



1 Department of Land Conservation and Development

2019-21 TECHNICAL ASSISTANCE GRANT APPLICATION

Please complete each section in the form below. Type or write requested information in the spaces provided. **Submit completed applications by October 1, 2019.**

Date of Application: 093019

Applicant: The City of Shady Cove

(If council of governments, please also include the recipient jurisdiction name if applicable)

Street Address: 22451 Hwy 62

City: Shady Cove

Zip: 97539

Contact name and title: Thomas J. Corrigan

Contact e-mail address: TCorrigan@shadycove.org

Contact phone number: 541-878-3757

Grant request amount (in whole dollars): \$14100

Local Contribution (recommended but not required): \$2000

Project Title:

Shady Cove Buildable Lands Inventory/Housing Needs Analysis

Project summary:

Shady Cove will utilize this grant to identify housing issues and solutions used to make strategic decisions related to the housing market and as a basis for future housing and policy decisions and/or to secure financing for various housing projects and to attract and encourage residential investment.

Project Description and Work Program

The City of Shady Cove would be working to develop updated and more complete a Buildable Lands Inventory (BLI)/Housing Needs Analysis (HNA). The proposed project would be a BLI and HNA in compliance with Goals 9 and 10 that the city could rely upon for future planning efforts. The project would include a robust public involvement component meant to determine the community's goals and objectives, to reach broad consensus on plan methodologies, forecasts, and needs, and to gain input on strategies and implementation policies for moving forward. The updated BLI and HNA will specifically be used to review Shady Cove's economic development objectives and strategies, and realign and reinforce them as necessary to increase economic development opportunities in the city.

One of Shady Cove's overall visions is to further diversify its economy to improve economic

conditions. Shady Cove's Comprehensive Plan states that on the premises that there is an obligation to have a livable city for the future residents of Shady Cove, and to ensure that the decisions of today do not eliminate all planning options for future generations. The project may also identify code amendments necessary to comply with changes in state law over the past decade.

Project Description & Work Program

A. Goals and Objectives.

The main goal of the project would be a new BLI and HNA in compliance with Goals 9 and 10, and that the City can rely upon for future planning efforts. Other specific project goals and objectives include the following:

Collaborative process with broad agreement among stakeholders regarding methodology, vision, goals, and strategies for the future.

Establish a vision for the community, including goals & objectives, to create a clear path for Shady Cove's future growth and economic development efforts.

Comprehensive buildable lands inventory for commercial, industrial, and residential land.

Identify local and regional trends for residential developments.

B. Products and Outcomes

The work product of the project would be new BLI and HNA documents in compliance with Goals 9 and 10. A successful project outcome will include the following: refreshed, realigned, and reinforced economic development objectives, strategies, and opportunities; an updated buildable lands inventory the city can rely upon for future planning; identified goals and objectives for the city's future growth and planning efforts; and broad consensus throughout the work process to the project outcomes.

C. Work Program, Timeline & Payment.

1. Tasks and Products:

Goals & objectives – Review City's existing documents; public process to include stakeholder interviews or focus groups, web survey, business outreach, and advisory committee; draft of goals and objectives to guide the project and future planning efforts. [\$1,500]

Supply analysis – use GIS data to conduct a buildable lands inventory for both residential and employment land. [\$3,500]

Demand analysis – Analyze local, regional, and state trends, current economic development efforts, new goals and objectives identified through the public process and current and forecasted market conditions to create a land demand analysis for both residential and employment land. [\$3,000]

Net needs analysis – Analyze the data from the supply and demand analysis to create a net needs analysis for both residential and employment land. [\$1,500]

Action plan/Implementation Policies – Identify specific strategies to refresh, realign, and reinforce the city’s economic development objectives and opportunities; Identify strategies and necessary policies to achieve the identified residential density mix; Identify strategies to achieve community goals and objectives, particularly with regards to future planning efforts. [\$1,700]

Proposed Development Code and Comprehensive Plan amendments – Identify any Development Code and/or Comprehensive Plan amendments necessary to implement community goals and objectives or to implement changes in state law. [\$2,500]

Draft BLI & HNA – Compile all information from previous tasks and write the draft BLI and HNA documents. [\$1,500]

Project meetings. [\$900]

2. Timeline:

The anticipated project schedule would be 12 to 18 months from start to completion. The tentative start date for the project would be 30 days after a contract is signed. Each task above is estimated to take 2-3 months, with some tasks running concurrently. The project milestones are tied to the completion of each task identified above. The project completion date would be an estimated 13-19 months after a contract is signed.

3. Payment Schedule

Payment would happen at the midpoint and at the end of the project. The midpoint payment would come after completion of tasks 1 through 4 above, and final payment would come after completion of the BLI and HNA documents.

C. Evaluation Criteria

The BLI and HNA will specifically be used to review Shady Cove’s economic development objectives and strategies, and realign and reinforce them as necessary to increase and promote economic development opportunities in the city. The project may also identify code amendments necessary to comply with changes in state law over the past decade.

D. Project Partners

The following partners will participate in an advisory or information giving capacity: Shady

Cove City Council, Shady Cove Planning Commission, Rogue Valley Council of Governments, Oregon Employment Department, Department of Land Conservation and Development, local developers and business owners. Note that representatives from some of those partner agencies will be asked to participate as stakeholders, on focus groups, or as part of the advisory committee.

E. Advisory Committees

There will be a project advisory committee, made up of a broad cross-section of interests: citizens, local developers, local business owners, and other representatives from identified project partners.

F. Cost-Sharing and Local Contribution

The City of Shady Cove anticipates contributing approximately \$2000 toward the overall project cost, in addition to staff time.

Will a consultant be retained to assist in completing grant products? Yes No

Local Official Support

The City of Shady Cove has a Resolution of Support on the agenda for the meeting on November 7, 2019.

Product Request Summary

Product	Grant Request	Local Contribution	Total Budget
1	\$ <u>500</u>	\$ <u>1000</u>	\$ <u>1500</u>
2	\$ <u>3500</u>	\$ _____	\$ <u>3500</u>
3	\$ <u>3000</u>	\$ _____	\$ <u>3000</u>
4	\$ <u>1500</u>	\$ _____	\$ <u>1500</u>
5	\$ <u>1700</u>	\$ _____	\$ <u>1700</u>
6	\$ <u>2000</u>	\$ <u>500</u>	\$ <u>2500</u>
7	\$ <u>1500</u>	\$ _____	\$ <u>1500</u>
8	\$ <u>400</u>	\$ <u>500</u>	\$ <u>900</u>
TOTAL	\$ <u>14100</u>	\$ <u>2000</u>	\$ <u>16100</u>

Submit your application with all supplemental information to:

Gordon Howard, Community Services Division Manager

E-mail (preferred): DLCD.GFGrant@state.or.us

Mail: Department of Land Conservation and Development
635 Capitol Street N.E., Suite 150
Salem, OR 97301

Phone: 503-503-934-0034

APPLICATION DEADLINE: October 1, 2019