

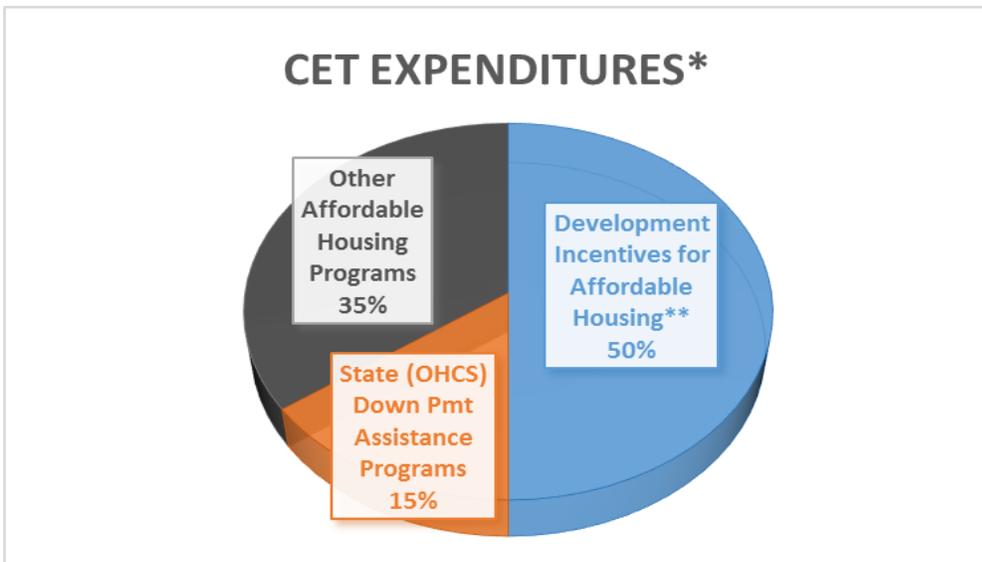
Exhibit A

Newport Value of Residential and Non-Residential Structures

Year	Total	Residential		Non-Residential	
		Construction Value	# of Structures	Construction Value	# of Structures
2016	\$19,980,329	\$4,446,676	73	\$15,533,653	51
2015	\$21,957,649	\$6,936,934	81	\$15,020,715	56
2014	\$13,248,480	\$6,373,965	63	\$6,874,515	42
2013	\$8,131,772	\$2,143,450	32	\$5,988,322	32
2012	\$14,603,755	\$4,255,945	52	\$10,347,810	25
2011	\$18,361,373	\$3,261,250	46	\$15,100,123	43
2010	\$46,686,250	\$11,412,200	62	\$35,274,050	41
2009	\$6,963,800	\$2,255,550	50	\$4,708,250	33
2008	\$13,200,300	\$5,426,800	64	\$7,773,500	41
2007	\$51,686,310	\$20,781,960	115	\$30,904,350	58
Total	\$214,820,018	\$67,294,730	638	\$147,525,288	422
AVG	\$18,126,000	\$5,168,000	64	\$12,958,000	42
		29%		71%	

CET Revenue Sensitivity Analysis

Scenario	CET rates		Avg. Annual CET Revenue		
	Residential	Commercial	Residential	Commercial	Total
A	1.0%	1.5%	\$51,680	\$194,370	\$246,050
B	1.0%	1.0%	\$51,680	\$129,580	\$181,260
C	0.5%	0.5%	\$25,840	\$64,790	\$90,630



* After 4% local administration fee.

** Developer incentives, include ORS 197.309(7) voluntary incentives to: increase number of affordable housing units in a development; decrease the sale or rental price of housing units; build affordable housing units that are affordable to households with incomes equal to or less than 80% MFI.

Note, affordable housing, except where noted is defined as affordable to households with incomes **equal to or higher** than 80% median family income (MFI) for Lincoln County.

City of Newport
Apartment Development Cost Analysis

60 Units	60	
SF per Unit	750	
Res. Area	45,000	
Cost Per Unit	\$95,000	
Construction Cost Subtotal		\$5,700,000
Other Current Costs/SDCs		
Current School Excise Tax (\$1.07 per SF)	\$48,150	
Current SDCs*	\$298,417	
Program Administration (4.18% of SDC Total)	\$12,474	
	Subtotal	\$359,040
Grand Total, Status Quo Scenario		\$6,059,040

New/Proposed Cost/SDC Scenario		
Current School Excise Tax (\$1.07 per SF)	\$48,150	
New/Proposed SDCs*	\$195,433	
New/Proposed CET (Scenario A or B)	\$57,000	
	Subtotal	\$300,583
Grand Total, w/ New Proposed SDCs/CET Scenario		\$6,000,583

Change in SDC Cost Relative to Status Quo w/ CET -16.3% **(\$58,457)**

Allocation of CET Funds:

State Housing Down Payment Assistance	\$8,208	
Development Incentives for Affordable Housing	\$27,360	
Other Affordable Housing Programs	\$19,152	
Program Administration	\$2,280	
	Subtotal	(\$57,000)

Total Potential Change in Development w/o CET -29.9% **(\$115,457)**

* SDCs are consistent with Exhibit 7.4, Newport SDC Methodology Report, March 2017.

Administrative costs are built into the new SDC rates.

Source: compiled by FCS GROUP.