing market conditions, affordability metrics, and description of how qualitative data informed the basis of the analysis. In other chapters of the report, the city further grounds the unmet housing needs and existing conditions of the city by describing how the city’s community engagement processes influenced the particular housing production strategies the city proposed.

Furthermore, Chapter 3, Exhibit 9, and the “*Existing and Expected Barriers and Opportunities to Development of Needed Housing*” section include summaries of how the adopted actions are intended to address the particular housing needs of the city and how the strategies collectively work together to meet the entirety of the city’s identified housing needs. The city does an exceptional job of identifying the needs of the community and describing specific solutions to these existing housing problems.

**(2) Engagement – A Housing Production Strategy Report must include a narrative summary of the process by which the city engaged Consumers of Needed Housing and Producers of Needed Housing, especially with regard to state and federal protected classes. A city may conduct engagement for a Housing Production Strategy concurrent with other housing planning efforts within the city including, but not limited to, a Housing Capacity Analysis, Consolidated Plans for Community Development Block Grant Entitlement Communities, and public engagement for Severely Rent Burdened Households as described in OAR 813-112-0010.**

The City of Newport’s HPS describes equity as both an outcome and a process in Exhibit 4 of the report.

Exhibit 4. Newport Housing Production Strategy Equity Framework

Equity as a process	Equity as an outcome
<ul style="list-style-type: none"> <li>▪ The City seeks to understand, question, and disrupt historical and contemporary inequitable systems and structures.</li> <li>▪ From there, the City will create policies that are based in equal opportunity and resources. The City will ensure that those most impacted by policies and practices are meaningfully involved in their creation and implementation.</li> <li>▪ Creating equitable processes will help ensure that diverse and underrepresented communities (including vulnerable and low-income communities) can influence and inform policies and programs.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Race or other markers of social identity no longer predict one’s life outcomes (for instance in health, socioeconomic advantages, educational access, life expectancy, etc.).</li> <li>▪ Achieving equity remains a challenge because our economic systems were, often unintentionally, designed and built to maintain inequality—and they continue to do so.</li> </ul>

To put this plan into action the city describes seven different ways in which they engaged the community and key stakeholders in the development of the report. These engagement activities included convening a Project Advisory Committee, community conversations, discussions with service providers for vulnerable populations and local housing developers, open houses, and work sessions with planning commission and city council. The report describes how the conversations either informed, affirmed, or otherwise helped to prioritize the specific housing production strategies the city ultimately approved.

The report's description of how the city will continue to improve upon its engagement processes in the future is sufficient to meet OAR requirements but does not exceed expectations.

**(3) Strategies to Meet Future Housing Need – A Housing Production Strategy Report must identify a list of specific actions, measures, and policies needed to address housing needs identified in the most recent Housing Capacity Analysis. The strategies proposed by a city must collectively address the next 20-year housing need identified within the most recent Housing Capacity Analysis and contextualized within the Report as provided in section (1).**

In total, the city proposes to implement 13 strategies to meet the city's identified housing needs. The city has identified these strategies based on their alignment with five initiatives:

1. Encourage development of publicly subsidized affordable housing units;
2. Remove barriers to development of low- and moderate-income affordable rental housing;
3. Increase opportunities for affordable homeownership;
4. Preserve existing low- and moderate-income affordable housing; and
5. Address homelessness.

Exhibit 10 describes how the 13 strategies meet or target these specific initiatives.

**Exhibit 10. Housing Initiatives and the Potential Actions**

■ Primary Focus of the initiative □ Secondary Focus of the initiative

Potential Action	Develop Income-Restricted Affordable Housing	Develop Low/Moderate Income Rental Housing	Increase Affordable Homeownership	Preserve Existing Low-to Moderate-Income Affordable Housing	Address Homelessness
MFI	Up to 60% MFI	60% - 120% MFI	Up to 120% MFI	Up to 120% MFI	
A. Use Urban Renewal to support housing and infrastructure development	■	■	■	□	□
B. Implement the Homebuyer Opportunity Limited Tax Exemption			■	□	
C. Reduce development code barriers to housing development	■	■		□	
D. Adjust the allocation of the Construction Excise Tax (CET) to support affordable housing development	■	■	■	□	□
E. Lobby the Legislature for more resources to support housing development and remove regulatory barriers to housing development	■	■	■	■	■
F. Establish a low-barrier emergency shelter and warming center in Newport					■
G. Support development of a regional housing entity focused on low- and moderate-income		■	■		
H. Participate in the regional homelessness action plan	□				■
I. Pay System Development Charges (SDC) for workforce housing	■	■	■		
J. Grow partnerships with Community Land Trusts			■	□	
K. Support outreach and education to promote equitable housing access	■	■	■	■	■
L. Pursue an Urban Growth Management Agreement (UGMA) with the County	□	□	□		
M. Research rental housing maintenance code feasibility				■	

Importantly, the city also included an analysis of how well these 13 strategies impact or are targeted towards the affordability and housing tenure needs of the community. The strategies are also described in terms of ease and timeline of implementation. This is described in Exhibit 9 below.

**Exhibit 9. Summary of Actions**

Action	MFI Targeted / Housing Type	Impact	Admin Burden	Funding Required	Ease to Implement	Flexibility
A. Use Urban Renewal funding to support housing and infrastructure development	All incomes / all housing types	Large	Medium	NA	Medium	High
B. Implement the Homebuyer Opportunity Limited Tax Exemption	Up to 120% MFI / single family	Small	Medium	Low	Medium	Medium
C. Reduce development code barriers to housing development	All incomes / multi-family	Moderate	Low	Low	Medium	Medium
D. Adjust the allocation of the Construction Excise Tax to support affordable housing development	Up to 120% MFI / all housing types	Moderate	Low	NA	Medium	High
E. Lobby the Legislature for more resources to support housing development and remove regulatory barriers to housing development	All incomes / all housing types	Moderate to Large	Medium	Low	Low to High	High
F. Establish a low barrier emergency shelter and warming center in Newport	Up to 30% MFI / emergency shelter	Moderate to Large	Medium	Medium to High	Medium	Low
G. Support development of a regional housing entity focused on low- and moderate-income housing	60% to 120% MFI / middle, multifamily	Moderate	Medium	Medium	Medium	High
H. Participate in the regional homelessness action plan	Up to 30% MFI / temporary housing	Moderate	Medium	Medium to High	Medium	Medium
I. Pay System Development Charges (SDC) for workforce housing	Up to 120% MFI / multifamily	Small	Medium	Medium	Medium	High
J. Grow partnerships with Community Land Trusts	Up to 120% MFI / single family, middle	Small	Low	Medium	High	Low
K. Support outreach and education to promote equitable housing access	All incomes / all housing types	Small	Medium	Low	Low to High	High
L. Pursue an Urban Growth Management Agreement (UGMA) with the County	All incomes / all housing types	Small	Low	Low	Medium	Low
M. Research rental housing maintenance code feasibility	All incomes / all housing types	Small	High	Medium	Low	Medium

**(4) Achieving Fair and Equitable Housing Outcomes – A Housing Production Strategy Report must include a narrative summarizing how the selected Housing Production Strategies, in combination with other city actions, will achieve equitable outcomes with regard to the following factors:**

- (a) Location of Housing**
- (b) Fair Housing**
- (c) Housing Choice**
- (d) Housing Options for People Experience Homelessness**
- (e) Affordable Homeownership and Affordable Rental Housing**
- (f) Gentrification, Displacement, and Housing Stability**

Section 4 of the city’s HPS Report includes an assessment of all proposed strategies in light of the six identified fair and equitable housing outcomes described in OAR 660-008-0050(4). This section focuses on the proposed strategies as a whole and builds on the previous section of the report that assessed the outcomes of each individual strategy. The city’s analysis in Section 4 of the report gives a clear indication of how and why the total proposed package of strategies were chosen to achieve particular fair and equitable housing outcomes. DLCDC finds that this section meets the criteria set forth in OAR 660-008-0050(4).

However, given the clear interest in addressing homelessness as an initiative under which the city reviewed potential tools, actions, and policies, the department would have expected more affirmative and specific strategies to house people experiencing homelessness. However, taken collectively, the department feels the city can make adequate

**(5) A Housing Production Strategy Report must include the following additional elements:**

**(a) A description of any opportunities, constraints, or negative externalities associated with adoption of the elements of proposed Housing Production Strategies;**

Appendix A and Exhibit 14 of the Newport HPS outlines an analysis of the various benefits and burdens that may result from implementation of each proposed strategy. Paired with the “*Existing and Expected Barriers and Opportunities to Development of Needed Housing*” section of the document, DLCDC feels this assessment will be informative as the city moves into implementation of the strategies and considers additional public processes.

**(b) A description of actions that the city and other stakeholders must take to implement the proposed Housing Production Strategies;**

Exhibit 12 of the report includes a well-thought-out identification of the varying roles and responsibilities of the implementation partners for each proposed strategy. As the city proceeds into implementation, the city should share this exhibit with each of the identified stakeholders and work to develop a more detailed implementation plan.

**(c) If the Housing Production Strategy Report is the first produced under this division, a description of how the city will measure strategy implementation and progress;**

The subject HPS is the first produced under this division. While the City Council commits to tracking and monitoring the implementation of actions in the HPS, it does not specify the manner in which the Council will do so. The report describes potential considerations in the assessment of implementation including the following questions:

- Are additional actions needed to address new or changing conditions?
- Is staff capacity sufficient to meaningfully advance the strategies?
- What benefits has the City seen from its efforts to date? Are the city's residents, and especially its lower-income residents and communities of color, seeing a return on the investments that the City has made?

Exhibit 15 also goes into more detail on the metrics that City Council could use to make this assessment but are described as suggestions.

***Condition of Approval #1:*** DLCD is particularly interested in how the city will monitor the implementation of the proposed strategies on an annual basis, particularly if the city chooses to measure implementation in a manner than is somewhat different from the suggested approach outlined in Exhibit 15. DLCD requests that, at the time the city submits its four-year, mid-cycle Housing Production Strategy report to the department under OAR 660-008-0060, the city also provide all annual monitoring summaries to the department. These annual summaries are not required as part of the submittal under OAR 660-008-0060 and therefore will not be used to make any final approval decisions. Rather, DLCD is interested in these summaries for informational and educational purposes.

**(d) If the Housing Production Strategy Report is not the first produced under this section, a summary of strategies that the city has previously adopted and implemented, and a reflection on the efficacy of each implemented strategy; and**

Not applicable.

**(e) A copy of the city's most recently completed survey to meet the requirements of ORS 456.586.**

The City of Newport submitted a survey to meet the requirements of ORS 456.586 to DLCD on 1/03/2022.

Please feel free to contact me at 503-302-0937, or at [ethan.stuckmayer@dcd.oregon.gov](mailto:ethan.stuckmayer@dcd.oregon.gov), if you have any questions or need further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Ethan Stuckmayer". The signature is fluid and cursive, with a long horizontal stroke at the end.

Ethan Stuckmayer  
Housing Services Division Manager, Department of Land Conservation and Development

Cc: Brenda Bateman, DLCD  
Kirstin Greene, DLCD  
Brett Estes, DLCD  
Mari Valencia-Aguilar, DLCD  
Ingrid Caudel, DLCD