



City Hall – Council Chambers
206 N. Main Street
Toledo, Oregon 97391
6:00 p.m.

TOLEDO CITY COUNCIL
Work Session – also via Zoom Meeting Platform
October 26, 2022

Virtual Meeting: The City Council will hold the meeting for the City Council and staff in person as well as through the Zoom video meeting platform. The public is encouraged to attend the meeting electronically. Visit the meetings page on the city website for details including meeting login information.

Public Comments: The City Council may take limited verbal comments during the meeting. Written comments may be submitted by email to lisa.figueroa@cityoftoledo.org 3:00 p.m. the day of the meeting to be included in the record. Comments received will be shared with the City Council and included in the record.

1. **Call to Order, Pledge of Allegiance and roll call**
2. **Joint meeting with the Toledo Planning Commission**
 - Housing Capacity Analysis and Comprehensive Land Use Plan Housing Updates
3. **Visitors/Public Comment**

(The public comment period provides the public with an opportunity to address the City Council regarding items not on the agenda. Please limit your comments to three (3) minutes).
4. **Consent Agenda**

There are no items for consideration
5. **Discussion Items**

There are no items for consideration
6. **Decision Items**
 - Support of the Oregon Mayors Association Taskforce on Homelessness budget package proposal to the 2023 Oregon Legislature
7. **Reports and Comments**
 - Committee updates
8. **Adjournment**



TO: Toledo City Council and Planning Commissioner Members

FROM: Justin Peterson, Contract Planner

DATE: October 19, 2022

RE: Housing Capacity Analysis and Comprehensive Land Use Plan Housing Updates

Housing is a top priority in the City of Toledo, Lincoln County and across the entire State. The City of Toledo has completed two recent code updates to encourage additional housing production. The city is interested in additional policies and code updates that would support housing in the city.

The City of Toledo received a grant from the Department of Land Conservation and Development (DLCD) for a consultant to assist with the completion of a Housing Capacity Analysis (HCA). Toledo's most recent housing study prior to this effort was completed in 1999 and the data was outdated. In addition, The City of Toledo is working on an update to the Toledo 2020 Comprehensive Plan. The Joint Work Session will include a presentation from the consultant on the HCA and a discussion on Article 10 housing.

Housing Capacity Analysis (HCA)

ECONorthwest will present the results from the HCA. The project included four project advisory committee meetings and an online open house and survey. The consultant worked closely with staff and the advisory committee to complete the HCA and develop recommendations that fit the local needs of Toledo. The HCA will be adopted as an appendix to the Toledo Comprehensive Plan at the November 2022 PC meeting and the December 2022 CC meeting.

Article 10 Housing

The City of Toledo made some amendments to Article 10 of the Comprehensive Plan in conjunction with residential code updates in 2021 (Ordinance 1398). Staff is proposing a few additional updates that are shown in track changes. These amendments will be a part of the update that is expected to be adopted in December 2023.

enc: Toledo Housing Recommendations
Toledo Housing Capacity Analysis Draft – [LINK](#)
Toledo Planning Commission and City Council Worksession Presentation
Toledo Comprehensive Plan Article 10 Draft

DATE: August 29, 2022
TO: Judy Richter, Arlene Inukai, and Justin Peterson
FROM: Beth Goodman
SUBJECT: Toledo Housing Capacity Analysis: Measures to Accommodate Housing Need

The City of Toledo is working with ECONorthwest to develop a Housing Capacity Analysis (HCA), which describes the City's expected housing growth over the next 20-years and the characteristics of buildable residential land in Toledo. The HCA found that, while Toledo has enough vacant, unconstrained land to accommodate expected growth over the next 20-years, Toledo has constraints on future development. Based on the HCA, the City updated its Comprehensive Plan Policies in 2021.

In addition, Toledo has unmet housing need, as do all cities in Oregon, with about 36% of households in Toledo experiencing cost burden, including 40% of renter households.¹ About 30% of Toledo's households have income of about \$35,000 or less and can afford about \$875 in monthly rent or less (which is difficult to find). In addition, Toledo attracts people who work in nearby coastal communities, like Newport, because it is a comparatively affordable place to live.

This memorandum provides a range of strategies and actions that Toledo could use to address the City's housing needs.

Recommendations

The following are recommendations to Toledo for supporting development of housing over the 2022 to 2042 period. The recommendations consider need for housing affordable at all income levels, as well as housing affordable to households with relatively low incomes, such as those employed in the service industry.

Remove Selected Constrained Residential Land from the UGB and Bring into the UGB Unconstrained Land for Replacement

Issue: Toledo has a substantial amount of constrained residential land within the Urban Growth Boundary (UGB). Constraints in Toledo include floodplains, steep slopes and areas susceptible to land slides, and areas constrained by estuaries, wetlands, or tsunami inundation zones. Within the UGB but outside of the city limits, there about 420 acres of land in the low-density and medium-density residential zones that are vacant and constrained. This large amount of vacant land that is constrained land makes it difficult for Toledo to support housing development because there is so little land that is easily developable and less costly to serve.

Recommendation: We recommend that the City pursue a UGB "land swap," where the City would select land to remove from the UGB and identify equivalent land to bring into the UGB.

¹ A household is said to be cost burdened if they spent 30% or more of their gross income on housing costs, such as rent or selected utilities (like electricity or heat) for renters. The housing costs considered for homeowners are mortgage, interest and insurance, and selected utilities (like electricity or heat).

A UGB “land swap” is allowed by OAR 660-024-0070(1). Identifying new land to bring into the UGB will require conducting a UGB Alternatives Analysis, consistent with Goal 14, OAR 660-024, ORS 197A.320, and other state requirements.

The process for a UGB “land swap” is one that is likely to take at least 9 months or longer and will require substantial technical assistance for the City.

The City should seek funding, if available, for this work. Preliminary conversations with DLCD indicated that the draft DLCD budget for next fiscal year includes a request for additional funds for this type of work. The League of Oregon Cities has issued their legislative priorities for the next session and it includes a priority for funding to assist on planning implementation projects such as this type of housing work.

Streamline the Development Code and Subdivision Requirements

Issue: The City is working with 3J Consulting to identify changes to Toledo’s development code, which will be documented in a *Housing Standards Review* memorandum. Their analysis will be available in Fall 2022 and will recommend potential changes to Toledo’s development code, such as:

- Minor partitions² require a hearing with the Planning Commission, which typically takes two to three months. Instead, minor partitions could be approved with staff review, as is common in many other cities, without need for a hearing with the Planning Commission.
- Flag lot standards are complex and difficult to comply with, which may discourage development of flag lots. For example, requirements that are difficult to meet include distance between “flag pole” drive ways or long “flag pole” lengths. A solution to this issue is to allow shared easements for accessing flag lots.
- Work with Lincoln County to determine if building permit initial review timeline could be extended from six months to a year or longer, to better account for delays in review and starting development.
- For residential conditional use permits for multifamily development, increase the time allow for an extension of a conditional use permit of at least two years (rather than the current one year extension allowed) and allow request of more than one conditional use permit extension.
- Other issues and recommendations from the 3J *Housing Standards Review* memorandum.
- Clarify where manufactured home parks are allowed as a permitted use. Toledo allows manufactured home parks in the R-S and R-G zones as conditional uses. ORS 197.480 requires that cities allow manufactured home parks are allowed in a residential zone that allows a density of 6 to 12 acres, where there is sufficient capacity to accommodate

² Toledo’s Development Code defines a “minor partition” as division of a parcel into three or fewer lots without creation of a new road.

need for new manufactured home parks. Based on this, we recommend that Toledo allow them as a permitted use in the R-G zone. As discussed in the HCA report, it is unlikely that a new manufactured home park would develop in Toledo. But the R-G zone has sufficient land to accommodate a small manufactured home park, comparable to the size of the existing manufactured home park in Toledo, of about 30 dwelling units.

Recommendation: Evaluate and implement the recommended changes to the Toledo development code from the 3J *Housing Standards Review* memorandum to make housing development easier.

Identify Opportunities for Housing Development in Downtown and Commercial Areas

Issue: Development of new multifamily housing is allowed outright in the Main Street Overlay District (downtown) on upper floors for lots abutting Main Street. Other commercial lots in the Main Street Overlay allow multifamily housing outright on any floor. In other commercial areas multifamily is a conditional use, which requires special effort to get approval. Some areas zoned for commercial use are in areas that were developed as residential neighborhoods.

Toledo could support housing development in downtown and commercial areas by allowing some housing types to develop in downtown and other commercial areas. The City has a number of options to achieve such an outcome:

- Allow multifamily housing on first floor of structures as an permitted use in commercial areas except along Main Street, where first floors may continue to be used for commercial uses only.
- Develop one or more zoning overlays for commercial areas to allow development of selected housing types on all floors of the structure. For example, a zoning overlay could allow multifamily housing as a permitted use in just downtown. Alternatively, a zoning overlay could allow selected housing types (such as duplexes, triplexes, or quadplexes) in commercial areas with existing housing development. The City could implement both of these zoning overlays.

Recommendation: Evaluate making changes to the Toledo development code to allow housing as a permitted use in some or all commercial areas.

Identify Opportunities to Convert Commercial Buildings to Residential Uses on the Second Floor

Issue: Toledo has underutilized commercial buildings, where the second floor could be converted to residential uses, which can be a complex process. Some issues include ensuring there is needed ingress and egress to the new housing (as well as the building), accessibility requirements, public safety requirements (e.g., required sprinklers or addressing fire code violations), poor building condition, and other issues.

Toledo could work with an existing building owner to address these issues or the City could purchase the building and address these issues directly. It may take time for the right opportunity to arise for converting a commercial building to mixed-use.

Recommendation: Identify one or more opportunities to convert a commercial building to allow housing on the second floor or allow housing in the entire building. The City will need to identify funding to support renovations and upgrades necessary to support the conversion. This process may require considerable effort on behalf of the City and will require identification of the right opportunity.

Use Urban Renewal Funds to Support Residential Development

Issue: Toledo established an Urban Renewal District in 2021. The Urban Renewal district includes the downtown in areas along Main Street. The Urban Renewal Plan includes projects to address infrastructure deficiencies. While the Urban Renewal Plan does not specifically include plans to support housing development, improving infrastructure in the Urban Renewal District can support housing development within the District. As the City is evaluating opportunities for developing housing in downtown and commercial areas (or converting commercial buildings to support residential uses), the City should consider how the planned improvements in the Urban Renewal Plan can also support housing development. To the extent possible, the City should build on Urban Renewal improvements to support housing.

The City's Urban Renewal Plan does not include projects to support housing development. The City could amend the Urban Renewal Plan to include specific housing projects, at a later date. That will require an official amendment to the Urban Renewal Plan.

Recommendation: Use improvements from Urban Renewal projects to support housing development, where possible.

Revise when Systems Development Charges (SDCs) are Due and how the City calculates SDCs

Issue: SDCs are generally due when a building permit is issued. This requires the developer to include SDC costs in their construction loans or funding. The City could change when it charges SDCs, moving the due date from when the permit is issued to when the certificate of occupancy is issued. This would delay when the City receives funds for the SDC but would not change the amount of SDC charged. It could make it easier to build housing in Toledo.

Toledo could also change the way it calculates SDCs. The City currently charges the same SDCs for a small new single-family detached units as for a very large new single-family detached unit. If Toledo wants to support development of smaller, more affordable single-family units, the City could base the SDC on the size of the new unit.

For example, Newport adopted a new SDC methodology in 2017, replacing the "one size fits all" formula, by establishing tiered price per square foot charges which reduce costs for smaller units. For example, the fee for a new home with 1,250 square feet of living space dropped from \$10,994 to \$5,189. Scaling SDCs based on unit size substantially reduced the SDC for Accessory Dwelling Units (ADUs).

Recommendation: The City could take two separate actions:

- Change when the City requires payment of SDCs, moving the due date from when the permit is issued to when the certificate of occupancy is issued.
- When the City next sets its SDCs, evaluate changing the methodology for setting SDCs for single-family units to charge larger SDCs for larger dwelling units.

Evaluate Implementing the Nonprofit Corporation Low-Income Rental Housing Exemption

Issue: About 30% of Toledo’s households have income of about \$35,000 or less and can afford about \$875 in monthly rent or less. Finding housing with rent that low in Toledo is challenging. There is substantial existing need for housing affordable in this income range, both in Toledo and for people working at service jobs in Newport and other nearby areas.

Building housing affordable to these households generally requires public-funding from the state and federal governments. Funding to build and operate housing at this level of affordability is challenging, when results in little of this housing being built in places like Toledo.

One way that the City can support much needed development of this type of housing is through implementing the Nonprofit Corporation Low-Income Rental Housing Exemption.³ It provides a full property tax exemption for new and existing affordable housing owned and operated by a 501(c)(3) or (4) nonprofit organization, and land held by a nonprofit for future affordable housing development. This Exemption applies to income-restricted housing affordable to a household with an income below 60% of Median Family Income in (or about \$35,000 for a family of four).

This tax exemption makes it easier for a nonprofit to operate income-restricted housing by decreasingly annual operating costs of housing, which can make Toledo a more attractive place to build income-restricted housing. In addition, implementing this property tax exemption demonstrates the City’s commitment to supporting development of income-restricted housing, which may help the nonprofit secure state funding to build the housing.

The cost to the City would likely be small, as it would only apply to income-restricted housing, of which there is none currently in Toledo. It is unlikely that a substantial amount of income-restricted housing will be built in Toledo, even with this tax exemption, over the next decades.

Recommendation: Evaluate implementing this tax exemption through discussions with City Council and nonprofit developers of income-restricted housing.

³ This tax exemption is authorized in ORS 307.540 to 307.548.

Continue to Work with Landowners to Understand what Assistance the City can Provide in Developing Land

Issue: Landowners in Toledo may need assistance in developing land or may be encountering barriers to development. The City may be able to assist landowners in developing land and may be able to remove or lower barriers to development.

Recommendation: Toledo should continue to actively reach out to landowners who may be interested in developing land for housing and offering assistance.

City of Toledo

2022—2042 Housing Capacity Analysis

October 2022

Prepared for: City of Toledo

DRAFT REPORT

ECONorthwest

ECONOMICS • FINANCE • PLANNING

KOIN Center
222 SW Columbia Street
Suite 1600
Portland, OR 97201
503-222-6060

This page intentionally blank

Acknowledgements

ECONorthwest prepared this report for the City of Toledo. ECONorthwest and the City of Toledo thank those who helped develop the Toledo Housing Capacity Analysis. This project is funded by Oregon general fund dollars through the Department of Land Conservation and Development (DLCD). The contents of this report do not necessarily reflect the views or policies of the State of Oregon.

Housing Advisory Committee

- Rod Cross, Mayor
- Joan Davies, Realtor
- Robert Duprau, City Councilor
- Frederick “Ricky” Dyson, Planning Commission Member
- Anne Learned-Ellis, Planning Commission Member
- Jon Mix, Planning Commission Member
- Sheila Stiley, Northwest Coastal Housing
- Jami Tough, Oregon Coast Bank

State of Oregon

- Brett Estes, Regional Representative, DLCD
- Mari Valencia-Aguilar, Housing Planner, DLCD

City of Toledo

- Judy Richter, City Manager
- Arlene Inukai, Planning Assistant
- Justin Peterson, Community and Economic Development, Oregon Cascades West Council of Governments

Consulting Team (ECONorthwest)

- Beth Goodman, Project Director
- Ariel Kane, Associate
- Barrett Lewis, Technical Manager
- Jamil Ditter, Research Analyst

City of Toledo Contact:

Judy Richter, City Manager
City of Toledo
P.O. Box 220
Toledo, OR 97391
541-635-2003

Judy.Richter@cityoftoledo.org

ECONorthwest Contact:

Beth Goodman, Project Director
ECONorthwest
222 SW Columbia, Suite 1600
Portland, OR 97201
503-222-6060

goodman@econw.com

Table of Contents

EXECUTIVE SUMMARY	I
1. INTRODUCTION.....	1
FRAMEWORK FOR A HOUSING CAPACITY ANALYSIS	2
PUBLIC PROCESS	4
ORGANIZATION OF THIS REPORT	5
2. RESIDENTIAL BUILDABLE LANDS INVENTORY	6
RESIDENTIAL BUILDABLE LANDS INVENTORY RESULTS	6
3. HISTORICAL AND RECENT DEVELOPMENT TRENDS.....	12
DATA USED IN THIS ANALYSIS.....	13
TRENDS IN HOUSING MIX	14
TRENDS IN TENURE.....	18
VACANCY RATES	21
MANUFACTURED HOMES	21
4. DEMOGRAPHIC AND OTHER FACTORS AFFECTING RESIDENTIAL DEVELOPMENT IN TOLEDO	22
DEMOGRAPHIC AND SOCIOECONOMIC FACTORS AFFECTING HOUSING CHOICE	23
REGIONAL AND LOCAL TRENDS AFFECTING AFFORDABILITY IN TOLEDO	53
SUMMARY OF THE FACTORS AFFECTING TOLEDO’S HOUSING NEEDS	62
5. HOUSING NEED IN TOLEDO	64
PROJECTED NEW HOUSING UNITS NEEDED IN THE NEXT 20 YEARS	64
NEEDED HOUSING BY INCOME LEVEL	69
OTHER HOUSING NEEDS.....	69
6. RESIDENTIAL LAND SUFFICIENCY IN TOLEDO	73
CAPACITY ANALYSIS	73
RESIDENTIAL LAND SUFFICIENCY	75
CONCLUSIONS	76
APPENDIX A: RESIDENTIAL BUILDABLE LANDS INVENTORY	79
OVERVIEW OF THE METHODOLOGY	79
INVENTORY STEPS	79
APPENDIX B: SUMMARY OF FEEDBACK FROM THE ONLINE OPEN HOUSE.....	86

This page intentionally blank

Executive Summary

The City of Toledo last updated its Housing Element of its Comprehensive Plan in 2001. The city and the housing market have changed since then. Toledo grew from 3,472 people in 2000 to 3,579 people in 2020, an increase of 107 people or 3% growth. Between 2000 and 2019, Toledo added 156 new units, growth of 11%.

Housing affordability has decreased in Toledo over the last two decades. In 2000, the median home value was 2.9 times the median household income in Toledo. By 2019, the median home value was 3.7 times the median household income, showing that housing values grew faster than incomes.

In 2019, 37% of Toledo's households were cost burdened.¹ Cost burden was worse for renter households, with 40% of renters cost burdened, of whom 21% were severely cost burdened. Rent costs increased in Toledo, from a median gross rent in 2000 of \$546 to \$949 in 2019, an increase of 74%. Home sales prices increased even faster, from an average of about \$140,000 in 2012 to about \$270,000 in 2021, an increase of 93% over the nine-year period.

In addition, housing affordability is an increasingly urgent problem in other communities in Lincoln County, especially coastal communities like Newport. About 400 people live in Toledo and commute to Newport for work each day. One reason for this commuting pattern is that housing in Newport is less affordable than housing in Toledo. In Newport in 2019, the median home value was 5.3 times the median household income, showing that housing affordability is a larger issue in Toledo's nearest neighbor.

This report presents Toledo's Housing Capacity Analysis for the 2022 to 2042 period. It considers these issues and is intended to comply with statewide planning policies that govern planning for housing and residential development. This report focused on the technical analysis to understand Toledo's housing needs over the next 20 years. It presents information about buildable land and residential capacity in Toledo, as well as expected population and housing growth. It identifies key housing needs and provides information necessary to develop policy responses to Toledo's housing needs. The memorandum *Toledo Housing Capacity Analysis: Measures to Accommodate Housing Need* provides recommendations to Toledo for meeting the housing needs described in this report.

The technical analysis, which is the focus of this report, required a broad range of assumptions that influenced the outcomes. The City of Toledo and ECONorthwest solicited input about these assumptions from the City's Housing Advisory Commission, Planning Commission, City Council, and general public.

¹ The Department of Housing and Urban Development's guidelines indicate that households paying more than 30% of their income on housing experience "cost burden" and households paying more than 50% of their income on housing experience "severe cost burden."

How much population growth is Toledo planning for?

The population forecast in Exhibit 1 is Toledo’s official population forecast, from the Oregon Population Forecast Program. Toledo must use this forecast as the basis for forecasting housing growth over the 2022 to 2042 period. Toledo may grow at a faster rate than the forecast in Exhibit 1, as described in this report. In short, Toledo has sufficient buildable land to accommodate growth of several hundred additional people (based on analysis in Exhibit 66).

Exhibit 1. Forecast of Population Growth, Toledo UGB, 2022 to 2042

Source: Oregon Population Forecast Program, Portland State University, Population Research Center, June 2021.

3,840	3,872	32	1% increase
Residents in 2022	Residents in 2042	New Residents 2022 to 2042	0.04% AAGR

How much housing will Toledo need?

To accommodate the city’s forecasted population growth of 32 people Toledo needs to plan for 15 new dwelling units. The forecast shows that 65% of new housing would be single-family detached, 10% would be single-family attached, and 25% would be multifamily.

If Toledo grows beyond the forecast of 15 new dwellings and new development includes a mix of housing like in the forecast, then Toledo will have a greater range of housing types. This increase in diversity of housing types can provide opportunities for additional rental housing and affordable homeownership opportunities.

How much buildable residential land does Toledo currently have?

Exhibit 2 shows buildable residential acres by plan designation, after excluding constrained and unbuildable land. The results show that Toledo has about 45 net buildable acres in residential plan designations. The majority of vacant land in Toledo is in areas outside the city limits but within the UGB.

Exhibit 2. Buildable Acres in Vacant/Partially Vacant Tax Lots by Plan Designation Toledo UGB, 2022

Source: City of Toledo, ECONorthwest analysis.

Note: Numbers may not add up to the total because of rounding.

Plan Designation	Total Buildable acres	Buildable acres on vacant lots	Buildable acres on partially vacant lots
City			
Residential Single	7	5	3
Residential General	7	3	4
UGB			
Low Density Residential	26	15	11
Medium Density Residential	2	1	1
Commercial	2	2	-
Total	45	26	19

How much land will be required for housing?

Exhibit 66 shows that Toledo has sufficient land to accommodate housing development in each residential plan designation. Toledo has capacity for 245 dwelling units and demand for 15 dwelling units. The result is a surplus of capacity for housing, beyond the forecast of housing growth over the next 20 years of about 230 dwelling units. The largest surpluses are in the UGB Low Density Residential and Toledo General Residential plan designations.

Exhibit 3. Comparison of Capacity of Existing Residential Land with Demand for New Dwelling Units and Land Surplus or Deficit, Toledo UGB, 2022 to 2042

Source: Buildable Lands Inventory; Calculations by ECONorthwest

Plan Designation/Zone	Capacity (Dwelling Units)	Demand (Dwelling Units)	Capacity less Demand (Dwelling Units)	Land Sufficiency (Acres)
Within City Limits				
Residential Single (R-S)	31	5	26	5
Residential General (R-G)	82	10	72	5
Within UGB, Beyond City limits				
Low Density Residential	111	-	111	20
Medium Density Residential	21	-	21	1
Total	245	15	230	31

What are the key findings of the Housing Capacity Analysis?

The key findings and conclusions of the Toledo's Housing Capacity Analysis are that:

- **Toledo's population is forecast to grow slower than in the past.** Toledo UGB is forecast to grow from 3,840 people in 2022 to 3,872 people in 2042, an increase of 32 people. This population growth will occur at an average annual growth rate of 1%. The growth of 32 people will result in the demand for 15 new dwelling units over the 20-year planning period, averaging 1 new dwelling unit annually. Development proposal under consideration and recent annexations of land suggest that Toledo may grow considerably faster than the forecast of growth.
- **Toledo's needed housing mix is for an increase in housing affordable to renters and homeowners, with more attached and multifamily housing types.** Historically, about 80% of Toledo's housing was single-family detached. While 65% of new housing in Toledo is forecast to be single-family detached, the City will also need to provide opportunities for the development of new single-family attached housing (10% of new housing), and multifamily structures with 5 or more units (25% of new housing). Toledo is able to meet its needed housing mix based on these assumptions.

The factors driving the shift in types of housing needed in Toledo include changes in demographics, commuting trends, and need for housing that is affordable. These trends drive need for a wider range of housing such as single-family detached housing, accessory dwelling units, town houses, cottage housing, duplexes, triplexes, quadplexes, and multifamily structures.

- **Toledo provides housing that is comparatively affordable relative to cities like Newport and Waldport.** About 32% of people who live in Toledo work in Newport, accounting for about 560 workers. Housing prices are considerably lower in Toledo (median of \$265,000) compared to Newport (\$403,000) or Waldport (\$520,000). To the extent that more housing (especially rental housing) can be built in Toledo, especially more housing than the forecast, Toledo can provide a more affordable place to live, especially for service workers in Newport and other coastal areas.
- **Toledo has a need for additional housing affordable to lower and middle-income households.** Toledo has a need for additional housing affordable to households with extremely low incomes and very low incomes, people experiencing homelessness, and households with low and middle incomes. These households generally have incomes below 80% of MFI (\$45,920). These needs include existing unmet housing needs and likely housing needs for new households over the 20-year planning period.
- **Toledo has enough land within its UGB to accommodate the forecast for growth between 2022 and 2042.** Toledo has a surplus of capacity in all of its plan designations that can accommodate housing outright. The largest surplus of capacity is in Low Density Residential, which has capacity for nearly 111 units beyond the forecast for the 20-year period. Toledo also has a surplus in General, Single-Family Residential and Medium Density Residential designations.

- **Toledo's residential land base is heavily constrained and is a barrier to housing development.** Constraints in Toledo include floodplains, steep slopes and areas susceptible to landslides, and areas constrained by estuaries, wetlands, or tsunami inundation zones. Within the UGB but outside of the city limits, there about 420 acres of land in the low-density and medium-density residential zones that are vacant and constrained. This large amount of vacant land that is constrained land makes it difficult for Toledo to support housing development because there is so little land that is easily developable and less costly to serve.
- **Toledo's vacant land includes areas that are costly to serve with infrastructure such as water or wastewater service.** A number of vacant unconstrained areas within Toledo lack urban infrastructure and will be costly to serve. These include areas within the city limits and areas within the UGB but outside of city limits.
- **Commercial areas may provide opportunities for development of new housing, especially multifamily housing.** New multifamily housing development in downtown and in commercial areas is a conditional use, which requires special effort to get approval. Some areas zoned for commercial use are in areas that were developed as residential neighborhoods. Toledo could support housing development in downtown and commercial areas by allowing some housing types to develop in downtown and other commercial areas. In addition, Toledo has underutilized commercial buildings, where the second floor could be converted to residential uses, which can be a complex process. Some issues include ensuring there is needed ingress and egress to the new housing (as well as the building), accessibility requirements, public safety requirements (e.g., required sprinklers or addressing fire code violations), poor building condition, and other issues. Toledo could work with an existing building owner to address these issues or the City could purchase the building and address these issues directly.

The memorandum *Toledo Housing Capacity Analysis: Measures to Accommodate Housing Need* provides recommendations to Toledo for meeting these housing needs and other needs described in this report.

1. Introduction

This report presents Toledo's Housing Capacity Analysis for the 2022 to 2042 period. It is intended to comply with statewide planning policies that govern planning for housing and residential development, including Goal 10 (Housing) and OAR 660 Division 8. The methods used for this study generally follow the *Planning for Residential Growth* guidebook, published by the Oregon Transportation and Growth Management Program (1996).

The City of Toledo last updated its Housing Element of its Comprehensive Plan in 2001. The city and the housing market have changed since then. Toledo grew from 3,472 people in 2000 to 3,579 people in 2020, an increase of 107 people or 3% growth. Between 2000 and 2019, Toledo added 156 new units, growth of 11%.

Housing affordability has decreased in Toledo over the last two decades. In 2000, the median home value was 2.9 times the median household income in Toledo. By 2019, the median home value was 3.7 times the median household income, showing that housing values grew faster than incomes.

In 2019, 37% of Toledo's households were cost burdened.² Cost burden was worse for renter households, with 40% of renters cost burdened, of whom 21% were severely cost burdened. Rent costs increased in Toledo, from a median gross rent in 2000 of \$546 to \$949 in 2019, an increase of 74%. Home sales prices increased even faster, from an average of about \$140,000 in 2012 to about \$270,000 in 2021, an increase of 93% over the nine-year period.

In addition, housing affordability is an increasingly urgent problem in other communities in Lincoln County, especially coastal communities like Newport. About 400 people live in Toledo and commute to Newport for work each day. One reason for this commuting pattern is that housing in Newport is less affordable than housing in Toledo. In Newport in 2019, the median home value was 5.3 times the median household income, showing that housing affordability is a larger issue in Toledo's nearest neighbor.

The changes in Toledo's housing market, as well as that of other communities in Lincoln County, make this a good time to update Toledo's Housing Capacity Analysis (HCA), allowing the City to plan to meet the housing needs of its residents over the next 20 years. This report provides Toledo with a factual basis to update the Housing Element of the City's Comprehensive Plan and zoning code, as well as support future planning efforts related to housing and options for addressing unmet housing needs in Toledo. It provides the city with newer information about the housing market in Toledo and describes the factors that will affect future housing demand in the city, such as changing demographics.

² The Department of Housing and Urban Development's guidelines indicate that households paying more than 30% of their income on housing experience "cost burden" and households paying more than 50% of their income on housing experience "severe cost burden."

This analysis will help decision makers understand whether Toledo has enough land to accommodate growth over the next 20 years. It includes recommendations for changes to Toledo's development code and other housing policies intended to support the development of needed housing in Toledo.

The memorandum *Toledo Housing Capacity Analysis: Measures to Accommodate Housing Need* provides recommendations to Toledo for meeting the housing needs described in this report.

Framework for a Housing Capacity Analysis

Housing is a bundle of services for which people are willing to pay, shelter certainly, but also proximity to other attractions (employment, shopping, recreation), amenities (type and quality of fixtures and appliances, landscaping, views), prestige, and access to public services (quality of schools). Because it is impossible to maximize all these services and simultaneously minimize costs, households must, and do, make trade-offs. What they can get for their money is influenced both by economic forces and government policy. Moreover, different households will value what they can get differently. They will have different preferences, which in turn are a function of many factors like income, age of household head, number of people and children in the household, number of workers and job locations, number of automobiles, and so on.

Most of the housing in the United States is built by the private market and, therefore, responds to economic and market factors. These economic and market forces have resulted in the production of units that have housed most of our nation's households. But they have consistently left lower-income communities and communities of color with fewer housing options, competing for a limited supply of affordable housing units. The last two decades have seen significant increases in housing costs, with much slower growth in household income, resulting in increasing unmet need for affordable housing.

This report provides information about how the choices of individual households and the housing market in Lincoln County and Toledo have interacted, focusing on implications for future housing need in Toledo over the 2022 to 2042 period. This report provides policy options that can influence future housing development, such as moving highly constrained lands out of the UGB and bringing in less constrained land where housing can develop (a "land swap"), changes to Toledo's development code, and other actions to support housing development.

Statewide Planning Goal 10

Oregon has long been a national leader in planning to accommodate growth. The state mandates local government compliance with 19 statewide planning goals, which include public engagement, planning for natural areas, planning for housing, and planning for adequate land to support economic development and industry growth, among others. Oregon's Goal 10 requires each city to develop a housing capacity analysis, which must tie twenty years of projected household growth to units of varying densities and then determine whether there is adequate land inside the city's urban growth boundary to accommodate those units. Goal 10

directs cities to plan for “housing that meets the housing needs of households of all income levels.” Oregon’s statewide land use planning system requires one of the most comprehensive approaches to planning for housing in the country.

Goal 10 provides guidelines for local governments to follow in developing their local comprehensive land use plans and implementing policies. At a minimum, local housing policies must meet the requirements of Goal 10 and the statutes and administrative rules that implement it (ORS 197.295 to 197.314, ORS 197.475 to 197.490, and OAR 600-008). Goal 10 requires incorporated cities to complete an inventory of buildable residential lands. Goal 10 also requires cities to encourage the numbers of housing units in price and rent ranges commensurate with the financial capabilities of its households.

Goal 10 defines needed housing types as “all housing on land zoned for residential use or mixed residential and commercial use that is determined to meet the need shown for housing within an urban growth boundary at price ranges and rent levels that are affordable to households within the county with a variety of incomes, including but not limited to households with low-incomes, very low-incomes and extremely low-incomes.” ORS 197.303 defines needed housing types:

- (a) Housing that includes, but is not limited to, attached and detached single-family housing and multifamily housing for both owner and renter occupancy.
- (b) Government-assisted housing.³
- (c) Mobile home or manufactured dwelling parks as provided in ORS 197.475 to 197.490.
- (d) Manufactured homes on individual lots planned and zoned for single-family residential use that are in addition to lots within designated manufactured dwelling subdivisions.
- (e) Housing for farmworkers.

Toledo must identify needs for all the housing types listed above as well as adopt policies that increase the likelihood that needed housing types will be developed. This Housing Capacity Analysis was developed to meet the requirements of Goal 10 and its implementing administrative rules and statutes.

³ Government-assisted housing can be any housing type listed in ORS 197.303 (a), (c), or (d).

Public Process

At the broadest level, the purpose of the project was to understand how much Toledo will grow over the next 20 years. This project focused on the technical analysis to understand Toledo's housing needs over the next 20 years. The intent of the public process was to establish get engagement from stakeholders, decision makers, and the public. Public engagement was accomplished through the avenues described below.

Housing Advisory Committee Engagement

The City of Toledo and ECONorthwest solicited input from an ad hoc advisory committee, which met four times⁴ to discuss project assumptions, results, implications, and policy options. The project relied on the advisory committee to review draft products and provide input at key points (e.g., before recommendations and decisions were made and before draft work products were finalized).

The project required many assumptions and policy choices that the committee needed to vet and agree upon, as these choices affect current and future residents. In short, local review and community input were essential to developing a locally appropriate and politically viable housing capacity analysis and housing strategy.

Planning Commission and City Council Engagement

City staff have briefed the Planning Commission and City Council on the work in the Housing Capacity Analysis during the project. ECONorthwest presented results of this analysis at a joint work session of the City Council and Planning Commission, one meeting of the Planning Commission and one City Council meeting.⁵

Broader Public Engagement

The City of Toledo and ECONorthwest solicited input from the general public with one online open house. The open house was held over the months of August and September 2022 and solicited comments on the results of the Housing Capacity Analysis. The results of the open house are summarized in Appendix B.

⁴ Housing Advisory Commission meeting dates: April 11, 2022, May 23, 2022, July 11, 2022, and August 29, 2022.

⁵ The joint work session was held October 26, 2022. The Planning Commission meeting was on November 09, 2022, and the City Council meeting was on December 07, 2022.

Organization of This Report

The rest of this document is organized as follows:

- **Chapter 2. Residential Buildable Lands Inventory** presents the methodology and results of Toledo's inventory of residential land.
- **Chapter 3. Historical and Recent Development Trends** summarizes the state, regional, and local housing market trends affecting Toledo's housing market.
- **Chapter 4. Demographic and Other Factors Affecting Residential Development in Toledo** presents factors that affect housing need in Toledo, focusing on the key determinants of housing need: age, income, and household composition. This chapter also describes housing affordability in Toledo relative to the larger region.
- **Chapter 5. Housing Need in Toledo** presents the forecast for housing growth in Toledo, describing housing need by density ranges and income levels.
- **Chapter 6. Residential Land Sufficiency in Toledo** estimates Toledo's residential land sufficiency needed to accommodate expected growth over the planning period.
- **Appendix A: Residential Buildable Lands Inventory Methodology**
- **Appendix B: Summary of Feedback from the Online Open House**

2. Residential Buildable Lands Inventory

This chapter presents the Buildable Lands Inventory for the City of Toledo. The methods used for this study are consistent with many others completed by ECONorthwest that have been acknowledged by DLCDC and LCDC. A detailed discussion of the methodology used in this study is provided in Appendix A.

The BLI for Toledo includes all residential land designated in the comprehensive plan within the Toledo UGB. From a practical perspective, this means that all lands within tax lots identified by the Lincoln County Assessor's Office that fall within the UGB were inventoried.

ECONorthwest used the most recent tax lot shapefile from Lincoln County for the analysis, current as of 2021. The inventory then builds from the tax lot-level database to estimate buildable land by plan designation.

Residential Buildable Lands Inventory Results

Land Base

The land base for the Toledo residential BLI includes all tax lots in the urban growth boundary (UGB) in residential plan designations or plan designations where housing development is allowed with clear and objective standards. Exhibit 4 shows the land base by plan designation in the UGB.

Exhibit 4. Land Base by Plan Designation, Toledo UGB, 2022

Source: Lincoln County, ECONorthwest analysis. Note: The number of tax lots represented is greater than the actual total number of tax lots in the analysis due to split plan designations.

Plan Designation	Number of taxlots	Percent	Total taxlot acreage	Percent
City				
Residential Single	592	32%	298	25%
Residential General	918	49%	286	24%
Commercial	199	11%	59	5%
UGB				
Low Density Residential	132	7%	406	35%
Medium Density Residential	23	1%	98	8%
Commercial	13	1%	25	2%
Total	1,877	100%	1,172	100%

Development Status

Exhibit 5 shows the total acres of residential tax lots classified by development status. We used a rule-based classification (described in Appendix A) to define an initial development status. We confirmed development status through a series of reviews by ECONorthwest and City staff, based on local knowledge and review of aerial maps.

Exhibit 5. Residential Land by Development Status, Toledo UGB, 2022

Source: Lincoln County, ECONorthwest analysis.

Plan Designation	Total acres	Committed acres	Constrained acres	Buildable unconstrained acres
City				
Residential Single	298	18	272	7
Residential General	286	25	254	7
Commercial	59	5	54	-
UGB				
Low Density Residential	406	7	373	26
Medium Density Residential	98	2	94	2
Commercial	25	0	23	2
Total	1,172	57	1,070	45

Development Constraints

The buildable lands inventory identifies the following conditions as constraints that prohibit development: FEMA 100-Year Floodplains and Regulatory Floodway, landslide susceptibility, slopes greater than 25%, Statewide XXL Tsunami Inundation Scenario, and the Toledo Estuary Management Zone. Exhibit 6 shows these constraints.

Exhibit 6. Development Constraints, Toledo UGB, 2022

Source: Lincoln County, ECONorthwest analysis.

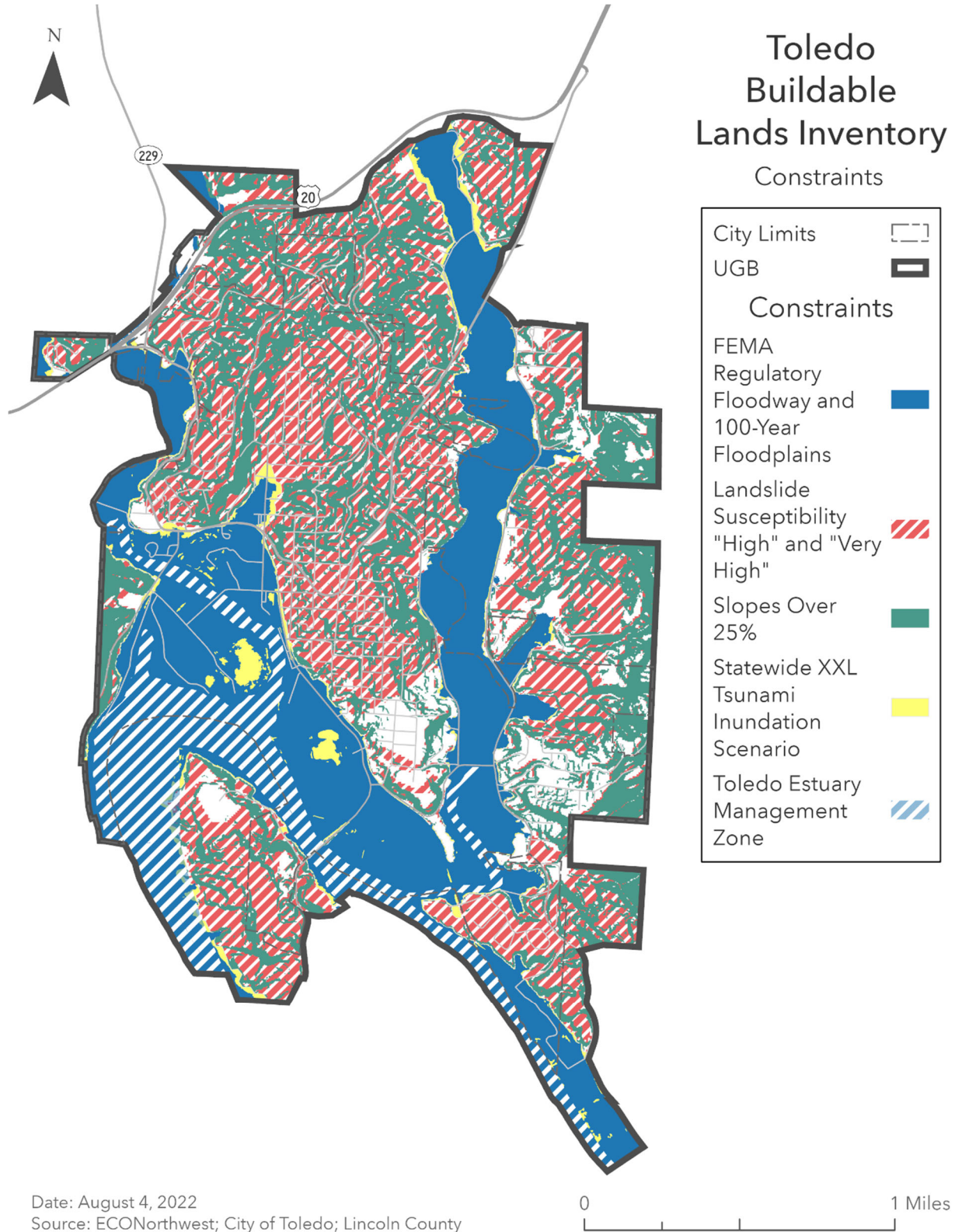
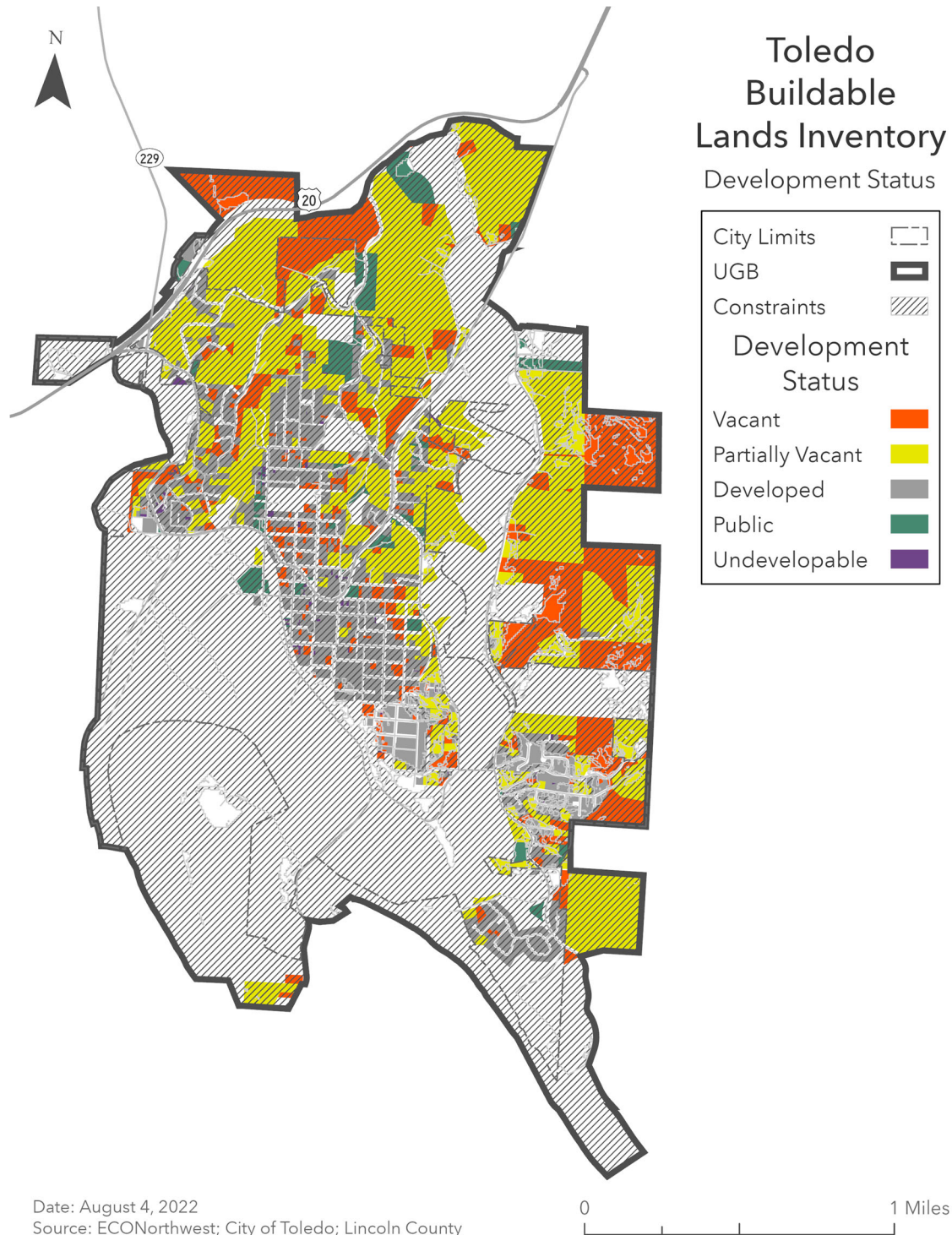


Exhibit 7 shows development status with constraints applied, resulting in buildable acres. Vacant or partially vacant land within these constraints is considered unavailable for development and removed from the inventory of buildable land.

Exhibit 7. Development Status with Constraints, Toledo UGB, 2022

Source: Lincoln County, ECONorthwest analysis.



Vacant Unconstrained Buildable Land

Exhibit 8 shows buildable acres (i.e., acres in tax lots after constraints are deducted) for vacant and partially vacant land by plan designation.

Note that partially vacant land in the map in Exhibit 7 shows the entire tax lot as being partially vacant, without distinguishing the part of the tax lot that is not available for development. The buildable lands inventory database accounts for the portion of the tax lot that is developed (and considered unavailable for future development) and the portion of the tax lot that is vacant is shown in Exhibit 8).

Exhibit 8. Buildable Acres in Vacant/Partially Vacant Tax Lots by Plan Designation, Toledo UGB, 2022

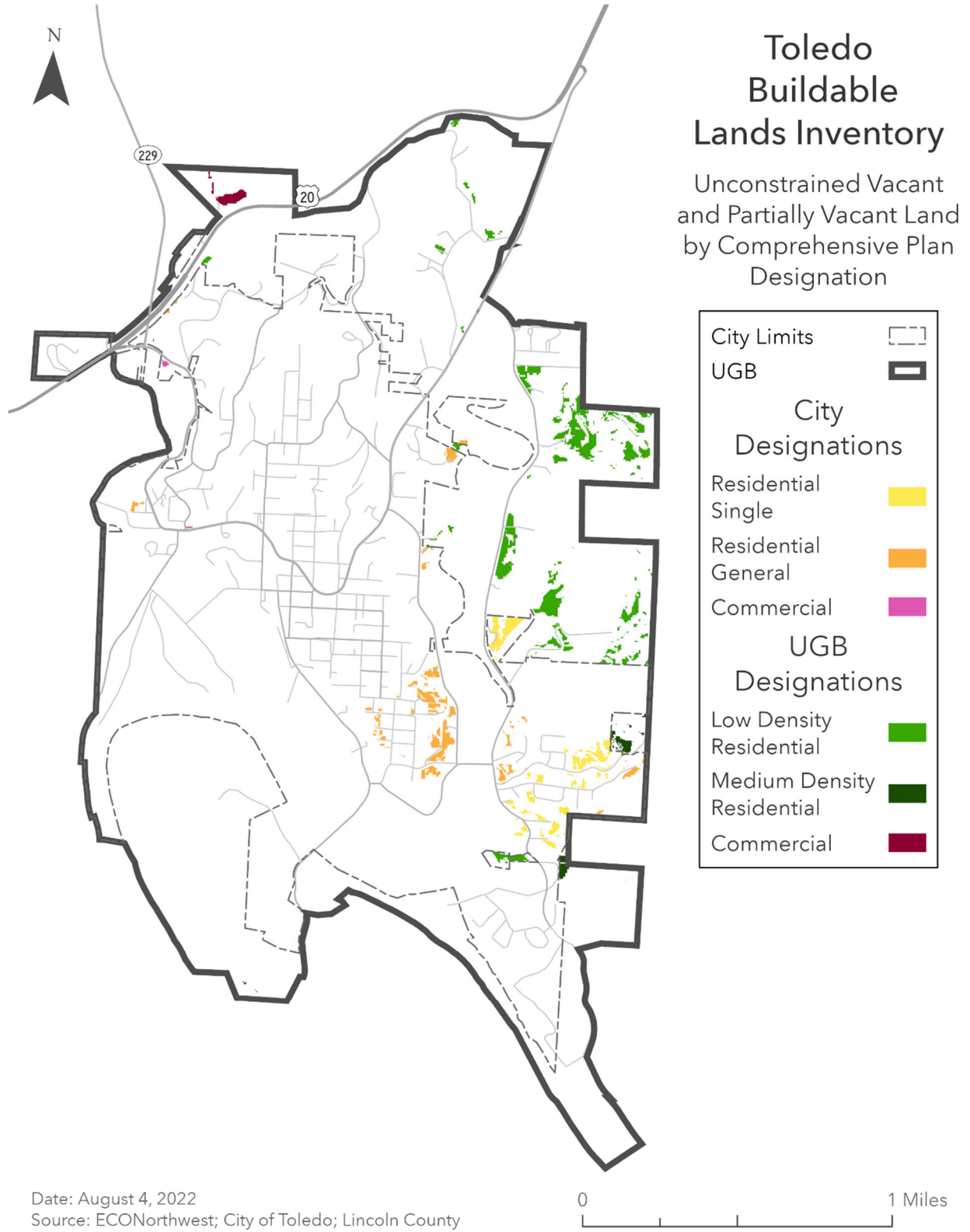
Source: Lincoln County, ECONorthwest analysis.

Note: Numbers may not add up to the total because of rounding.

Plan Designation	Total Buildable acres	Buildable acres on vacant lots	Buildable acres on partially vacant lots
City			
Residential Single	7	5	3
Residential General	7	3	4
UGB			
Low Density Residential	26	15	11
Medium Density Residential	2	1	1
Commercial	2	2	-
Total	45	26	19

Exhibit 9 shows Toledo's buildable vacant and partially vacant residential land.

Exhibit 9. Unconstrained Vacant and Partially Vacant Residential Land, Toledo UGB, 2022
 Source: Lincoln County, ECONorthwest analysis.



3. Historical and Recent Development Trends

Analysis of historical development trends in Toledo provides insight into the functioning of the local housing market. The mix of housing types and densities, in particular, are key variables in forecasting the capacity of residential land to accommodate new housing and to forecast future land need. The specific steps are described in Task 2 of the *DLCD Planning for Residential Lands Workbook* as:

1. Determine the time period for which the data will be analyzed.
2. Identify types of housing to address (all needed housing types).
3. Evaluate permit/subdivision data to calculate the actual mix, average actual gross density, and average actual net density of all housing types.

This Housing Capacity Analysis examines changes in Toledo's housing market from 2000 to 2019, as well as residential development from 2009 to 2021. We selected this time period because (1) Toledo last updated its Comprehensive Plan in 2000; (2) the period provides information about Toledo's housing market before and after the national housing market bubble's growth, deflation, and the more recent increase in housing costs; and (3) data about Toledo's housing market during this period is readily available from sources such as the Census and the City building permit database.

For the purposes of this study, we grouped housing types based on (1) whether the structure is stand-alone or attached to another structure and (2) the number of dwelling units in each structure. The housing types used in this analysis are consistent with needed housing types as defined in ORS 197.303:⁶

- **Single-family detached** includes single-family detached units, manufactured homes on lots and in mobile home parks, and accessory dwelling units.
- **Single-family attached** is all structures with a common wall where each dwelling unit occupies a separate lot, such as row houses or town houses.
- **Multifamily** is all attached structures (e.g., duplexes, triplexes, quadplexes, and structures with five or more units) other than single-family detached units, manufactured units, or single-family attached units.

In Toledo, government-assisted housing (ORS 197.303[b]) and housing for farmworkers (ORS 197.303[e]) can be any of the housing types listed above. Analysis within this report discusses housing affordability at a variety of incomes, as required in ORS 197.303.

⁶ ORS 197.303 defines needed housing as "all housing on land zoned for residential use or mixed residential and commercial use that is determined to meet the need shown for housing within an urban growth boundary at price ranges and rent levels that are affordable to households within the county with a variety of incomes."

Data Used in This Analysis

Throughout this analysis (including the subsequent Chapter 4), we used data from multiple well-recognized and reliable data sources. One of the key sources for housing and household data is the US Census. This report primarily uses data from three Census sources:

- The **Decennial Census**, which is completed every ten years and is a survey of *all* households in the U.S. The Decennial Census does not collect more detailed household information, such as income, housing costs, housing characteristics, and other important household information.
- The **American Community Survey (ACS)**, which is completed every year and is a *sample* of households in the U.S. The ACS collects detailed information about households, including demographics (e.g., number of people, age distribution, ethnic or racial composition, country of origin, language spoken at home, and educational attainment), household characteristics (e.g., household size and composition), housing characteristics (e.g., type of housing unit, year unit built, or number of bedrooms), housing costs (e.g., rent, mortgage, utility, and insurance), housing value, income, and other characteristics. The most up-to-date ACS data available for this report was for the 2015-2019 period.
- **Comprehensive Housing Affordability Strategy (CHAS)**, which is custom tabulations of American Community Survey (ACS) data from the US Census Bureau for the US Department of Housing and Urban Development (HUD). CHAS data show the extent of housing problems and housing needs, particularly for low-income households. CHAS data are typically used by local governments as part of their consolidated planning work to plan how to spend HUD funds and for HUD to distribute grant funds. The most up-to-date CHAS data covers the 2014-2018 period, which is a year older than the most recent ACS data for the 2015-2019 period.
- **Property Radar**, which provides real estate sales data.

This report primarily uses data from the 2015-2019 ACS for Toledo and comparison areas.⁷ Where information is available and relevant, we report information from the 2000 and 2010 Decennial Census.⁸ Among other data points, this report also includes data from Oregon's Housing and Community Services Department, the US Department of Housing and Urban Development, and the City of Toledo.

⁷ Five-year 2020 ACS data was not available when this report was compiled.

⁸ The 2020 Census was completed at the end of 2020. However, extenuating circumstances brought on by the COVID-19 pandemic has led to some challenges with the data. The 2020 Decennial Census data is more limited than usual as a result of the COVID-19 pandemic. Where appropriate, this report uses 2015-2019 ACS data, rather than 2020 Decennial Census data, for up-to-date information.

The foundation of the Housing Capacity Analysis is the population forecast for Toledo from the Oregon Population Forecast Program. The forecast is prepared by the Portland State University Population Research Center.

It is worth commenting on the methods used for the American Community Survey.⁹ The American Community Survey (ACS) is a national survey that uses continuous measurement methods. It uses a sample of about 3.54 million households to produce annually updated estimates for the same small areas (census tracts and block groups) formerly surveyed via the Decennial Census long-form sample. It is also important to keep in mind that all ACS data are estimates that are subject to sample variability. This variability is referred to as “sampling error” and is expressed as a band or “margin of error” (MOE) around the estimate.

This report uses Census and ACS data because, despite the inherent methodological limits, they represent the most thorough and accurate data available to assess housing needs. We consider these limitations in making interpretations of the data and have strived not to draw conclusions beyond the quality of the data.

Trends in Housing Mix

This section provides an overview of changes in housing type mix in Toledo and compares Toledo to Lincoln County and to Oregon. These trends demonstrate the types of housing developed in Toledo historically. Unless otherwise noted, this chapter uses data from the 2000 and 2010 Decennial Census and 2015-2019 American Community Survey 5-Year Estimates.

This section shows the following trends in housing mix in Toledo:

- **Toledo’s housing stock is predominantly single-family detached housing units.** Eighty-three percent of Toledo’s housing stock is single-family detached; 7% is multifamily (with five or more units per structure); 5% is duplexes, triplexes, or quadplexes; and 4% is single-family attached (e.g., town houses). Toledo’s mix of housing has not changed substantially since 2000.
- **Single-family detached housing accounted for a little over a third of new housing permitted in Toledo between 2010 and 2022.** About 65% of new units permitted were for single-family units or manufactured homes, 30% were for multifamily units, and 5% were accessory dwelling units.
- **Toledo’s housing is older on average.** Nearly half of Toledo’s housing was built before 1959, compared with one-quarter of the county’s or state’s housing stock.

⁹ A thorough description of the ACS can be found in the Census Bureau’s publication “What Local Governments Need to Know.” <https://www.census.gov/library/publications/2009/acs/state-and-local.html>

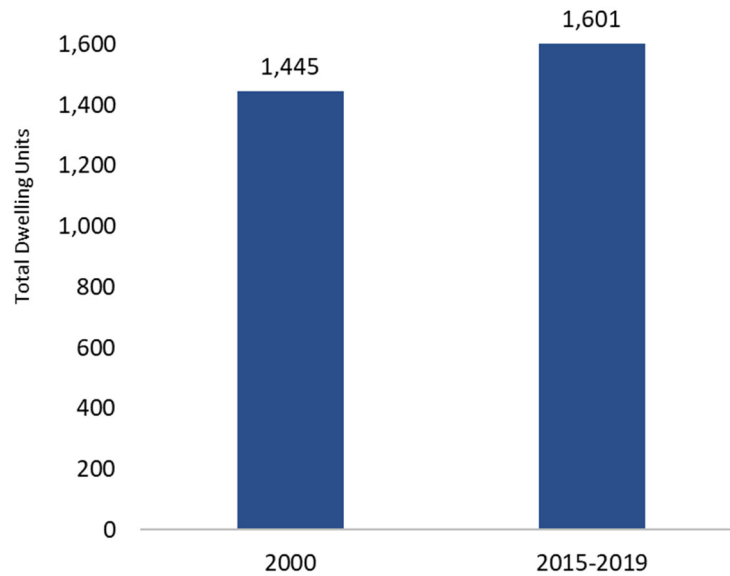
Housing Mix

The total number of dwelling units in Toledo increased by 11% from 2000 to 2015-2019.

Toledo added 156 new dwelling units since 2000.

Exhibit 10. Total Dwelling Units, Toledo, 2000 and 2015-2019

Source: US Census Bureau, 2000 Decennial Census, SF3 Table H030, and 2015-2019 ACS Table B25024.

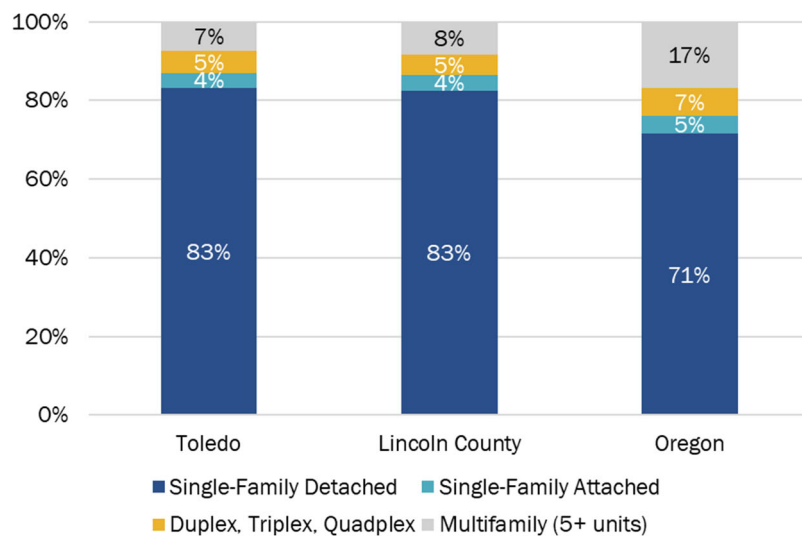


Eighty-three percent of Toledo's housing stock was single-family detached.

Toledo had a smaller share of multifamily housing (5+ units per structure) than Lincoln County and Oregon, and a smaller share of duplex, triplex, and quadplex than Oregon.

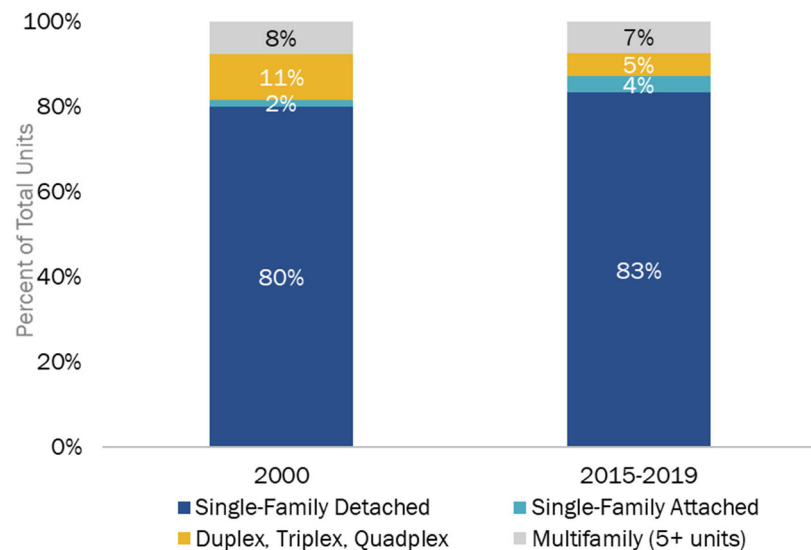
Exhibit 11. Housing Mix, Toledo, Lincoln County, and Oregon, 2015-2019

Source: US Census Bureau, 2015-2019 ACS Table B25024.



From 2000 to 2015-2019, the share of single-family detached housing in Toledo increased by 3% while the share of single-family attached housing decreased by 2%.

Exhibit 12. Change in Housing Mix, Toledo, 2000 and 2015-2019
Source: US Census Bureau, 2000 Decennial Census, SF3 Table H030, and 2015-2019 ACS Table B25024.

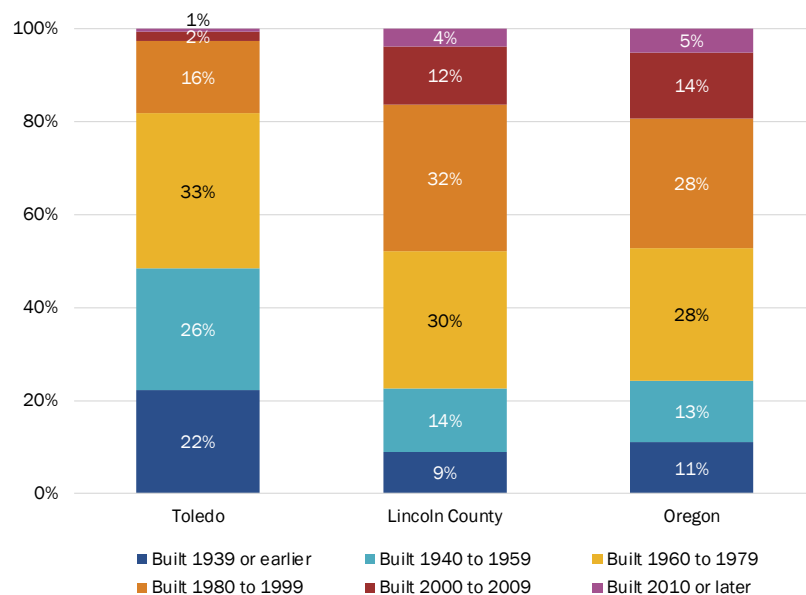


Toledo's housing stock is, on average, older than in the county or Oregon. About 48% of all occupied housing structures were built in 1959 or earlier, compared to 25 percent in Lincoln County and 24 percent across the state.

Only three percent of Toledo's housing was built since 2000 (Lincoln County, 16 percent, Oregon 19 percent).

Exhibit 13. Occupied Housing Structure by Year Built, Toledo, Lincoln County and Oregon, 2015-2019

Source: US Census Bureau, 2015-2019 ACS Table B25127.



Building Permits

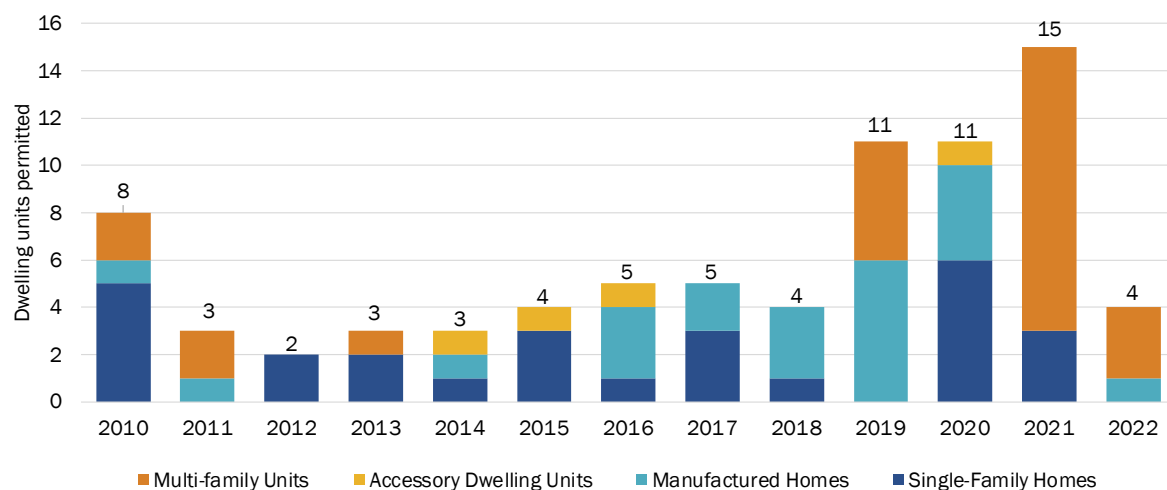
Over the 2010 to 2022 period, Toledo issued permits for 74 dwelling units, with an annual average of 6 permits issued. Of these permits, about 36% were for single-family units, 28% for manufactured homes, 30% were multifamily units, and 5% for accessory dwelling units.¹⁰

Other development under consideration that is not shown in the building permits in Exhibit 14 includes:

- An 11-unit multifamily building by Northwest Coastal Housing and expected Spring of 2023
- Annexation of nearly 7 acres (in the R-S zone) where the owner is considering subdividing and building single-family homes
- Annexation of about 30 acres (now in the R-G zone) where the owner is considering building single-family or multifamily housing on the approximately 15 acres west of Arcadia Drive
- A recent three-lot partition of a parcel for the potential development of a duplex and single-family home
- Recent partition of a lot for potential development of multifamily housing by Northwest Coastal Housing.
- A recent permit for a triplex and another single-family permit in mid-2022.

Exhibit 14. Building Permits Issued for New Residential Construction by Type of Unit, Toledo, 2010 through March 2022

Source: City of Toledo, Permit Database.



¹⁰ This analysis does not differentiate between single-family detached and single-family attached units because Toledo's building permit database combines them into one category: single family.

Trends in Tenure

Housing tenure describes whether a dwelling is owner or renter occupied. This section shows:

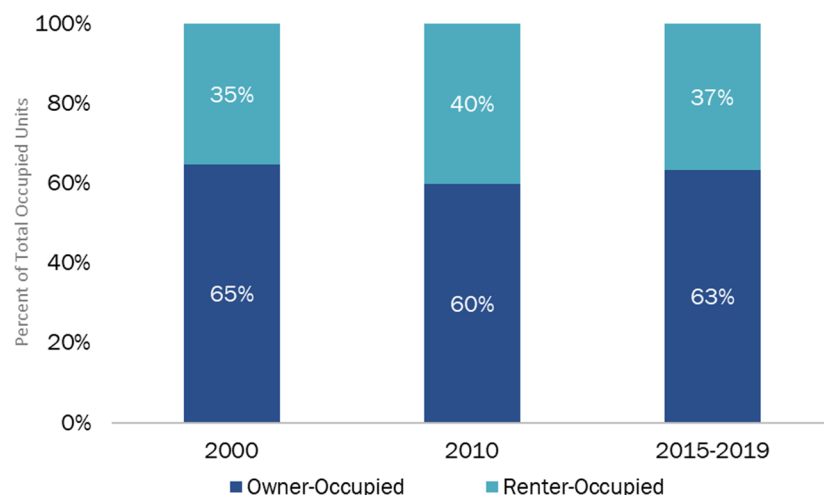
- **Homeownership rates in Toledo were lower than Lincoln County's but higher than Oregon's rates.** About 63% of Toledo's households own their home. In comparison, 66% of Lincoln County households and 62% of Oregon households are homeowners.
- **Homeownership rates in Toledo were relatively stable between 2000 and 2015-2019.** In 2000, 65% of Toledo households were homeowners and 63% in 2015-2019.
- **Most of Toledo's homeowners (98%) live in single-family detached housing, while 40% of renters lived in multifamily housing** (including units in duplexes, triplexes, quadplexes, and housing with five or more units per structure).

The implications for the forecast of new housing are that Toledo has a balance of opportunities for homeownership and for renting. Relatively few multifamily housing types (including duplexes) were owner occupied, which combined with information about housing affordability in Chapter 4 may suggest a need for homeownership opportunities for a wider range of housing types, such as town houses, cottage housing, and duplexes, triplexes, and quadplexes. In addition, Toledo's small share of multifamily housing of any type may be a barrier to renting in Toledo, suggesting the need for a wider range of rental housing including any type of multifamily housing and other types of rental housing like accessory dwelling units or town houses.

The homeownership rate in Toledo were relatively stable between 2000 to 2015-2019.

Exhibit 15. Tenure, Occupied Units, Toledo, 2000, 2010, 2015-19

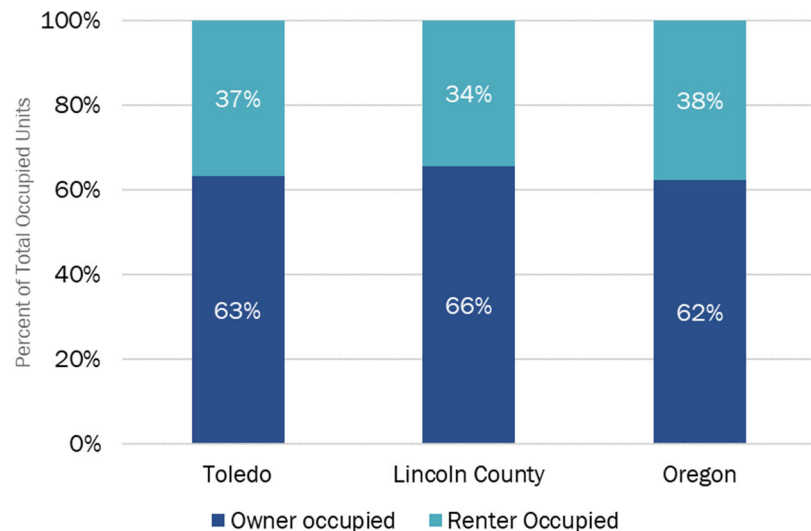
Source: US Census Bureau, 2000 Decennial Census SF1 Table H004, 2010 Decennial Census SF1 Table H4, 2015-2019 ACS Table B25003.



Toledo had a lower homeownership rate than Lincoln County but a higher homeownership rate than Oregon.

Exhibit 16. Tenure, Occupied Units, Toledo, Lincoln County, and Oregon, 2015-2019

Source: US Census Bureau, 2015-2019 ACS 5-Year Estimates, Table B25003.



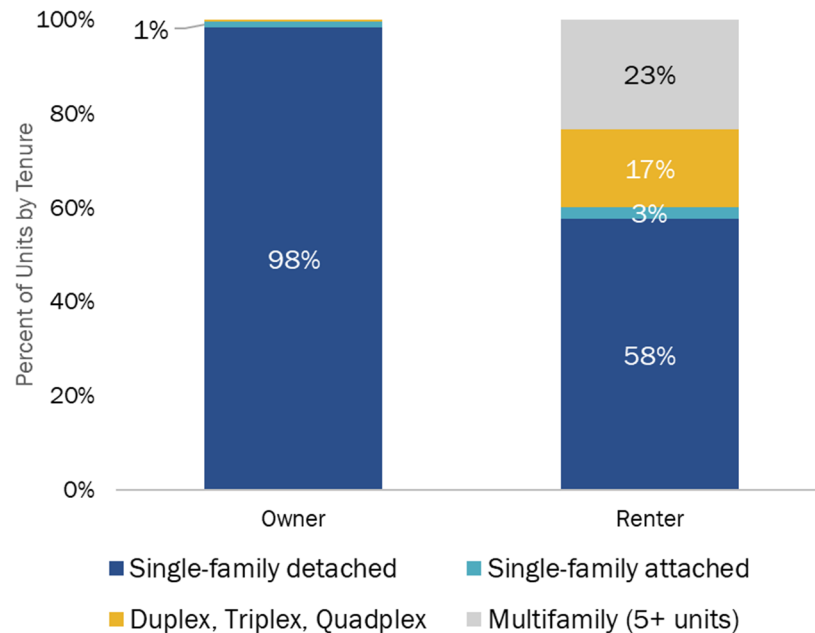
Nearly all of Toledo's homeowners (98%) lived in single-family detached housing.

In comparison, only 58% of Toledo households that rent lived in single-family detached housing.

Seventeen percent of renters lived in duplex, triplex, or quadplex housing, and about a quarter of renters lived in multifamily housing.

Exhibit 17. Housing Units by Type and Tenure, Toledo, 2015-2019

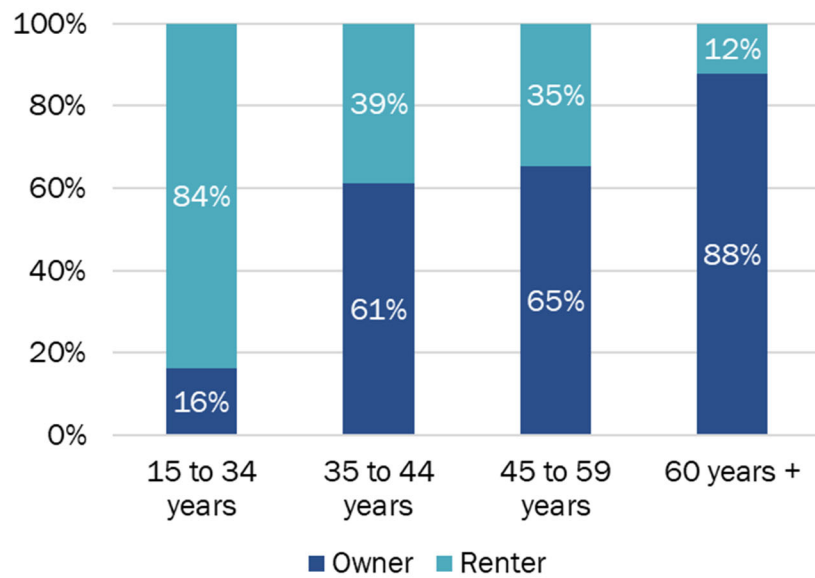
Source: US Census Bureau, 2015-2019 ACS Table B25032.



The homeownership rate in Toledo increased with age. In Toledo, about 60% of householders 35 to 59 years old owned their homes, which jumped to 88% for households with heads over 60.

Exhibit 18. Tenure by Age of the Head of Household, Toledo, 2015-2019

Source: US Census Bureau, 2015-2019 ACS Table B25007.



Vacancy Rates

Housing vacancy is a measure of housing that is available to prospective renters and buyers. It is also a measure of unutilized housing stock. The Census defines vacancy as "unoccupied housing units . . . determined by the terms under which the unit may be occupied, e.g., for rent, for sale, or for seasonal use only." The 2010 Census identified vacancy through an enumeration, separate from (but related to) the survey of households. Enumerators are obtained using information from property owners and managers, neighbors, rental agents, and others.

Based on vacancy rate for rent/sold - excluding other reasons for vacancy, according to the 2015-2019 American Community Survey, the vacancy rate in Toledo was 6.9%, compared to 3.8% for Lincoln County and 2.9% for Oregon. When including all reasons for vacancy, the vacancy rate in Toledo was 12.9%, compared to 32.4% for Lincoln County and 8.9% for Oregon.

Manufactured Homes

Manufactured homes provide a source of affordable housing in Toledo. They provide a form of homeownership that can be made available to low and moderate-income households. Cities are required to plan for manufactured homes—both on lots and in parks (ORS 197.475-492).

Generally, manufactured homes in parks are owned by the occupants who pay rent for the space. Monthly housing costs are typically lower for a homeowner in a manufactured home park for several reasons, including the fact that property taxes levied on the value of the land are paid by the property owner, rather than the manufactured homeowner. The value of the manufactured home generally does not appreciate in the way a conventional home would, however. Manufactured homeowners in parks are also subject to the mercy of the property owner in terms of rent rates and increases. It is generally not within the means of a manufactured homeowner to relocate to another manufactured home to escape rent increases. Homeowners living in a park is desirable to some because it can provide a more secure community with on-site managers and amenities, such as laundry and recreation facilities.

OAR 197.480(4) requires cities to inventory the mobile home or manufactured dwelling parks sited in areas planned and zoned or generally used for commercial, industrial, or high-density residential development.

Toledo has 1 manufactured home park within its UGB, within the Commercial zone. Within this park, there are a total of 29 spaces (of which 0 spaces were vacant as of November 2021).

4. Demographic and Other Factors Affecting Residential Development in Toledo

Demographic trends are important for a thorough understanding of the dynamics of the Toledo housing market. Toledo exists in a regional economy; trends in the region impact the local housing market. This chapter documents demographic, socioeconomic, and other trends relevant to Toledo at the national, state, and regional levels.

Demographic trends provide a context for growth in a region; factors such as age, income, migration, and other trends show how communities have grown and how they will shape future growth. To provide context, we compare Toledo to Lincoln County and Oregon. We also compare Toledo to nearby cities where appropriate. Characteristics such as age and ethnicity are indicators of how the population has grown in the past and provide insight into factors that may affect future growth.

A recommended approach to conducting a housing capacity analysis is described in *Planning for Residential Growth: A Workbook for Oregon's Urban Areas*, the Department of Land Conservation and Development's guidebook on local housing needs studies. As described in the Workbook, the specific steps in the Housing Capacity Analysis are:

1. Project the number of new housing units needed in the next 20 years.
2. Identify relevant national, state, and local demographic and economic trends and factors that may affect the 20-year projection of structure type mix.
3. Describe the demographic characteristics of the population and, if possible, the housing trends that relate to demand for different types of housing.
4. Determine the types of housing that are likely to be affordable to the projected households based on household income.
5. Determine the needed housing mix and density ranges for each plan designation and the average needed net density for all structure types.
6. Estimate the number of additional needed units by structure type.

This chapter presents data to address steps 2, 3, and 4 in this list. Chapter 5 presents data to address steps 1, 5, and 6 in this list.

Demographic and Socioeconomic Factors Affecting Housing Choice¹¹

Analysts typically describe housing demand as the preferences for different types of housing (e.g., single-family detached or apartment) and the ability to pay for that housing (the ability to exercise those preferences in a housing market by purchasing or renting housing; in other words, income or wealth).

Many demographic and socioeconomic variables affect housing choice. However, the literature about housing markets finds that age of the householder, size of the household, and income are most strongly correlated with housing choice.

- **Age of householder** is the age of the person identified (in the Census) as the head of household. Households make different housing choices at different stages of life. This chapter discusses generational trends, such as housing preferences of baby boomers (people born from about 1946 to 1964), millennials (people born from about 1980 to 2000), and Generation Z (people born after 1997).
- **Size of household** is the number of people living in the household. Younger and older people are more likely to live in single-person households. People in their middle years are more likely to live in multi person households (often with children).
- **Household income** is probably the most important determinant of housing choice. Income is strongly related to the type of housing a household chooses (e.g., single-family detached housing, duplexes, or buildings with more than five units) and to household tenure (e.g., rent or own).

This chapter focuses on these factors, presenting data that suggests how changes to these factors may affect housing need in Toledo over the next 20 years.

¹¹ The research in this chapter is based on numerous articles and sources of information about housing and adapted to Toledo's unique circumstances from prior housing capacity analysis conducted by ECONorthwest.

National Trends¹²

This brief summary on national housing trends builds on previous work by ECONorthwest as well as Urban Land Institute (ULI) reports, conclusions from *The State of the Nation's Housing* report from the Joint Center for Housing Studies of Harvard University, and other research cited in this section. *The State of the Nation's Housing* report (2021) summarizes the national housing outlook as follows:

Even as the US economy continues to recover, the inequalities amplified by the COVID-19 pandemic remain front and center. Households that weathered the crisis without financial distress are snapping up the limited supply of homes for sale, pushing up prices and further excluding less affluent buyers from homeownership. At the same time, millions of households that lost income during the shutdowns are behind on their housing payments and on the brink of eviction or foreclosure. A disproportionately large share of these at-risk households are renters with low incomes and people of color. While policymakers have taken bold steps to prop up consumers and the economy, additional government support will be necessary to ensure that all households benefit from the expanding economy.

The domestic housing market sees many, interlocking challenges remaining as the world transitions from the COVID-19 pandemic. An extremely limited inventory of entry-level homes make housing unaffordable for many Americans, especially younger Americans. However, the conditions for homebuying are ripe for many Americans, resulting in strong demand in the market and increasing home sales prices to record levels. Furthermore, the costs of labor and materials to build new homes increased steeply. While current amount of new housing starts is robust, newly built homes will not make up the shortfall in residential housing in the near-term, especially for single-family homes. The challenges and trends shaping the housing market are summarized below.

- **A continued bounce back in residential construction was led by an increase in single-family and multifamily housing starts.** After a sharp comeback in summer 2020 led by single-family construction, single-family housing starts fell below a 700,000-unit annual rate in April 2020 due to the COVID-19 pandemic. Following that dip, housing starts nearly doubled to a high of 1,315,000 new housing units in December 2020—marking it as the strongest month for single-family homebuilding in over 13 years—with a consistent annual rate of production since then ranging from 1,061,000 to 1,255,000 units: most recently hitting 1,215,000 in February 2022. Multifamily unit starts followed similar trends, reaching a 33-year high in January 2020 of more than half a million buildings with 5 units or more, then hitting a 6-year low in April 2020 of a quarter million. Since that low, multifamily starts have increased 47%, reaching 501,000 units in February 2022.

¹² These trends are based on information from (1) the Joint Center for Housing Studies of Harvard University's publication "The State of the Nation's Housing 2021," (2) Urban Land Institute, "2021 Emerging Trends in Real Estate," and (3) the US Census.

- **Strong construction numbers did not alleviate the shortage of existing homes for sale.** Inventories fell from 3.0 months in December 2019 to just under 2 months in December 2020, well below what is considered balanced (six months), with lower-cost and moderate-cost homes experiencing the tightest inventories. While *The State of the Nation's Housing* report cited the COVID-19 pandemic as sharing some blame for these tight conditions, the larger cause was the result of underproduction of new homes since mid-2000s. Restrictive land use regulations, the cost and availability of labor, and the cost of building materials were also cited as constraints on residential development.
- **Homeownership rates slowly, but consistently, increased.** After years of decline, the national homeownership rate increased slightly from 64.4% in 2018 to 65.5% in late 2021. Trends suggest the recent homeownership increases are among householders of all age groups, with households under age 35 making up the largest proportions of this increase. About 88% of net new growth (2013 to 2019) was among households with incomes of \$150,000 or more. Significant disparities also still exist between households of color and white households, with the Black-white homeownership gap was 28.1 percentage points in early 2021 and the Hispanic-white gap at 23.8 percentage points, though this latter percentage was a 1.8 percentage point decrease from 2019.
- **Housing affordability.** Despite a recent downward trend, 37.1 million American households spent more than 30% of their income on housing in 2019, which is 5.6 million more households than in 2001. Renter households experienced cost burden at more than double the rate of homeowners (46% versus 21%) with the number of cost-burdened renters exceeding cost-burdened homeowners by 3.7 million in 2019. Affordability challenges were mostly likely to affect households with low incomes as three-fifths of renters and nearly half of homeowners earning less than \$25,000 were reported severely cost-burdened in 2019, as well as one in six renters and one in eight homeowners earning between \$25,000 and \$49,999. Households under the age of 25 and over the age of 85 had the highest rates of housing cost burden, as well as households of color.
- **Long-term growth and housing demand.** The Joint Center for Housing Studies forecasts that, nationally, demand for new homes could total as many as 10 million units between 2018 and 2028 if current low immigration levels continue. Much of the demand will come from baby boomers, millennials, Generation Z,¹³ and immigrants. The Urban Land Institute cites an increased acceptance of working from home as increasing demand in more suburban or rural environments over closer-in markets.
- **Growth in rehabilitation market.**¹⁴ Aging housing stock and poor housing conditions are growing concerns for jurisdictions across the United States. With the median age of

¹³ According to the Pew Research Center, millennials were born between the years of 1981 to 1996 and Generation Z were born between 1997 and 2012 (inclusive). Read more about generations and their definitions here: <http://www.pewresearch.org/fact-tank/2018/03/01/defining-generations-where-millennials-end-and-post-millennials-begin/>.

¹⁴ These findings are copied from the Joint Center for Housing Studies. (2021). Improving America's Housing, Harvard University. Retrieved from: https://www.jchs.harvard.edu/sites/default/files/Harvard_JCHS_Improving_Americas_Housing_2019.pdf

the US housing stock rising to 41 years in 2019 from 34 years in 2009, Americans are spending in excess of \$400 billion per year on residential renovations and repairs. As housing rehabilitation becomes the go-to solution to address housing conditions, the home remodeling market has grown nearly \$20 billion in 2017, topping out at \$433 billion in 2021.

Despite trends showing growth in the rehabilitation market, rising construction costs and complex regulatory requirements pose barriers to rehabilitation. Lower-income households (who are more likely to live in older housing than higher-income households) or households on fixed incomes may defer maintenance for years due to limited financial means, escalating rehabilitation costs. At a certain point, the cost of improvements may outweigh the value of the structure, which may necessitate new responses such as demolition or redevelopment. Regardless, there is a rising urgency with the aging housing stock particularly in regard to increased disaster events caused by climate change. In 2019 spending on disaster repairs hit a record high of 10% of total rehabilitation spending and 2020 saw a record number of billion-dollar climate-related disasters.

- **Declining residential mobility.**¹⁵ Residential mobility rates have declined steadily since 1980. Nearly one in five Americans moved every year in the 1980s, compared to one in ten Americans between 2018 and 2019. While residential mobility took a further dip in the initial stages of the COVID-19 pandemic, soon conditions emerged that encouraged homebuying, such as historically low mortgage rates, moves toward and the ensuing normalization of working from home, and a growing number of first-time Millennial buyers. Due to such conditions, existing home sales rose by more than 20% year over year from September 2020 through January 2021. These optimal buying conditions have created competition that puts an additional squeeze on the nationwide housing shortage, likely further dampening residential mobility.

Other reasons for decline in residential mobility include factors such as demographic, housing affordability, and labor-related changes. For instance, as baby boomers and millennials age, mobility rates are expected to fall, as people typically move less as they age. Harvard University's Research Brief (2020) also suggests that increasing housing costs could be preventing people from moving if they are priced out of desired neighborhoods or if they prefer to stay in current housing as prices rise around them. Other factors that may impact mobility include the rise in dual-income households (which complicates job-related moves), the rise in work-from-home options, and the decline in company-funded relocations. While decline in mobility rates span all generations, they are greatest among young adults and renters, two of the more traditionally mobile groups.

¹⁵ Frost, R. (2020). "Are Americans stuck in place? Declining residential mobility in the US." Joint Center for Housing Studies of Harvard University's Research Brief.

- **Changes in housing preference.** Housing preference will be affected by changes in demographics, most notably the aging of baby boomers, housing demand from millennials and Generation Z, and growth of immigrants.
 - *Baby boomers.* In 2020, the oldest members of this generation were in their seventies and the youngest were in their fifties. The continued aging of the baby boomer generation will affect the housing market. In particular, baby boomers will influence housing preference and homeownership trends. Preferences (and needs) will vary for boomers moving through their sixties, seventies, and eighties (and beyond). They will require a range of housing opportunities. For example, “aging baby boomers are increasingly renters-by-choice, [preferring] walkable, high-energy, culturally evolved communities.”¹⁶ Many seniors are also moving to planned retirement destinations earlier than expected, as they experience the benefits of work-from-home trends (accelerated by COVID-19). Additionally, the supply of caregivers is decreasing as people in this cohort move from giving care to needing care, making more inclusive, community-based, congregate settings more important. Senior households earning different incomes may make distinctive housing choices. For instance, low-income seniors may not have the financial resources to live out their years in a nursing home and may instead choose to downsize to smaller, more affordable units. Seniors living in proximity to relatives may also choose to live in multigenerational households.

Research shows that “older people in western countries prefer to live in their own familiar environment as long as possible,” but aging in place does not only mean growing old in their own homes.¹⁷ A broader definition exists, which explains that aging in place means “remaining in the current community and living in the residence of one’s choice.”¹⁸ Some boomers are likely to stay in their home as long as they are able, and some will prefer to move into other housing products, such as multifamily housing or age-restricted housing developments, before they move into to a dependent-living facility or into a familial home. Moreover, “the aging of the US population, [including] the continued growth in the percentage of single-person households, and the demand for a wider range of housing choices in communities across the country is fueling interest in new forms of residential development, including tiny houses.”¹⁹

- *Millennials.* Over the last several decades, young adults have increasingly lived in multigenerational housing—more so than older demographics.²⁰ However, as

¹⁶ Urban Land Institute. *Emerging Trends in Real Estate, United States and Canada*. 2019.

¹⁷ Vanleerberghe, Patricia, et al. (2017). *The quality of life of older people aging in place: a literature review*.

¹⁸ *Ibid.*

¹⁹ American Planning Association. *Making Space for Tiny Houses, Quick Notes*.

²⁰ According to the Pew Research Center, in 1980, just 11% of adults aged 25 to 34 lived in a multigenerational family household, and by 2008, 20% did (82% change). Comparatively, 17% of adults aged 65 and older lived in a multigenerational family household, and by 2008, 20% did (18% change).

millennials move into their early to mid-thirties, postponement of family formation is ending, and millennials are more frequently becoming homeowners, frequently of detached, single-family homes.

At the beginning of the 2007–2009 recession, millennials only started forming their own households. The number of millennials homeowners have seen an uptick over the past few years. While the overall U.S. homeownership rate slowly decreased from 2009 to 2019, the millennial homeownership rate increased from 33% in 2009 to 43% in 2019, with 6% of that growth since 2016. The age group of 35 years old and younger accounted for about 15% of the annual household growth in 2019, up from about 10% in 2018. Older millennials (those age 35–44) also accounted for a growing share of growth in homeownership.²¹ However, racial disparities also exist in millennial homeownership rates, with Non-Hispanic White homeowners accounting for 53%, Hispanic homeowners for 35%, and Black homeowners for 21%.²²

As this generation continues to progress into their homebuying years, they will seek out affordable, modest-sized homes. This will prove challenging as the market for entry-level single-family homes has remained stagnant. Although construction of smaller homes (< 1,800 sq. ft.) increased in 2019, it only represented 24% of single-family units.

Millennials' average wealth may remain far below boomers and Gen Xers, and student loan debt will continue to hinder consumer behavior and affect retirement savings. As of 2022, millennials comprised 43% of home buyers, while Gen Xers comprised 22% and boomers 29%.²³ "By the year 2061, it is estimated that \$59 trillion will be passed down from boomers to their beneficiaries," presenting new opportunities for millennials (as well as Gen Xers).²⁴

- *Generation Z.* In 2020, the oldest members of Generation Z were in their early twenties and the youngest in their early childhood years. By 2040, Generation Z will be between 20 and 40 years old. While they are more racially and ethnically diverse than previous generations, when it comes to key social and policy issues, they look very much like millennials. Generation Z enters into adulthood with a strong

²¹ The Joint Center for Housing Studies of Harvard University's publication "The State of the Nation's Housing 2021"

²² "Millennials and Housing: Homeownership Demographic Research." Freddie Mac Single-Family, 2021. https://sf.freddiemac.com/content/_assets/resources/pdf/fact-sheet/millennial-playbook_millennials-and-housing.pdf.

²³ National Association of Realtors. (2020). 2020 Home Buyers and Sellers Generational Trends Report, March 2020. Retrieved from: <https://www.nar.realtor/research-and-statistics/research-reports/home-buyer-and-seller-generational-trends>

²⁴ PNC. (n.d.). Ready or Not, Here Comes the Great Wealth Transfer. Retrieved from: <https://www.pnc.com/en/about-pnc/topics/pnc-pov/economy/wealth-transfer.html>

economy and record-low unemployment, despite the uncertainties of the long-term impacts of COVID-19 Pandemic.²⁵

Gen Z individuals have only just started entering the housing market in the past few years, and with a maximum age range of 23 as of 2022, this age cohort is the smallest so far in terms of home buyers and sellers, accounting for 2% of each type. While researchers do not yet know how Generation Z will behave in adulthood, many expect they will follow patterns of previous generations.²⁶ A segment is expected to move to urban areas for reasons similar to previous cohorts (namely, the benefits that employment, housing, and entertainment options bring when they are in close proximity). However, this cohort is smaller than millennials (67 million vs. 72 million), which may lead to slowing real estate demand in city centers.

- *Immigrants.* Research on foreign-born populations shows that immigrants, more than native-born populations, prefer to live in multigenerational housing. Still, immigration and increased homeownership among minorities could also play a key role in accelerating household growth over the next 10 years. Current Population Survey estimates indicate that the number of foreign-born households rose by nearly 400,000 annually between 2001 and 2007, and they accounted for nearly 30% of overall household growth. Beginning in 2008, the influx of immigrants was staunchly by the effects of the Great Recession. After a period of declines, the foreign-born population again began contributing to household growth, despite decline in immigration rates in 2019. The Census Bureau's estimates of net immigration in 2021 indicate that just 247,000 immigrants moved to the United States from abroad, down from a previous high of 1,049,000 between 2015-2016.²⁷ As noted in *The State of the Nation's Housing 2020* report, "because the majority of immigrants do not immediately form their own households upon arrival in the country, the drag on household growth from lower immigration only becomes apparent over time."
- *Diversity.* The growing diversity of American households will have a large impact on the domestic housing markets. Over the coming decade, minorities will make up a larger share of young households and constitute an important source of demand for both rental housing and small homes. The growing gap in homeownership rates between whites and Blacks, as well as the larger share of minority households that are cost burdened, warrants consideration. White households had a 74.4%

²⁵ Parker, K. & Igielnik, R. (2020). On the cusp of adulthood and facing an uncertain future: what we know about gen Z so far. Pew Research Center. Retrieved from: <https://www.pewsocialtrends.org/essay/on-the-cusp-of-adulthood-and-facing-an-uncertain-future-what-we-know-about-gen-z-so-far/>

²⁶ "2021 Home Buyers and Sellers Generational Trends Report." National Association of Realtors, 2021. <https://www.nar.realtor/sites/default/files/documents/2021-home-buyers-and-sellers-generational-trends-03-16-2021.pdf>.

²⁷ Jason Schachter, Pete Borsella, and Anthony Knapp (US Census, December 21, 2021), <https://www.census.gov/library/stories/2021/12/net-international-migration-at-lowest-levels-in-decades.html>.

homeownership rate in 2021 compared to a 43.1% rate for Black households²⁸. This 30-percentage point gap is the largest disparity since 1983. Although homeownership rates are increasing for some minorities, Black and Hispanic households are more likely to have suffered disproportionate impacts of the pandemic and forced sales could negatively impact homeownership rates. This, combined with systemic discrimination in the housing and mortgage markets and lower incomes relative to white households, leads to higher rates of cost burden for some groups of people. For example, of renters in arrears, Black renters account for 29% and Hispanic renters for 21%, compared to white renters at 11%. Additionally, for low-income renters earning less than \$25,000, Hispanic and Black renters faced higher cost burden rates (86 and 8 %respectively) than white renters at 80%. For low-income homeowners, 72% of Hispanics, 74% of Blacks and 84% of Asians faced cost burdens, compared to 68% of white households. . As noted in *The State of the Nation's Housing (2020)* report, “the impacts of the pandemic have shed light on the growing racial and income disparities in the nation between the nation’s haves and have-nots are the legacy of decades of discriminatory practices in the housing market and in the broader economy.”

- **Changes in housing characteristics.** The US Census Bureau’s Characteristics of New Housing Report (2020) presents data that show trends in the characteristics of new housing for the nation, state, and local areas. Several long-term trends in the characteristics of housing are evident from the New Housing Report:²⁹
 - *Larger single-family units on smaller lots.* Between 2000 and 2020, the median size of new single-family dwellings increased by nearly 10% nationally, from 2,057 sq. ft. to 2,261 sq. ft., and 14% in the western region from 2,014 sq. ft. in 1999 to 2,242 2,279 sq. ft. in 2020. Moreover, the percentage of new units smaller than 1,400 sq. ft. nationally decreased by a half, from 14% in 2000 to 7% in 2020. The percentage of units greater than 3,000 sq. ft. increased from 18% in 2000 to 23% of new single-family homes completed in 2020. In addition to larger homes, a move toward smaller lot sizes was seen nationally. Between 2010 and 2020, the percentage of lots less than 7,000 sq. ft. increased from 25.5% to 34.8% of lots.

Based on national study about home buying preferences that differ by race/ethnicity, African American home buyers wanted a median unit size of 2,664 sq. ft. compared to 2,347 sq. ft. for Hispanic buyers, 2,280 sq. ft. for Asian buyers, and 2,197 sq. ft. for white buyers.³⁰ This same study found that minorities were less likely to want large lots.

²⁸ “Federal Reserve Economic Data: Fred: St. Louis Fed,” Federal Reserve Economic Data (Federal Reserve Bank of St. Louis), accessed April 18, 2022, <https://fred.stlouisfed.org/>.

²⁹ US Census Bureau, Highlights of Annual 2020 Characteristics of New Housing. Retrieved from: <https://www.census.gov/construction/chars/highlights.html>

³⁰ Quint, Rose. (April 2014). *What Home Buyers Really Want: Ethnic Preferences*. National Association of Home Builders.

- *Larger multifamily units.* Between 2000 and 2020, the median size of new multifamily dwelling units increased by 4.6% nationally. In the western region, the median size increased by 3.6%. Nationally, the percentage of new multifamily units with more than 1,200 sq. ft. increased from 29.5% in 2000 to 32.8% in 2020 and increased from 23.3% to 25.2% in the western region.
- *Household amenities.* Across the United States since 2013, an increasing number of new units had air-conditioning (fluctuating year by year at over 90% for both new single-family and multifamily units). In 2000, 93% of new single-family houses had two or more bathrooms, compared to 96.8% in 2020. The share of new multifamily units with two or more bathrooms decreased from 55% of new multifamily units to 42.6%. As of 2020, 92% of new single-family houses in the United States had garages for one or more vehicles (from 88% in 2000). Additionally, if work-from-home dynamics remain a more permanent option, then there may be rising demand for different housing amenities such as more space for home offices or larger yards for recreation.
- *Shared amenities.* Housing with shared amenities grew in popularity, as it may improve space efficiencies and reduce per-unit costs/maintenance costs. Single-room occupancies (SROs),³¹ cottage clusters, cohousing developments, and multifamily products are common housing types that take advantage of this trend. Shared amenities may take many forms and include shared bathrooms, kitchens, other home appliances (e.g., laundry facilities, outdoor grills), security systems, outdoor areas (e.g., green spaces, pathways, gardens, rooftop lounges), fitness rooms, swimming pools, tennis courts, and free parking.³²

³¹ Single-room occupancies are residential properties with multiple single-room dwelling units occupied by a single individual. From: US Department of Housing and Urban Development. (2001). *Understanding SRO*. Retrieved from: <https://www.hudexchange.info/resources/documents/Understanding-SRO.pdf>

³² Urbsworks. (n.d.). Housing Choices Guidebook: A Visual Guide to Compact Housing Types in Northwest Oregon. Retrieved from: https://www.oregon.gov/lcd/Publications/Housing-Choices-Booklet_DIGITAL.pdf

Saiz, Albert and Salazar, Arianna. (n.d.). Real Trends: The Future of Real Estate in the United States. Center for Real Estate, Urban Economics Lab.

State Trends

In August 2019, the State of Oregon passed statewide legislation—Oregon House Bill 2001 and 2003. **House Bill 2001 (HB2001)** required Oregon communities with more than 10,000 people to accommodate middle housing within single-family neighborhoods.

House Bill 2003 (HB2003) envisions reforming Oregon’s housing planning system from a singular focus (on ensuring adequate available land) to a more comprehensive approach that also achieves these critical goals: (1) support and enable the construction of sufficient units to accommodate current populations and projected household growth and (2) reduce geographic disparities in access to housing (especially affordable and publicly supported housing). In that, HB 2003 required the development of a methodology for projecting *regional* housing need and required allocating that need to local jurisdictions. It also expanded local government responsibilities for planning to meet housing need by requiring cities to develop and adopt housing production strategies.

Middle housing is generally built at a similar scale as single-family homes but at higher residential densities. It provides a range of housing choices at different price points within a community.

Oregon developed its *2021-2025 Consolidated Plan*, which includes a detailed housing needs analysis as well as strategies for addressing housing needs statewide. The plan concluded that the “state’s performance in accomplishing past goals has been very strong, and project areas of focus remain consistent with the current needs identified in this new five-year plan. Tenant based rental assistance, in particular, has demonstrated strong demand, as has the ongoing need for rental units (including those newly developed) which meet fair market rent standards, and community facilities. The unusual events during 2020—the COVID-19 pandemic and historical wildfire activity—tilt current needs and priorities toward housing stability efforts, as well as community health care projects and access to telehealth services.” It identified the following top needs in its Needs Assessment:³³

- The most common housing problem in Oregon is cost burden. Nearly 390,000 households pay more than 30% of their incomes in housing costs, up by 7% since the last five-year Consolidated Plan. Renters are more likely to be cost burdened. About 27% of Oregon renters households were found to be severely cost burdened. This proportion increased significantly from 2000 (19%) and disproportionate falls on persons of color in the state: more than 50% of households with persons of color are cost burdened compared to 34% of white households.
- Cost burden largely affects those with lower incomes—especially extremely low and very low-income renters, who have cost burden rates of 70 and 76%, respectively.

³³ These conclusions are copied directly from the report, Oregon’s 2021–2025 Consolidated Plan. Retrieved from: <https://www.oregon.gov/ohcs/development/Documents/conplan/2021-2025%20Action%20Plan/State-of-Oregon-2021-2025-Consolidated-Plan-Final-with-appendices.pdf>.

- According to Oregon’s Statewide Housing Plan for 2019-2023, more than 85,000 units affordable to extremely low-income households (making less than 30% AMI) are needed to meet demand and more than 26,000 units affordable to moderate income households, making 50% to 80% AMI are needed to meet demand. This is down from the previous gap of 102,500 units in the 2016-2021 Plan.

By income range and special need, the estimated needs of Oregon households include:

- Extremely low-income families—those earning incomes below the poverty level—total nearly 182,000 households in Oregon. Those with unmet housing needs will grow by 10,000 over the next five years.
- Low-income families—those earning incomes between the poverty level and the median income—total 261,000 in Oregon. Their needs will grow by much less (8,300 additional households) over the next five years.
- Elderly households (62+) total nearly 905,381 and live in 526,675 households. Of these households, 23% have unmet housing needs. Those with unmet housing needs are expected to grow by 7,000 households by 2025. Many of these needs will take the form of home accessibility modifications, home repairs, and home health care, as seniors make up a large share of residents who live alone and who have disabilities. Frail elderly (defined as an elderly person who requires assistance with three or more activities of daily living) total 61,518 residents.
- Oregon residents with disabilities total 581,000 and occupy 428,000 households. By 2025, these households with needs will grow by nearly 12,000.
- More than 300,000 persons in Oregon struggled with substance abuse challenges before the COVID-19 pandemic occurred, and these needs have grown during the pandemic. Oregonians who have ever had mental health challenges total 757,000 with 172,000 having serious mental health challenges.
- Approximately 178,000 residents 18 and older in Oregon have experienced some type of domestic violence, dating violence, sexual assault and/or stalking by an intimate partner in the previous year. In the most severe cases, these victims must leave their homes—an estimated 4,200 residents who are victims of domestic violence in Oregon require housing services each year.
- Nearly 16,000 people were identified as experiencing homelessness in Oregon in 2019, an increase of 13% since 2017. Two in three are unsheltered.
- Nearly 17,000 households live in substandard housing, based on Census surveys of housing units lacking complete plumbing or kitchen facilities. The number of households in substandard housing decreased by 4% compared to the 2021-2025 plan.
- Approximately 29,000 households live in units that are either overcrowded or severely overcrowded. The number of households in overcrowded conditions increased by 19% since the last plan. For housing to be considered affordable, a household should pay up

to one-third of their income toward rent, leaving money left over for food, utilities, transportation, medicine, and other basic necessities.

As part of the Consolidated Plan's Stakeholder perspective, activities to address urgent housing needs selected by the greatest number of respondents were:

- Housing activities that result in more rental units for households with income below 60% of AMI and households with incomes between 60% and 80% of AMI; emergency shelters for people who are homeless; and transitional housing for people moving out of homelessness;
- Repurposing vacant buildings for affordable housing; and
- Affordable and accessible housing for people with disabilities.
- In 2022, minimum wage in Oregon³⁴ was \$12.75, compared to \$14.00 in the Portland metro and \$12.00 for nonurban counties.

Oregon developed its *Statewide Housing Plan 2019-2023* in 2019.³⁵ The Plan identified six housing priorities to address in communities across the state over the 2019 to 2023 period (summarized below). In January 2022, Oregon Housing and Community Services (OHCS) released a summary of their progress.³⁶ The following section includes summaries and excerpts from their status report:

- **Equity and Racial Justice.** *Advance equity and racial justice by identifying and addressing institutional and systemic barriers that have created and perpetuated patterns of disparity in housing and economic prosperity.*

OHCS continued it built relationships, tools, and connections to further its equity and racial justice focus. OHCS continued to gather and update Culturally Specific Organization (CSO) list, tracking funding received by CSOs. OHCS developed customized tools for equity and racial analysis and got ready to start equity and inclusion training for OHCS staff and committee chairs

- **Homelessness.** *Build a coordinated and concerted statewide effort to prevent and end homelessness, with a focus on ending unsheltered homelessness of Oregon's children and veterans.*

The Homeless Services Section (HSS) made progress in demonstrating increased Housing Stability with 26,940 households paid out via the Oregon Emergency Rental

³⁴ The 2016 Oregon Legislature, Senate Bill 1532, established a series of annual minimum wage rate increases beginning July 1, 2016, through July 1, 2022. Retrieved from: <https://www.oregon.gov/boli/whd/omw/pages/minimum-wage-rate-summary.aspx>

³⁵ This section uses many direct excerpts from the OHCS Statewide Housing Plan 2019-2023. Oregon Statewide Housing Plan. <https://www.oregon.gov/ohcs/Documents/swhp/SWHP-Report-Y1-Summary.pdf>

³⁶ This section uses many direct excerpts from the OHCS Statewide Housing Plan, Year 3 Quarter 1 Update September 2021 Report to HSC. Oregon Statewide Housing Plan, Status Reports. <https://www.oregon.gov/ohcs/Documents/swhp/01-07-2022-JAN-SWHP-Quarterly-Summary.pdf>

Assistance Program. Additional staffing and funding (\$100 million) were secured in order to build a program of eviction prevention. OHCS developed a dashboard to provide transparency into processing, equity, and capacity issues related to homelessness. OHCS executed grant agreements with HSS providers to deliver strategic housing stability services for those that have not been able to access supports. Work is ongoing to enter more partnerships with new investments in eviction prevention.

- **Permanent Supportive Housing.** *Invest in permanent supportive housing (PSH), a proven strategy to reduce chronic homelessness and reduce barriers to housing stability.*

OHCS funded and/or created 915 of their 1,000 PSH-unit targets. In addition, 416 of the 916 supportive home units were funded with PSH resource. Other accomplishments were developing a compliance and monitoring plan for PSH, distribution of service funds, outreach to partners to ensure PSH resource information is reaching tribal and rural partners, and a hiring staff to support the PSH program.

- **Affordable Rental Housing.** *Work to close the affordable rental housing gap and reduce housing cost burden for low-income Oregonians.*

OHCS funded and/or created 18,329 affordable rental homes of their 25,000-home target. OHCS developed internal tools such as a reporting matrix for analysis of sub-contracts and an incorporated Compliance Policy and conducted community outreach with a tribal housing workgroup rules committee. OHCS also conducted a survey to get initial feedback on key program topics and projected changes, along with additional outreach on related issues.

- **Homeownership.** *Provide more low and moderate-income Oregonians with the tools to successfully achieve and maintain homeownership, particularly in communities of color.*

OHCS assisted 1,187 households in becoming successful homeowners, part of its target to assist a total of 6,500 homes. OHCS made strides in double the number of homeowners of colors in its homeownership programs. OHCS launched new programs to support homeownership, including lending programs. In order to align programs with the needs of communities of color, OHCS developed relationships with underrepresented organizations, maintained addressing the needs of Communities of Color as a focus in its programmatic frameworks, and regularly shared and encouraged training opportunities with its team.

- **Rural Communities.** *Change the way OHCS does business in small towns and rural communities to be responsive to the unique housing and service needs and unlock the opportunities for housing development.*

OHCS focused on developing a better understanding of rural community needs and increasing rural capacity to build more affordable housing. OHCS hired a program manager for rural communities and delivered funding for multiple direct awards, increased funding for CSOs, and updated its Land Acquisition Program to include new funding amounts and set asides. OHCS funded and/or created 2,158 units in rural communities out of a total of 2,543 units in the 5-year goal, or 85% of its target.

Regional and Local Demographic Trends May Affect Housing Need in Toledo

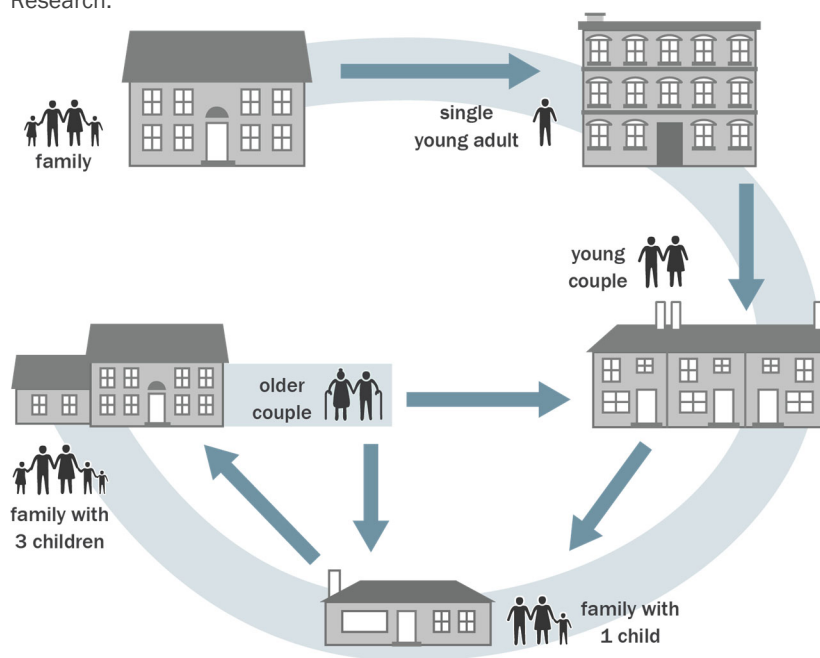
Demographic trends that might affect the key assumptions used in the baseline analysis of housing need are (1) the aging population, (2) changes in household size and composition, and (3) increases in diversity.

An individual's housing needs change throughout their life, with changes in income, family composition, and age. The types of housing needed by a 20-year-old college student differ from the needs of a 40-year-old parent with children, or an 80-year-old single adult. As Toledo's population ages, different types of housing will be needed to accommodate older residents. The housing characteristics by age data below reveal this cycle in action in Toledo.

Housing needs and preferences change in predictable ways over time, such as with changes in marital status and size of family.
Families of different sizes need different types of housing.

Exhibit 19. Effect of Demographic Changes on Housing Need

Source: ECONorthwest, adapted from Clark, William A.V. and Frans M. Dieleman. 1996. Households and Housing. New Brunswick, NJ: Center for Urban Policy Research.



Growing Population

Toledo's population growth will drive future demand for housing in the city over the planning period. The population (within the city limits) forecast in Exhibit 21 is Toledo's official population forecast, from the Oregon Population Forecast Program. Toledo must use this forecast as the basis for forecasting housing growth over the 2022 to 2042 period.

Exhibit 20 shows that Toledo's population grew by 4% between 2000 and 2019. Toledo added 107 new residents, at an average annual growth rate of 0.2%.

Exhibit 20. Population, Toledo (city limits), Lincoln County, Oregon and Comparison Cities 2000 - 2021

Source: US Decennial Census 2000 and 2010, and Portland State University, Population Research Center.

				Change 2000 to 2021		
	2000	2010	2021	Number	Percent	AAGR
Oregon	3,421,399	3,831,074	4,266,560	845,161	25%	1.1%
Lincoln County	44,479	46,034	50,903	6,424	14%	0.6%
Toledo	3,472	3,465	3,611	139	4%	0.2%
Newport	9,532	9,989	10,591	1,059	11%	0.5%
Siletz	1,133	1,212	1,249	116	10%	0.5%
Waldport	2,050	2,033	2,321	271	13%	0.6%

Toledo's urban growth boundary (UGB) population is projected to grow by 32 people between 2022 and 2042, at an average annual growth rate of 0.04%.³⁷

Exhibit 21. Forecast of Population Growth, Toledo UGB, 2022 to 2042

Source: Oregon Population Forecast Program, Portland State University, Population Research Center, June 2021.

3,840	3,872	32	1% increase
Residents in 2022	Residents in 2042	New Residents 2022 to 2042	0.04% AAGR

Aging Population

This section shows two key characteristics of Toledo's population, with implications for future housing demand in Toledo:

- Toledo's senior population grew between 2000 and 2019 and is expected to continue to increase.** Toledo currently has a smaller share of people over 60 years old (25% of the population) than Lincoln County (38%). People over age 60 years old are expected to be the fastest growing group in Lincoln County between 2020 and 2040, accounting for 42% of the County's population by 2040 (adding nearly 3,600 people). It is reasonable to expect Toledo's senior population will grow with the county, even if at a slower rate.

³⁷ This forecast of population growth is based on Toledo's UGB's official population forecast from the Oregon Population Forecast Program. ECONorthwest extrapolated the population forecast for 2020 (to 2022) and 2040 (to 2042) based on the methodology specified by DLCDC.

As Toledo's senior population grows, Toledo will have increasing demand for housing that is suitable for elderly residents. The impact of growth in seniors in Toledo will depend, in part, on whether older people already living in Toledo continue to reside there as they retire. National surveys show that, in general, most retirees prefer to age in place by continuing to live in their current home and community as long as possible.³⁸

Growth in the number of seniors will result in demand for housing types specific to seniors, such as small and easy-to-maintain dwellings, assisted-living facilities, or age-restricted developments. Senior households will make a variety of housing choices, including remaining in their homes as long as they are able, downsizing to smaller single-family homes (detached and attached) or multifamily units, or moving into group housing (such as assisted-living facilities or nursing homes) as their health declines. The challenges aging seniors face in continuing to live in their community include changes in health-care needs, loss of mobility, the difficulty of home maintenance, financial concerns, and increases in property taxes.³⁹

- **Toledo has a slightly larger proportion of younger people than Lincoln County and Oregon.** About 29% of Toledo's population is under 20 years old, compared to 18% of Lincoln County and 23% of Oregon. But Toledo's population of people aged 20 to 59 decreased between 2000 and 2015-2019. The forecast for population growth in Lincoln County shows the percent of people under 20 years old decreasing from 18% of the population in 2015-2019 to 16% of the population by 2040.

People roughly aged 20 to 40 are referred to as the millennial generation and account for the largest share of population in Oregon. By 2040, they will be about 40 to 60 years of age and Generation Z will be between 25 and 40 years old. The forecast for Lincoln County shows that the Lincoln County's population between the ages of 20 to 60 is forecast to grow by 14% while maintaining a similar population share as 2015-2019.

Toledo's ability to retain and attract people in this age group will depend on whether the city has opportunities for housing that appeals to and is affordable to millennials and Generation Z, as well as jobs that allow younger people to live and work in Toledo.

In the near-term, millennials and Generation Z may increase demand for rental units. Research suggests that millennials' housing preferences may be similar to baby boomers, with a preference for smaller, less-costly units. If the number of millennials and Generation Z grow in Toledo, it will result in increased demand for both affordable single-family detached housing (such as small single-family detached units like cottages), as well as increased demand for affordable town houses and multifamily housing. Growth in this population will result in increased demand for both ownership and rental opportunities, with an emphasis on housing that is comparatively affordable.

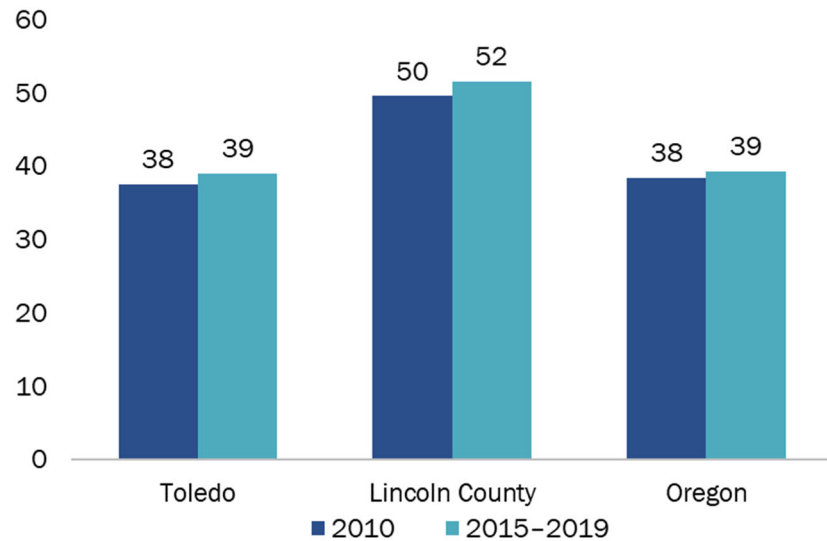
³⁸ A survey conducted by the AARP indicates that 90% of people 50 years and older want to stay in their current home and community as they age. See <http://www.aarp.org/research>.

³⁹ "Aging in Place: A toolkit for Local Governments" by M. Scott Ball.

From 2000 to 2015-2019, Toledo's median age increased, similarly to Lincoln County and Oregon.

Exhibit 22. Median Age, Toledo, Lincoln County, and Oregon, 2000 to 2015–2019

Source: US Census Bureau, 2000 Decennial Census Table B01002, 2015–2019 ACS, Table B01002.



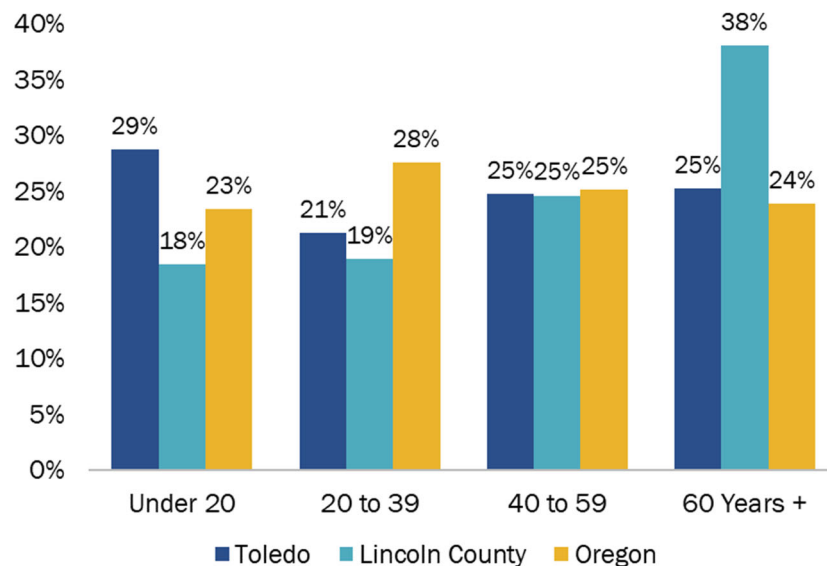
In the 2015-2019 period, about 75% of Toledo's residents were between the ages of 20 and 59 years.

Toledo had a smaller share of people over the age of 60 than Lincoln County.

Over a quarter of Toledo's population is under 20 years old.

Exhibit 23. Population Distribution by Age, Toledo, Lincoln County, and Oregon, 2015–2019

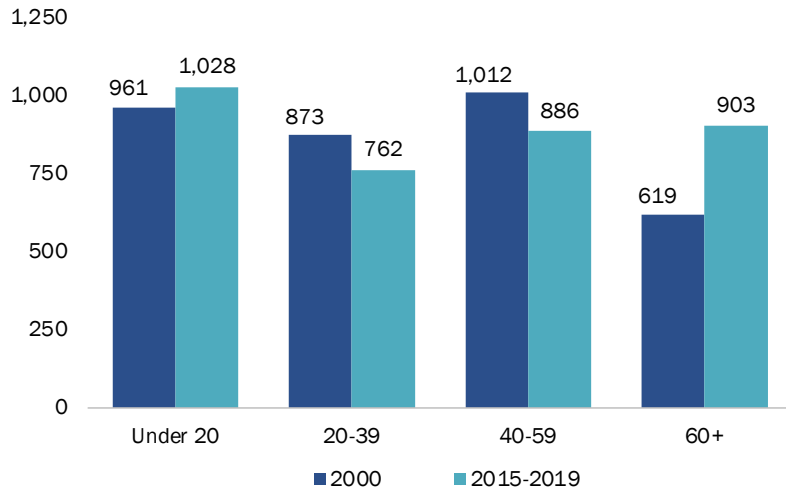
Source: US Census Bureau, 2015–2019 ACS, Table B01001.



Between 2000 and 2015-2019, under 20 and over 60 age groups increased in size.

The largest increase in residents were those aged 60 and older (growth of 284 people) followed by those under 20 (growth of 67 people).

Exhibit 24. Population Growth by Age, Toledo, 2000, 2015–2019
Source: US Census Bureau, 2000 Decennial Census Table P012 and 2015–2019 ACS, Table B01001.



By 2040, Lincoln County's population over the age of 60 is forecast to grow 19%.

Exhibit 25. Fastest-Growing Age Groups, Lincoln County, 2020 to 2040

Source: PSU Population Research Center, Lincoln County Forecast, June 2021

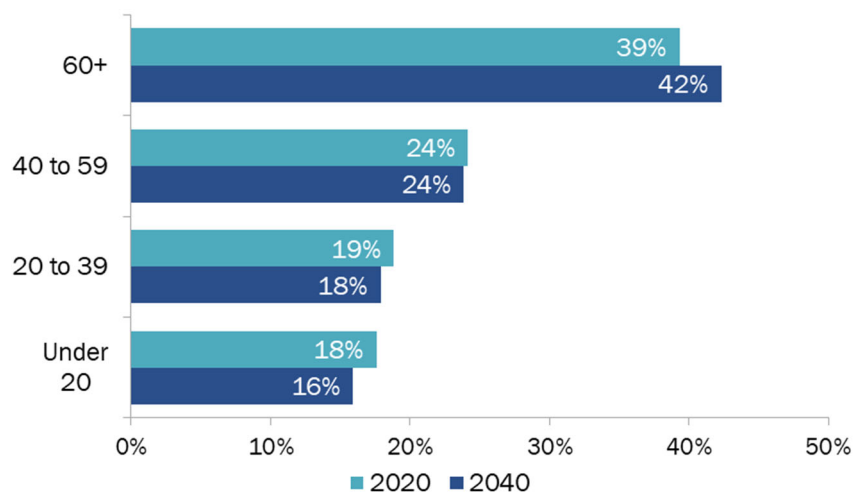


By 2040, it is forecasted that Lincoln County residents aged 40 and older will make up 63% of the county's total population.

This accounts for a 3% increase from this age cohort's population estimate for 2020.

Exhibit 26. Population Growth by Age Group, Lincoln County, 2020 and 2040

Source: PSU Population Research Center, Lincoln County Forecast, June 2021.



Changing Ethnic Diversity

The number of residents that identified as Latino decreased in Toledo by 46 people, from 163 people in 2010 to 117 people in the 2015-2019 period. The US Census Bureau forecasts that at the national level, the Latino population will continue growing faster than most other non-Latino populations between 2020 and 2040. The Census forecasts that the Latino population will increase 93%, from 2016 to 2060, and foreign-born Latino populations will increase by about 40% in that same time.⁴⁰

While the Latino population has not grown as fast as all population in Toledo since 2000, Latino population are expected to increase across the state and may grow faster in Toledo as well. An increase in the Latino population will affect Toledo's housing needs in a variety of ways. An increase in first and, to a lesser extent, second and third-generation Latino immigrants will increase demand for larger dwelling units to accommodate the, on average, larger household sizes. In that, Latino households are twice as likely to include multigenerational households than the general populace.⁴¹ As Latino households change over generations, household size typically decreases, and housing needs become similar to housing needs for all households.

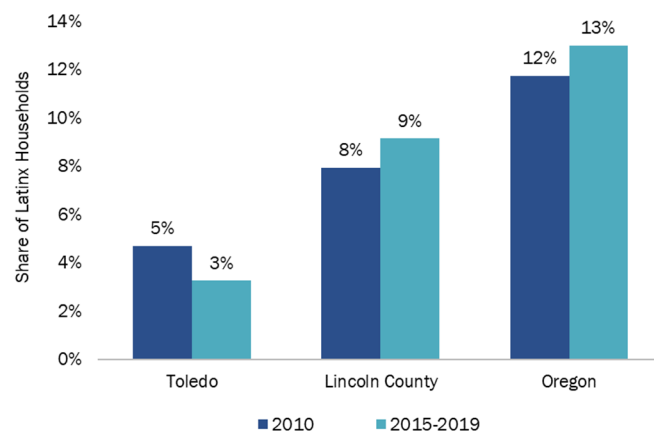
According to the *State of Hispanic Homeownership* report from the National Association of Hispanic Real Estate Professionals,⁴² the Latino population accounted for 31% of the nation's new households in 2019, up 2.8 percentage points from 2017. The rate of homeownership for Latino households increased from 45.6% in 2015 to 47.5% in 2019. In that time, Latino households were the only demographic that increased their rate of homeownership.

The share of Toledo's households that identified as Latino decreased between 2010 and 2015-2019, while both the county and the state increased.

Toledo was less ethnically diverse than both Lincoln County and Oregon in the 2015-2019 period.

Exhibit 27. Latino Population as a Percent of the Total Population, Toledo, Lincoln County, Oregon, 2000 and 2014-2018

Source: US Census Bureau, 2010 Decennial Census Tables P003001 and P005001, 2015-2019 ACS Tables B03002 and B02001.



⁴⁰ US Census Bureau, *Demographic Turning Points for the United States: Population Projections for 2020 to 2060*.

⁴¹ Pew Research Center. (2013). *Second-Generation Americans: A Portrait of the Adult Children of Immigrants*. National Association of Hispanic Real Estate Professionals (2019). *2019 State of Hispanic Homeownership Report*.

⁴² National Association of Hispanic Real Estate Professionals (2019). *2019 State of Hispanic Homeownership Report*.

Racial Diversity

The majority of Toledo's population is White, with residents of other races represented at a lower percentage than that of Lincoln County's population, as show in Exhibit 28.

In the 2015–2019 period, Toledo was less racially diverse than Lincoln County and less racially diverse than Oregon.

Exhibit 28. Population by Race as a Percent of Total Population, Toledo, Lincoln County, Oregon, 2015–2019

Source: US Census Bureau, 2015–2019 ACS Table B02001.

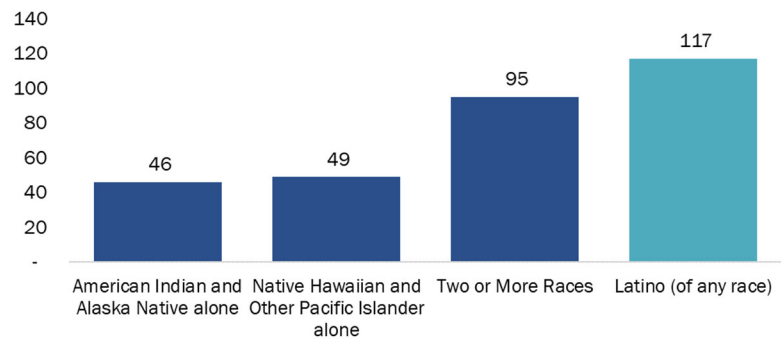
	Toledo	Lincoln Co.	Oregon
White Alone	94%	88%	84%
Two or More Races	3%	5%	5%
Some Other Race Alone	0%	2%	3%
Asian Alone	0%	1%	4%
American Indian and Alaska Native Alone	1%	3%	1%
Black or African American Alone	0%	1%	2%
Native Hawaiian and Other Pacific Islander Alone	1%	0%	0%

In Toledo, about 190 people identified as a race other than White Alone and 117 people identified as Latino (of Any Race).

Exhibit 29. Number of People by Race and Ethnicity, Toledo, 2015–2019

Source*: US Census Bureau, 2015–2019 ACS, Table B03002.

*Toledo did not have African American, Some Other Race alone, and Asian alone populations represented in the data.



Household Size and Composition

Toledo's household composition shows Toledo had the same percentage of households with children as Oregon, but a significantly higher percentage than Lincoln County. On average, Toledo's households are slightly larger than Oregon's households and significantly larger than Lincoln County's. This indicates housing needed to accommodate households with children.

Toledo's average household size was slightly larger than Oregon's and significantly larger than Lincoln County's.

Exhibit 30. Average Household Size, Toledo, Lincoln County, Oregon, 2015-2019

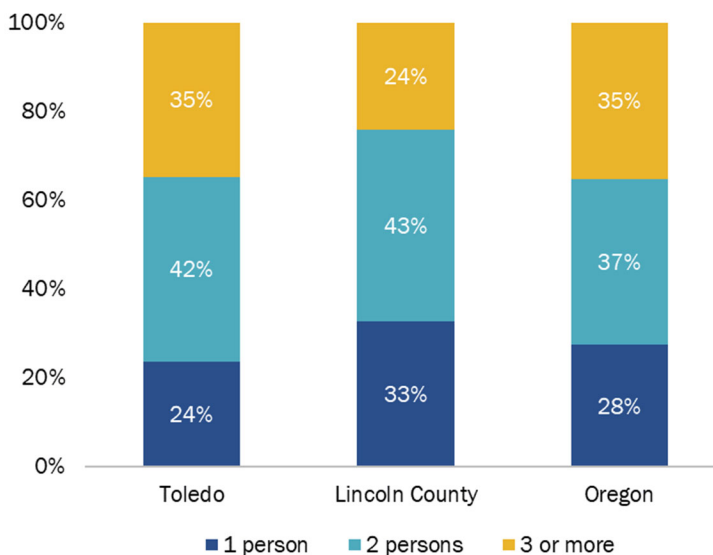
Source: US Census Bureau, 2015-2019 ACS 5-Year Estimate, Table B25010.



About 65% of Toledo's households were one and two-person households.

Exhibit 31. Household Size, Toledo, Lincoln County, Oregon, 2015-2019

Source: US Census Bureau, 2015-2019 ACS 5-Year Estimate, Table B25010.

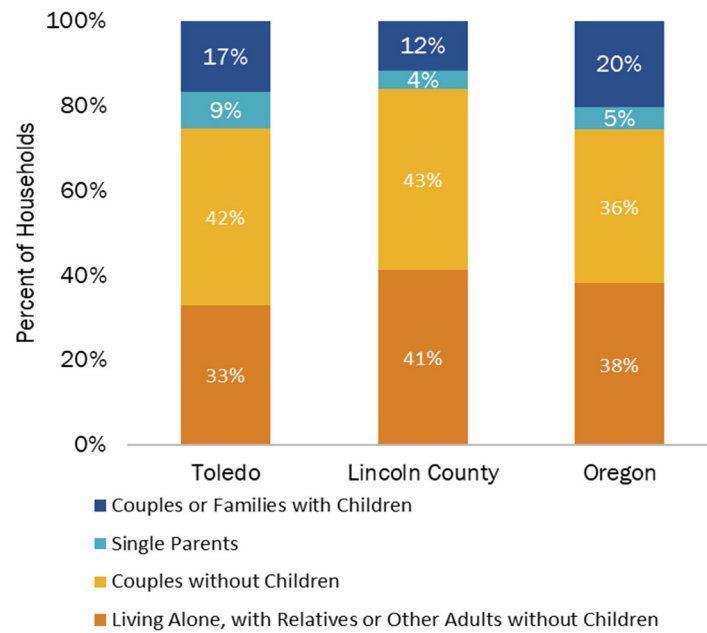


Toledo had a slightly larger share of households with children than Oregon.

About 26% of Toledo households have children, compared with 16% of Lincoln County households and 25% of Oregon households.

Exhibit 32. Household Composition, Toledo, Lincoln County, Oregon, 2015-2019

Source: US Census Bureau, 2015-2019 ACS 5-Year Estimate, Table DP02.



Income of Toledo Residents

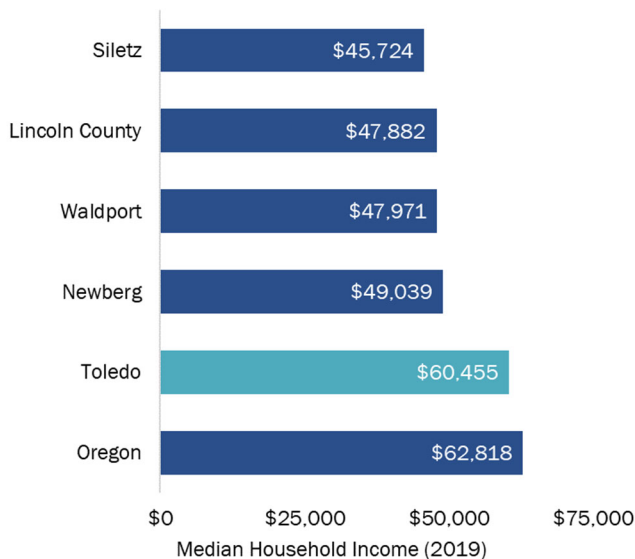
Income is a key determinant in housing choice and households' ability to afford housing. Toledo's median household income was significantly higher than the County average. Adjusted for inflation, Toledo's household income increased by 15% since 2000, contrary to county and statewide trends. The increase in household income (adjusted for inflation) occurred at a time when housing prices in Toledo (and the whole region) increased substantially.

Over the 2015-2019 period, Toledo's median household income was above that of the county but below that of the state.

Over this period, Toledo's median household income was \$60,455. Lincoln County's median household income was \$47,882 and Oregon's median household income was \$62,818.

Exhibit 33. Median Household Income, Toledo, Lincoln County, Oregon, Comparison Cities, 2015-2019

Source: US Census Bureau, 2015-2019 ACS 5-Year Estimate, Table B25119.

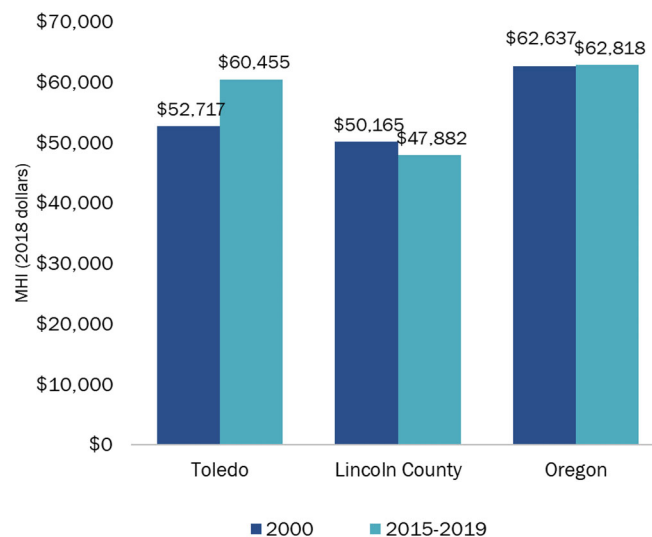


After adjusting for inflation, Toledo's median household income increased by 15% from 2000 to 2015-2019.

Conversely, Lincoln County's median household income decreased by -5%, while Oregon's median household income stayed constant.

Exhibit 34. Change in Median Household Income, Toledo, Lincoln County, Oregon, 2000 to 2015-2019, Inflation-Adjusted

Source: US Census Bureau, 2000 Decennial Census, Table HCT012; 2015-2019 ACS 5-Year Estimate, Table B25119.

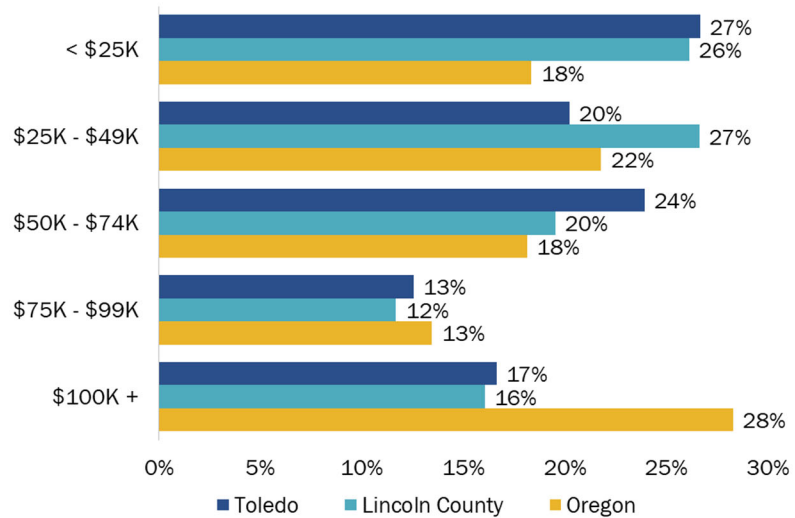


About half of all households in Toledo (47%) earned less than \$50,000, compared to 53% of Lincoln County households and 40% of Oregon households.

Toledo has fewer households earning more than \$75,000 compared to Oregon, but a greater percentage of households earning more than \$75,000 when compared to Lincoln County.

Exhibit 35. Household Income, Toledo, Lincoln County, Oregon, 2015-2019

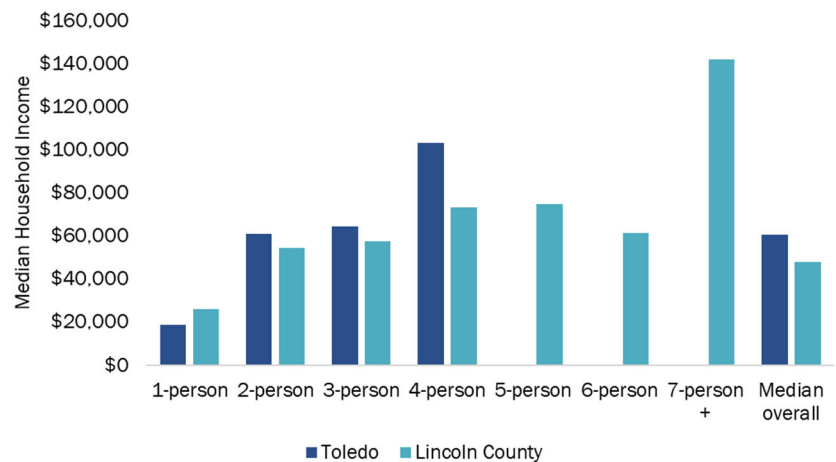
Source: US Census Bureau, 2015-2019 ACS 5-Year Estimate, Table B19001.



In general, larger households in Toledo have higher household incomes than smaller ones.

Exhibit 36. Household Income by Household Size, Toledo, 2015-2019

Source: US Census Bureau, 2015-2019 ACS 5-Year Estimate, Table B19019

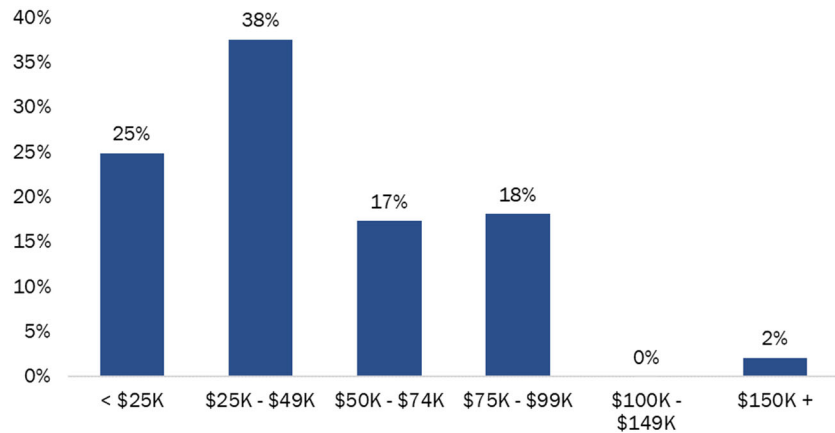


Seniors were also likely to have more households with incomes at or below the average.

Sixty-three percent of households with a head of household aged 65 or older earned less than \$50,000 per year, compared to the citywide average of 47% of households with an income of less than \$50,000.

Exhibit 37. Household Income by Age of Householder (Aged 65 Years and Older), Toledo, 2015-2019

Source: US Census Bureau, 2015-2019 ACS 5-Year Estimate, Table B19037. Note: Median family income for Lincoln County was \$57,400 (US Department of Housing and Urban Development).



Commuting Trends

Toledo is part of the interconnected economy of the Central Oregon Coast. Of the more than 1,204 people who work in Toledo, 75% of workers commute into Toledo from other areas, most notably from Newport, Lincoln City, Corvallis, and Siletz. Almost 1,500 residents of Toledo commute out of the city for work, many of them to Newport, Portland, and Salem.

About 1,204 people work in Toledo. A majority of these people commute into Toledo for work.

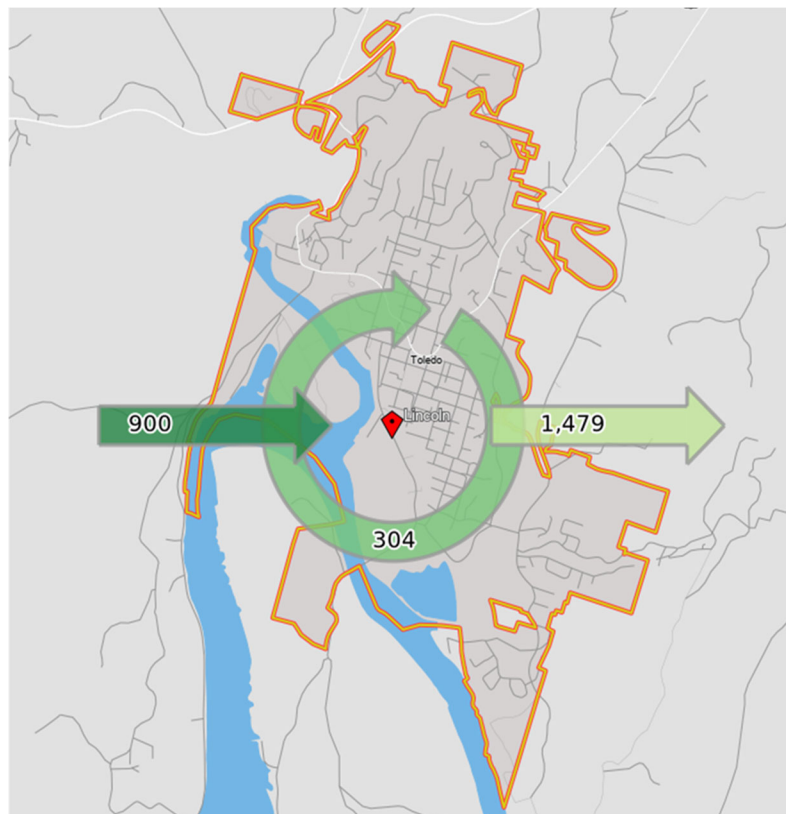
About 300 people live and work in Toledo, accounting for about 25% of jobs in Toledo.

Nearly 1,500 people live in Toledo but commute outside of the city for work.

Over 30% of working residents of Toledo commute to jobs in Newport.

Exhibit 38. Commuting Flows, Toledo, 2019

Source: US Census Bureau, Census on the Map.



About 25% of people who work at businesses located in Toledo also live in Toledo.

The remainder commute from Newport or other parts of Western Oregon.

Exhibit 39. Places where Workers at Businesses in Toledo Lived, 2019

Source: US Census Bureau, Census on the Map.



About 17% of Toledo residents worked in Toledo.

Exhibit 40. Places where Toledo Residents Were Employed, 2019

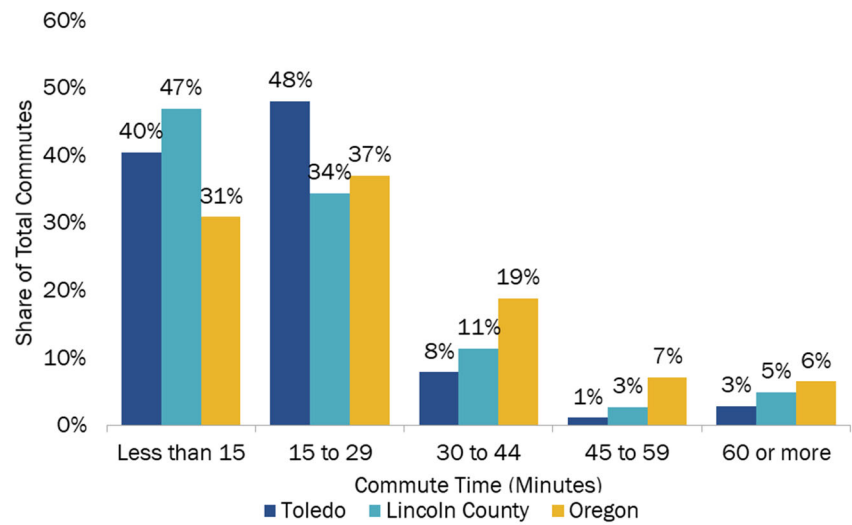
Source: US Census Bureau, Census On the Map.



A little under half of Toledo residents (40%) had a commute time that took less than 15 minutes.

Exhibit 41. Commute Time by Place of Residence, Toledo, Lincoln County, Oregon, 2015-2019

Source: US Census Bureau, 2015-2019 ACS 5-Year Estimate, Table B08303.



Populations with Special Needs

People Experiencing Homelessness

Gathering reliable data from individuals experiencing homelessness is difficult precisely because they are unstably housed. People can cycle in and out of homelessness and move around communities and shelters. Moreover, the definition of homelessness can vary between communities. Individuals and families temporarily living with relatives or friends are insecurely housed, but they are often neglected from homelessness data. Even if an individual is identified as lacking sufficient housing, they may be reluctant to share information. As a result, information about people experiencing homelessness in Toledo is not readily available.

This section presents information about people experiencing homelessness in Lincoln County based on the following sources of information:

- **Point-in-Time (PIT) Count:** The PIT count is a snapshot of individuals experiencing homelessness on a single night in a community. It records the number and characteristics (e.g., race, age, veteran status) of people who live in emergency shelters, transitional housing, rapid rehousing, Safe Havens, or PSH—as well as recording those who are unsheltered. HUD requires that communities and Continuums of Care (CoC) perform the PIT count during the last ten days of January on an annual basis for sheltered people and on a biennial basis for unsheltered people. Though the PIT count is not a comprehensive survey, it serves as a measure of homelessness at a given point of time and is used for policy and funding decisions.
- **McKinney Vento Data:** The McKinney Vento Homeless Assistance Act authorized, among other programs, the Education for Homeless Children and Youth (EHCY) Program to support the academic progress of children and youths experiencing homelessness. The US Department of Education works with state coordinators and local liaisons to collect performance data on students experiencing homelessness. The data records the number of school-aged children who live in shelters or hotels/motels and those who are doubled up, unsheltered, or unaccompanied. This is a broader definition of homelessness than that used in the PIT.

Although these sources of information are known to undercount people experiencing homelessness, they are consistently available for counties in Oregon.

About 208 people were identified as experiencing homelessness in Lincoln County in 2021.

Lincoln County's Point-in-Time Homeless count decreased by 20% from 2019 to 2021.

Exhibit 42. Number of Persons Homeless, Lincoln County, Point-in-Time Count, 2019, 2020, and 2021

Source: Oregon Housing and Community Services.

260 Persons
2019

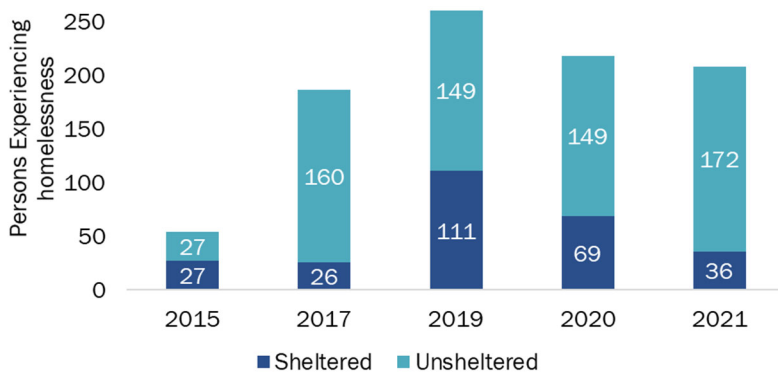
218 Persons
2020

208 Persons
2021

Between 2015 and 2021, the number of persons that experienced sheltered homelessness grew by 33%, and the number of persons that experienced unsheltered homelessness increased by about 537%.

Exhibit 43. Number of Persons Homeless by Living Situation, Lincoln County, Point-in-Time Count, 2015, 2017, and 2019-2021

Source: Oregon Housing and Community Services.

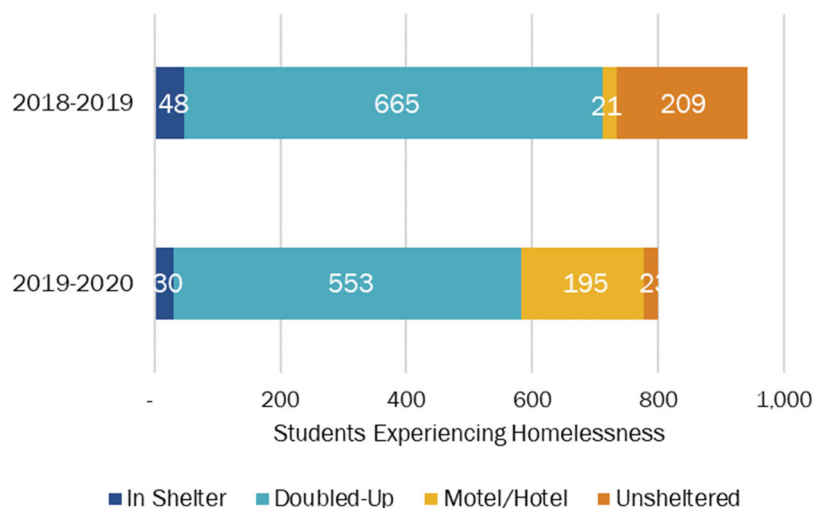


From the 2018-19 school year to the 2019-20 school year, student homelessness decreased by 3% (30 students), from 943 students in 2018-19 to 913 students in 2019-20.

Of the 913 students in 2019-20 experiencing homelessness, 112 were unaccompanied.

Exhibit 44. Students Homeless by Living Situation, Lincoln School District, 2018-2019 and 2019-2020

Source: McKinney Vento, Homeless Student Data.

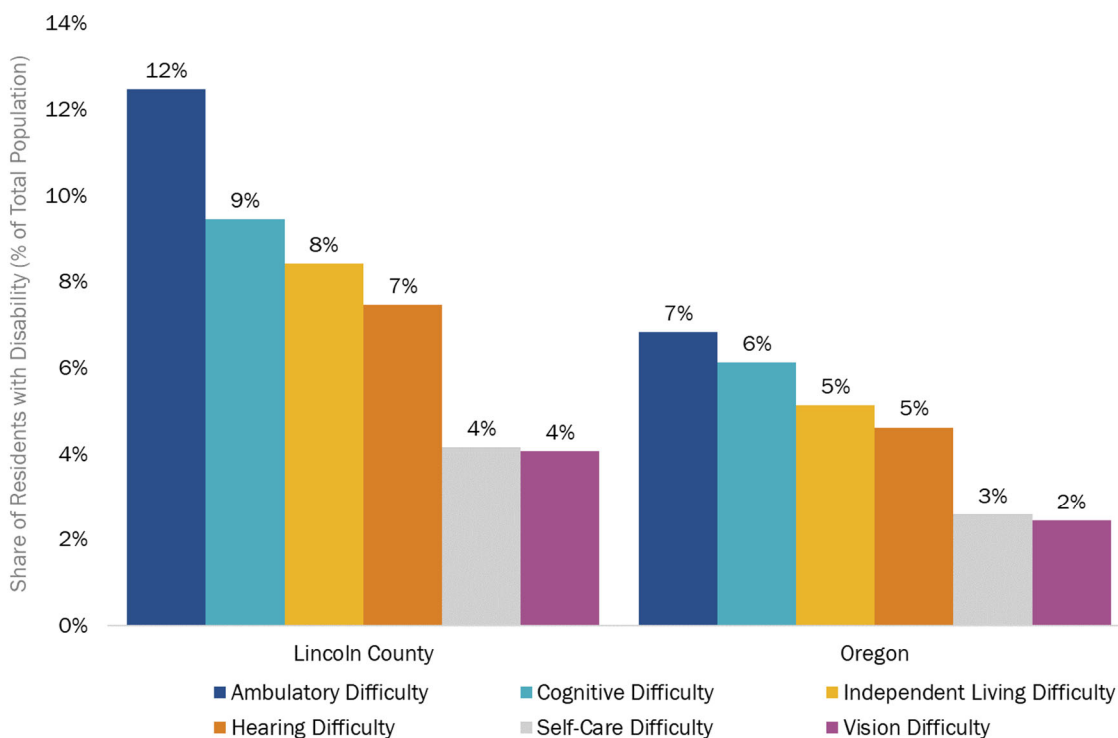


People with Disabilities

Exhibit 45 presents data on the share of residents living with disabilities in Lincoln County and Oregon. Data for Toledo was not available, so it was excluded. Persons with disabilities often require housing accommodations such as single-story homes or ground floor dwelling units, unit entrances with no steps, wheel-in showers, widened doorways, and other accessibility features. Limited supply of these housing options poses additional barriers to housing access for these groups.

Exhibit 45. Persons Living with a Disability by Type and as a Percent of Total Population Lincoln County and Oregon, 2015-2019

Source: US Census Bureau 2015-2019 ACS, Table K201803.



Regional and Local Trends Affecting Affordability in Toledo

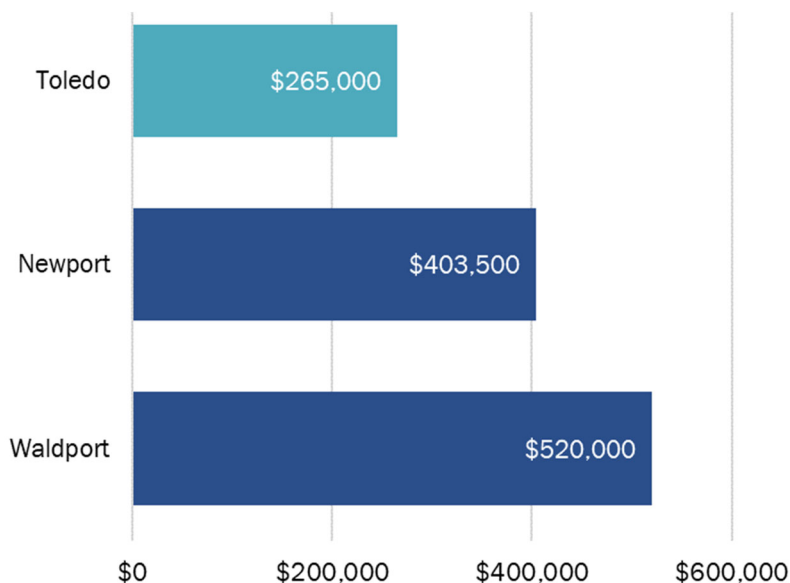
This section describes changes in sales prices, rents, and housing affordability in Toledo, compared to geographies in the region. Overall, Toledo's median home sales price is about \$265,000 (Exhibit 46).

Changes in Housing Costs

Toledo's median home sales price was \$265,000 in December of 2021, considerably lower than sales prices in ocean-front communities such as Newport and Waldport.

Exhibit 46. Median Home Sales Price, Toledo and Comparison Cities, December 2021

Source: PropertyRadar, 2022



Toledo's median home sales price was generally in line with other cities in the region.

Between December 2016 and December 2021, the median sales price in Toledo increased from \$165,000 to \$265,000.

Exhibit 47. Median Sales Price, Toledo and Comparison Cities, December 2016 through 2021

Source: PropertyRadar 2022

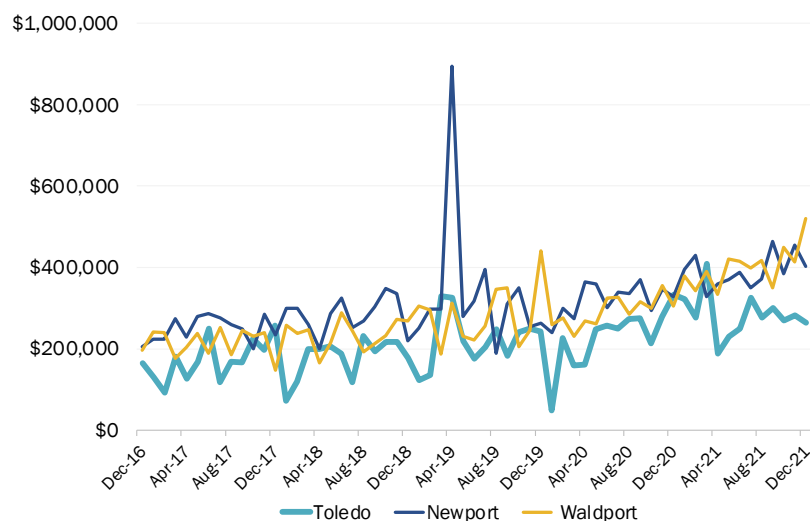
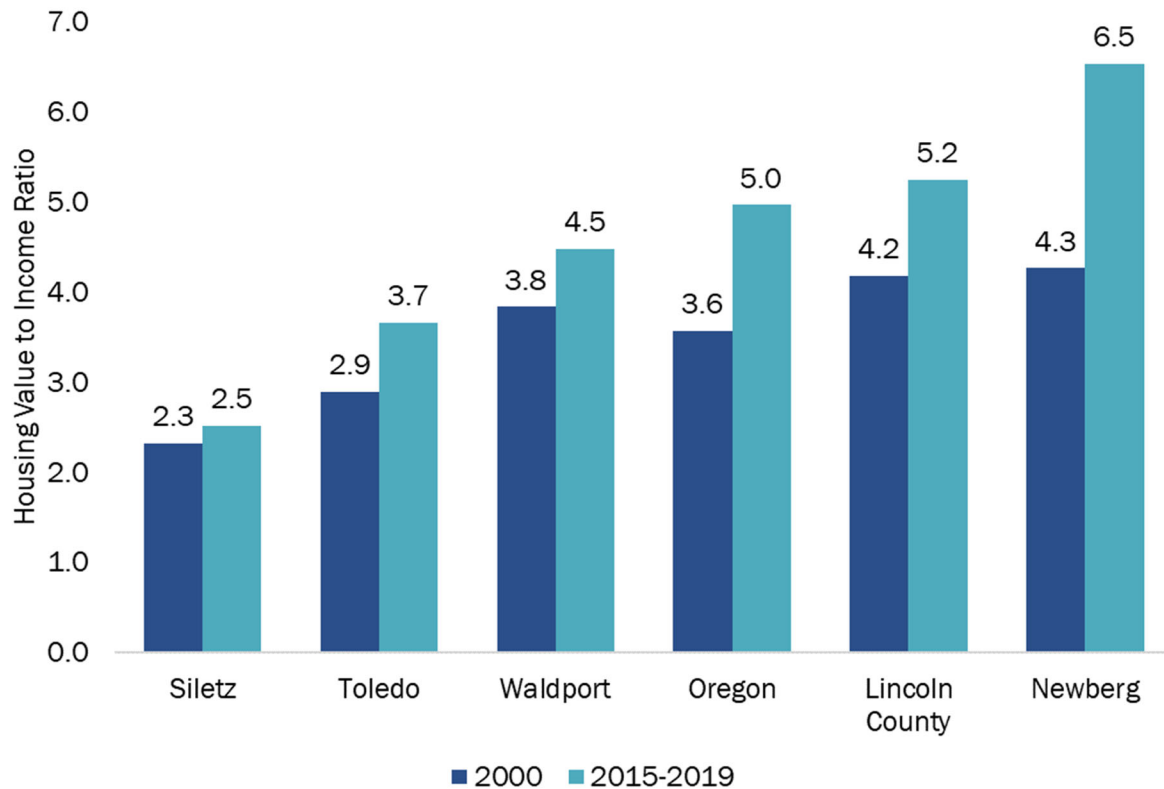


Exhibit 48 shows that, since 2000, housing costs in Toledo increased faster than incomes. The household-reported median value of a house in Toledo was 2.9 times the median household income in 2000 and 3.7 times the median household income in the 2015-2019 period.

Exhibit 48. Ratio of Median Housing Value to Median Household Income, Toledo, Lincoln County, Oregon, and Comparison Cities, 2000 to 2015-2019⁴³

Source: US Census Bureau, 2000 Decennial Census (Table HCT012, H085); 2015-2019 ACS (Table B19013, B25077).



⁴³ This ratio compares the median value of housing in Toledo (and other places) to the median household income. Inflation-adjusted median owner values in Toledo increased from \$152,688 in 2000 to \$221,400 in 2015-2019, a 45% increase. Over the same period, inflation-adjusted median income increased from \$52,717 to \$60,455, a 15% increase.

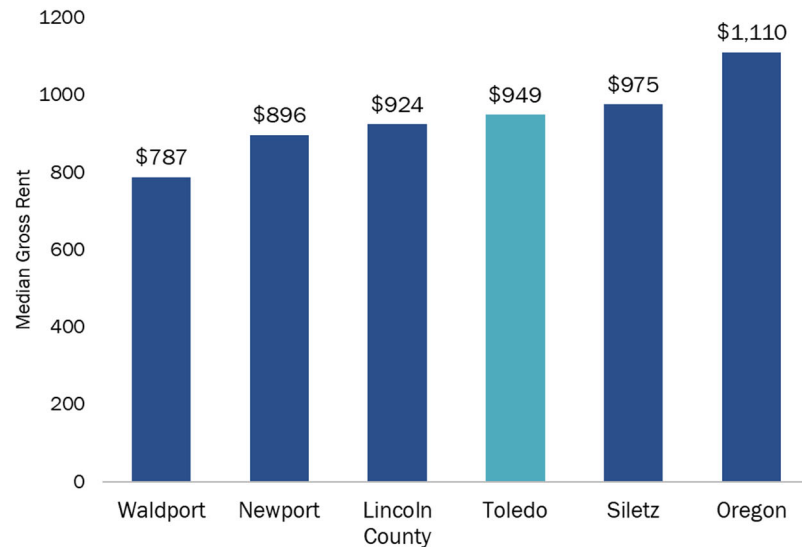
Rental Costs

Median rental costs in Toledo were similar to costs in Lincoln County but lower than the statewide median. The charts below show gross rent (which includes the cost of rent plus utilities) based on Census data.

The median gross rent in Toledo was \$949 in the 2015-2019 period.

Exhibit 49. Median Gross Rent, Toledo, Lincoln County, Oregon, and Comparison Cities, 2015-2019

Source: US Census Bureau, 2015-2019 ACS 5-Year Estimate, Table B25064.

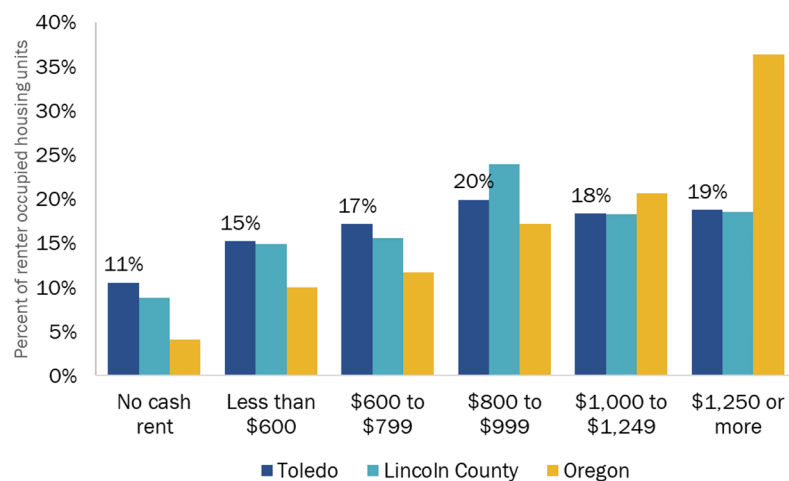


About 63% of renters in Toledo pay less than \$1,000 per month, similarly to Lincoln County, which also had about 63% of renters paying less than \$1,000, both higher than Oregon's 43% of renters.

About 19% of Toledo's renters pay \$1,250 or more in gross rent per month, a similar share to Lincoln County but much lower than the state.

Exhibit 50. Gross Rent, Toledo, Lincoln County, and Oregon, 2015-2019

Source: US Census Bureau, 2015-2019 ACS Table B25063.



Housing Affordability

A typical standard used to determine housing affordability is that a household should pay no more than a certain percentage of household income for housing, including payments and interest or rent, utilities, and insurance. The Department of Housing and Urban Development's guidelines indicate that households paying more than 30% of their income on housing experience "cost burden" and households paying more than 50% of their income on housing experience "severe cost burden." Using cost burden as an indicator is one method of determining how well a city is meeting the Goal 10 requirement to provide housing that is affordable to all households in a community.

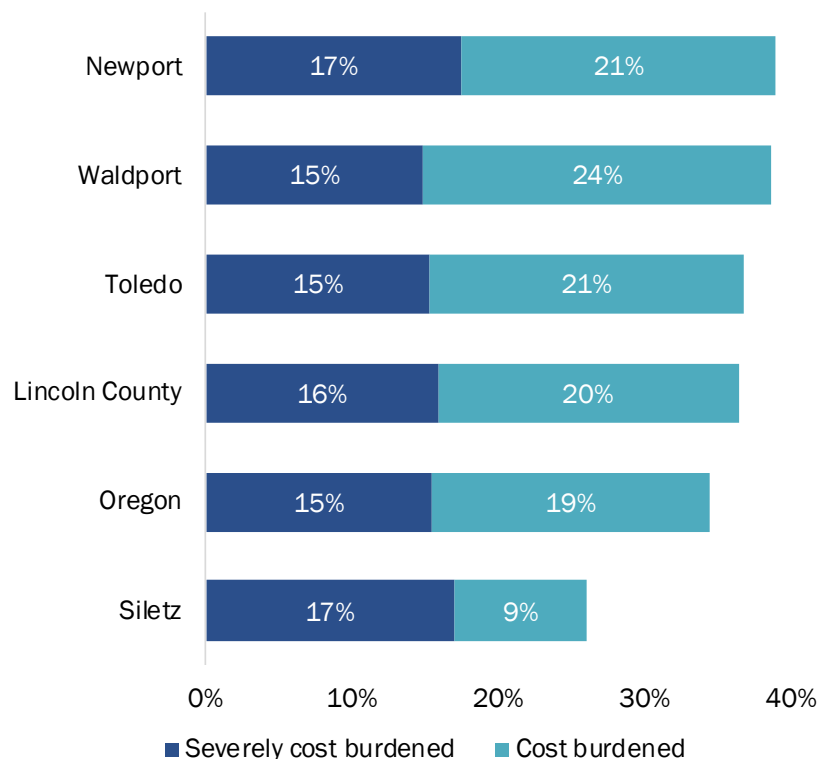
About 36% of Toledo's households were cost burdened in the 2015-2019 period and 15% were severely cost burdened. In this period, about 49% of *renter* households were cost burdened or severely cost burdened, compared to 31% of homeowners. Overall, a larger share of households in Toledo experienced cost burden, compared to households in Lincoln County and Oregon.

Overall, about 36% of all households in Toledo were cost burdened.

Toledo had a similar share of cost-burdened households compared to Lincoln County and a higher share of cost-burdened households compared to the state.

Exhibit 51. Housing Cost Burden, Toledo, Lincoln County, Oregon, Other Comparison Cities, 2015-2019

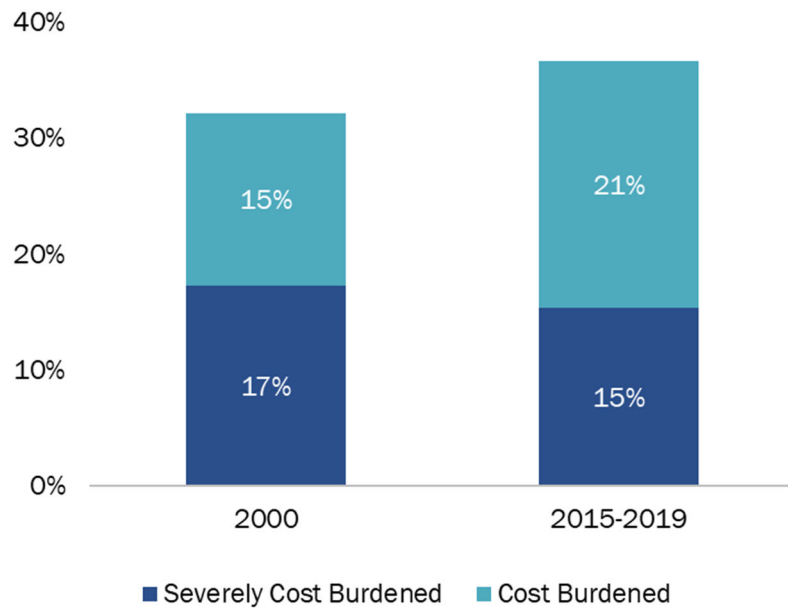
Source: US Census Bureau, 2015-2019 ACS Tables B25091 and B25070.



From 2000 to the 2015-2019 period, the number of cost-burdened and severely cost-burdened households grew by 5% in Toledo.

Exhibit 52. Change in Housing Cost Burden, Toledo, 2000 to 2015-2019

Source: US Census Bureau, 2000 Decennial Census, Tables H069 and H094 and 2015-2019 ACS Tables B25091 and B25070.



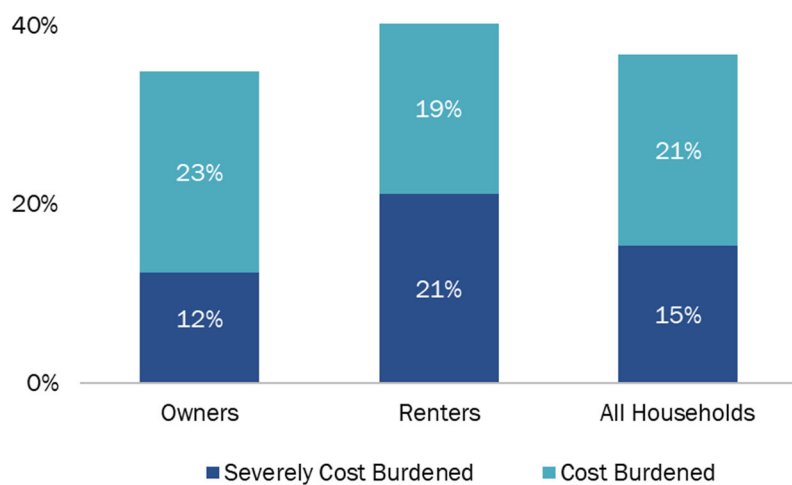
Renters are much more likely to be cost burdened than homeowners.

In the 2015-2019 period, about 40% of Toledo's renters were cost burdened or severely cost burdened, compared to 35% of homeowners.

About 21% of Toledo's renters were severely cost burdened (meaning they paid more than 50% of their income on housing costs alone).

Exhibit 53. Housing Cost Burden by Tenure, Toledo, 2015-2019

Source: US Census Bureau, 2015-2019 ACS Tables B25091 and B25070.

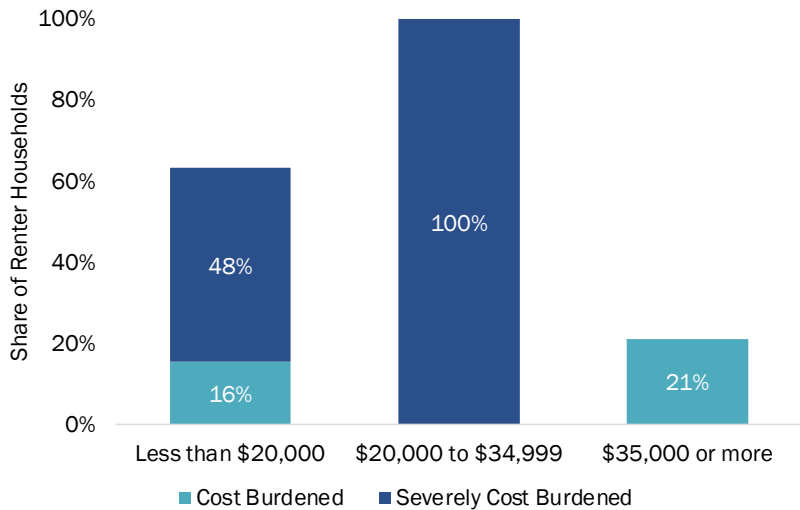


Cost burden is highest for the households with the lowest incomes.

Most households earning less than \$20k are cost burdened (64%), compared with 21% of households with an income of \$35k or more.

Exhibit 54. Cost-Burdened Renter Households, by Household Income, Toledo, 2015-2019

Source: US Census Bureau, 2015-2019 ACS Table B25074.



While cost burden is a common measure of housing affordability, it does have some limitations. Two important limitations are:

- A household is defined as cost burdened if the housing costs exceed 30% of their income, regardless of actual income. The remaining 70% of income is expected to be spent on nondiscretionary expenses, such as food or medical care, and on discretionary expenses. Households with higher incomes may be able to pay more than 30% of their income on housing without impacting the household’s ability to pay for necessary nondiscretionary expenses.
- Cost burden compares income to housing costs and does not account for accumulated wealth. As a result, the estimate of how much a household can afford to pay for housing does not include the impact of a household’s accumulated wealth. For example, a household of retired people may have relatively low income but may have accumulated assets (such as profits from selling another house) that allow them to purchase a house that would be considered unaffordable to them based on the cost-burden indicator.
- Cost burden does not account for debts, such as college loans, credit card debt, or other debts. As a result, households with high levels of debt may be less able to pay up to 30% of their income for housing costs.

Another way of exploring the issue of financial need is to review housing affordability at varying levels of household income.

Fair Market Rent for a 2-bedroom apartment in Lincoln County is \$1,012.

Exhibit 55. HUD Fair Market Rent (FMR) by Unit Type, Lincoln County, 2021

Source: US Department of Housing and Urban Development.

\$659	\$812	\$1,012	\$1,460	\$1,767
Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom

A household must earn at least \$19.46 per hour to afford a two-bedroom unit at Fair Market Rent (\$1,012) in Lincoln County.

Exhibit 56. Affordable Housing Wage, Lincoln County, 2021

Source: ECONorthwest Analysis of data from US Department of Housing and Urban Development

\$19.46 per hour

Affordable housing wage for two-bedroom unit in Lincoln County

The median family income (MFI) for Lincoln County in 2021 was \$57,000 for a family of four people. Exhibit 57 illustrates housing affordability at a range of incomes based on Lincoln County's MFI. A household earning median family income (\$57,400) can afford a monthly rent of about \$1,440 or a home roughly valued between \$201,000 and \$230,000. As Exhibit 58 shows, about 33% of Toledo's households have an income less than \$28,700 (50% or less of MFI) and cannot afford a two-bedroom apartment at Lincoln County's Fair Market Rent (FMR) of \$1,012. To afford the average asking rent of \$950, a household would need to earn about \$38,000 or 66% of MFI. About 36% of Toledo's households earn less than \$38,000 and cannot afford these rents. In addition, about 17% of Toledo's households have incomes of less than \$17,220 (30% of MFI) and are at risk of becoming homeless.

To afford the median home sales price of \$265,000 in December 2021, a household would need to earn about \$75,700 or 132% of MFI. About 29% of Toledo's households have income sufficient to afford this median home sales price.

Exhibit 57. Financially Attainable Housing, by Median Family Income (MFI) for Lincoln County (\$57,400), Toledo, 2021

Source: US Department of Housing and Urban Development, Lincoln, 2021. Oregon Employment Department.

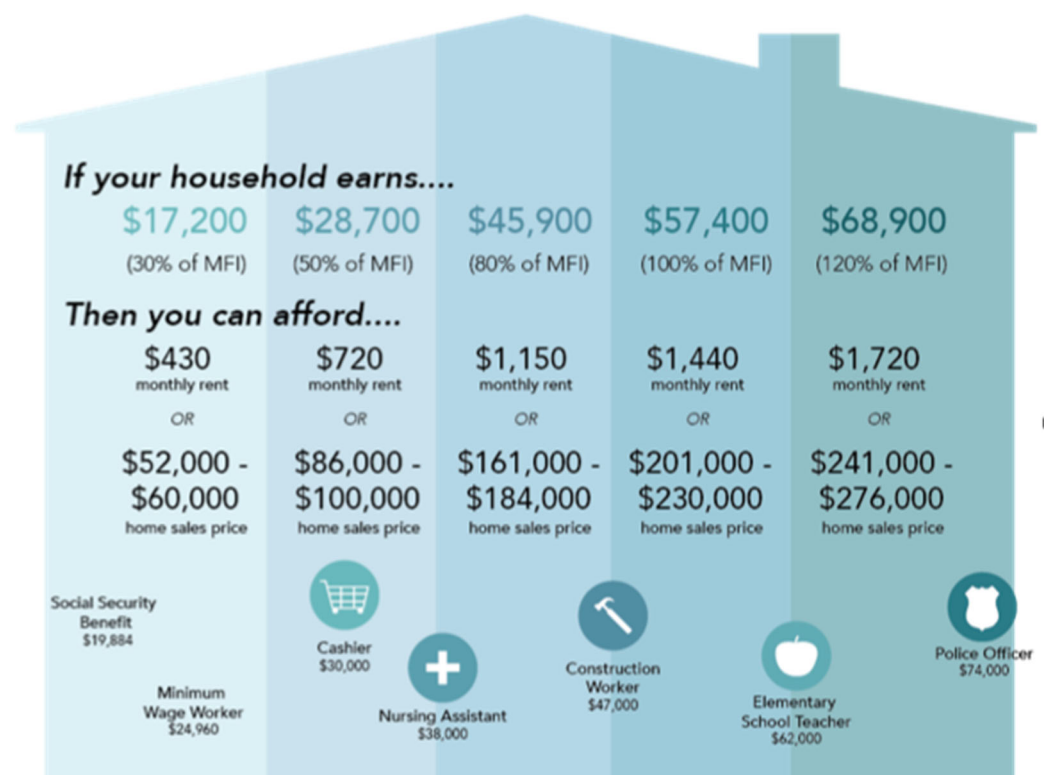


Exhibit 58 shows that 33% of Toledo's households have extremely low or very low income, with incomes below \$28,700. These households can afford monthly rent of \$720 or less, which is below the HUD Fair Market Rent of \$1,012 for a two-bedroom unit and below the median gross rent of \$950. Private housing developers generally cannot build housing affordable to households in these income groups because the rents are too low to pay for the cost of development. Newly built housing for households with these incomes is generally income-restricted affordable housing, built with government subsidy.

About 13% of households in Toledo are low income, with incomes between \$28,700 and \$45,920. These households can afford rents of \$720 to \$1,150. The lowest-income households in this group cannot afford market-rate housing (such as HUD Fair Market Rent of \$1,012 or median gross rent of \$950). Other households in this income group can afford these market-rate rents. Private housing developers generally cannot build housing affordable to households in this income group because the rents are too low to pay for the cost of development. Newly built housing for households in this income group is less commonly built and generally has some form of government subsidy to make the development financially feasible.

About 20% of Toledo's households are middle income (with incomes between \$45,920 and \$68,880) and 38% are high income (with incomes above \$68,880). These households can afford rental housing in Toledo, and some can afford the cost of homeownership (generally

households with incomes above \$75,700). Private housing developers can build most types of housing affordable to these income groups without government subsidy.

Exhibit 58. Share of Households by Median Family Income (MFI) for Lincoln County, Toledo, 2019
Source: US Department of HUD, Lincoln County, 2021. US Census Bureau, 2015-2019 ACS Table 19001.

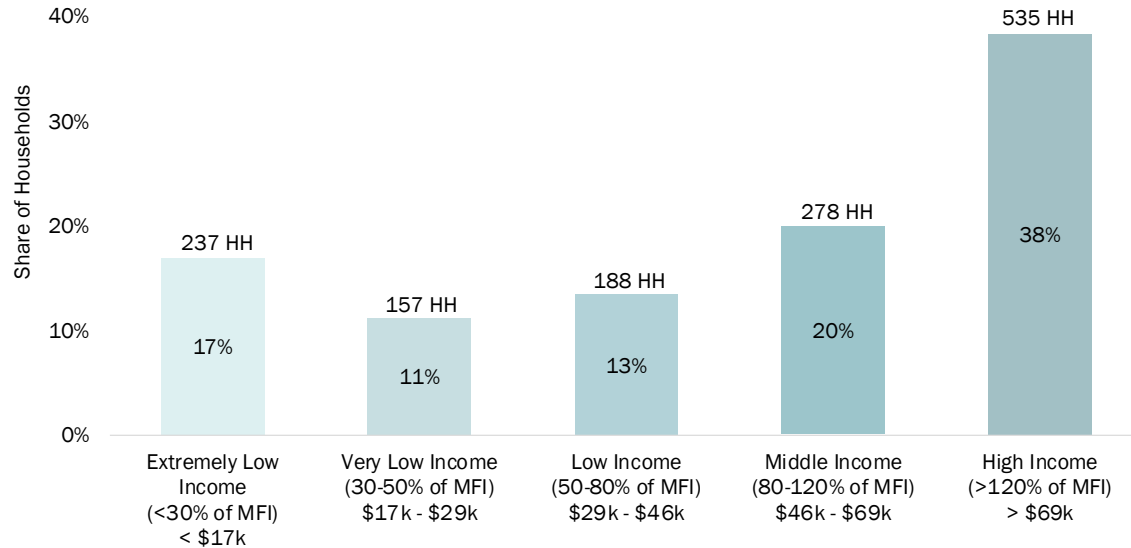


Exhibit 59 compares the number of households by income category with the number of units affordable to those households in Toledo. Toledo currently has a deficit of housing units for households earning 0-50% of the MFI (less than \$28,700 per year), resulting in cost burden of these households. Contrastingly, Toledo has a surplus of units affordable to households earning 50-80% of the MFI (\$32,600 to \$52,100) who are also cost burdened. However, this becomes a slight deficit when accounting for renting down.

This indicates a deficit of more affordable housing types (such as income-restricted, existing lower-cost apartments, and manufactured housing). For households earning more than 80% of the MFI, some households are renting or buying down, which means they are occupying units affordable to lower-income households. These households could afford more costly housing but choose to live in less costly housing or cannot find higher-cost housing that meets their needs.

Exhibit 59. Unit Affordability by Household Income, Toledo, 2014-2018

Source: CHAS, 2014-2018, Table 18.

Unit Affordability	Household Income			Total
	0-50% MFI \$0 to \$28,700	50-80% MFI \$28,701 to \$45,900	80% MFI \$45,901 +	
0-50% (Monthly housing costs of \$720 or less)	130	35	40	205 *Renting/
50-80% (Monthly housing costs of \$721 – \$1,150)	75	59	325	459 Buying Down*
+80% (Monthly housing costs of \$1,151 or more)	118	55	548	721

Summary of the Factors Affecting Toledo's Housing Needs

The purpose of the analysis thus far has been to provide background on the kinds of factors that influence housing choice. While the number and interrelationships among these factors ensure that generalizations about housing choice are difficult to make and prone to inaccuracies, it is a crucial step to informing the types of housing that will be needed in the future.

There is no question age affects housing type and tenure. Mobility is substantially higher for people aged 20 to 34. People in that age group will also have, on average, less income than older age groups, and they are less likely to have children. These factors mean younger households are more likely to be renters, and renters are more likely to be in multifamily housing.

The data illustrates what more detailed research has shown and what most people understand intuitively: life cycle and housing choice interact in ways that are predictable in the aggregate, age of the household head is correlated with household size and income, household size and age of household head affect housing preferences, and income affects the ability of a household to afford a preferred housing type. Thus, simply looking at the long wave of demographic trends can provide good information for estimating future housing demand. Still, one is ultimately left with the need to make a qualitative assessment of the future housing market. The following is a discussion of how demographic and housing trends are likely to affect housing in Toledo over the next 20 years:

- **Growth in housing will be driven by growth in population.** From 2000 to 2019, Toledo's population grew by 107 people (3%). The population in the UGB is forecasted to grow from 3,840 to 3,872, an increase of 32 people (1%) between 2022 and 2042.⁴⁴
- **Housing affordability is a growing challenge in Toledo.** Housing affordability is a challenge in most of the Central Coast region in general, and Toledo is affected by these regional trends. Housing in Toledo is generally more affordable than housing in cities along the Coast, like Newport. Housing prices are increasing faster than incomes in Toledo and Lincoln County, which is consistent with state and national challenges. Toledo has a modest supply of multifamily housing (about 12% of the city's housing stock), but almost half of renter households are cost burdened (40%). Toledo's key challenge over the next 20 years is providing opportunities for the development of relatively affordable housing of all types, such as lower-cost single-family housing, town homes, cottage housing, duplexes, triplexes, quadplexes, market-rate multifamily housing, and income-restricted affordable housing.
- **Need for affordable housing will grow with growth in nearby communities.** Nearly 30% of residents of Toledo with jobs commute into Newport for work. It is probable that some of these residents live in Toledo because housing is more affordable in Toledo than in Newport. If Newport does not add more housing affordable to middle-income

⁴⁴ This forecast is based on Lincoln County's certified population estimate and official forecast from the Oregon Population Forecast Program for the 2021 to 2071 period, shown in Exhibit 21.

households, especially affordable to households with incomes of less than \$50,000 or so, then people will continue to seek housing in Toledo as long as it is more affordable.

- **Without substantial changes in housing policy, on average, future housing will look a lot like past housing.** That is the assumption that underlies any trend forecast, and one that is important when trying to address demand for new housing.

The City's residential policies can impact the amount of change in Toledo's housing market, to some degree. If the City adopts policies to increase opportunities to build smaller-scale single-family and multifamily housing types (particularly multifamily housing that is affordable to low and moderate-income households), Toledo may begin to address unmet housing needs.

Whether that growth can keep up with regional need for affordable housing is less clear. The City's housing development is limited in large part by the small amount of vacant unconstrained land within the UGB. The City has more than 1,000 acres of constrained land within the UGB, more than 400 acres of which is vacant and outside the city limits but within the UGB. The City could "swap" some of the vacant, constrained land within the UGB for land outside the UGB with fewer constraints and where urban services could be provided at a comparatively lower cost. If the City swaps some constrained, undevelopable land out of the UGB and brings in unconstrained more easily developable land, the City would be better able to support residential development to help address regional need for affordable housing.

- **If the future differs from the past, it is likely to move in the direction, on average, of smaller units and more diverse housing types.** Most of the evidence suggests that the bulk of the change will be in the direction of smaller average house and lot sizes for single-family housing. This includes providing opportunities for the development of smaller single-family detached homes, town homes, and multifamily housing.

Key demographic and economic trends that will affect Toledo's future housing needs are (1) the aging of baby boomers and (2) the aging of millennials and Generation Z.

- *The baby boomer's population is continuing to age.* Household sizes decrease as this population ages. Most baby boomers are expected to remain in their homes as long as possible, downsizing or moving when illness or other issues cause them to move.
- *Millennials and Generation Z will continue to form households and make a variety of housing choices.* As millennials and Generation Z age, generally speaking, their household sizes will increase, and their homeownership rates will peak by about age 55. Between 2022 and 2042, millennials and Generation Z will be a key driver in demand for housing for families with children. The ability to attract millennials and Generation Z will depend on the city's availability of renter and ownership housing that is large enough to accommodate families while still being relatively affordable.

In summary, an aging population; increasing housing costs; housing affordability concerns for millennials, and Generation Z; and other variables are factors that support the need for smaller and less expensive units and a broader array of housing choices.

5. Housing Need in Toledo

Projected New Housing Units Needed in the Next 20 Years

The results of the Housing Capacity Analysis are based on (1) the official population forecast for growth in Toledo over the 20-year planning period, (2) information about Toledo's housing market relative to Lincoln County, Oregon, and nearby cities, and (3) the demographic composition of Toledo's existing population and expected long-term changes in the demographics of Lincoln County.

Forecast for Housing Growth

This section describes the key assumptions and presents an estimate of new housing units needed in Toledo between 2022 and 2042. The key assumptions are based on the best available data.

- **Population.** A 20-year population forecast (in this instance, 2022 to 2042) is the foundation for estimating needed new dwelling units. Toledo's UGB will grow from 3,840 persons in 2022 to 3,872 persons in 2042, an increase of 32 people.⁴⁵
- **Household Size.** According to the 2015-2019 American Community Survey, the average household size in Toledo was 2.55 people. **Thus, for the 2022 to 2042 period, we assume an average household size of 2.55 persons.**
- **Vacancy Rate.** The Census defines vacancy as "unoccupied housing units [that] are considered vacant. Vacancy status is determined by the terms under which the unit may be occupied, e.g., for rent, for sale, or for seasonal use only." The 2010 Census identified vacancy through an enumeration, separate from (but related to) the survey of households. The Census determines vacancy status and other characteristics of vacant units by enumerators obtaining information from property owners and managers, neighbors, rental agents, and others.

Vacancy rates are cyclical and represent a lag between demand and market response to demand for additional dwelling units. Vacancy rates for rental and multifamily units are typically higher than owner-occupied and single-family dwelling units.

According to the 2015-2019 American Community Survey, Toledo's vacancy rate was 12.9%. **For the 2022 to 2042 period, we assume a vacancy rate of 12.9%.** The actual vacancy rate in Toledo, currently or in the future may be lower than 12.9%.

⁴⁵ This forecast is based on Toledo UGB's official forecast from the Oregon Population Forecast Program for the 2022 to 2042 period.

Toledo will have demand for 15 new dwelling units over the 20-year period, with an annual average of 1 dwelling units.

Exhibit 60. Forecast of Demand for New Dwelling Units, Toledo UGB, 2022 to 2042

Source: Calculations by ECONorthwest.

Variable	New Dwelling Units (2022-2042)
Change in persons	32
Average household size	2.55
New occupied DU	13
<i>times</i> Vacancy rate	13%
<i>equals</i> Vacant dwelling units	2
Total new dwelling units (2022-2042)	15
Annual average of new dwelling units	1

The forecast for new housing is relatively small (15 dwelling units) because the forecast for population growth from the Oregon Population Forecast Program is small (32 new people). Toledo could (and may very well) add more housing than the 15 dwelling units over the next 20 years. Development currently under consideration includes:

- An 11-unit multifamily building by Northwest Coastal Housing and expected Spring of 2023
- Annexation of nearly 7 acres (in the R-S zone) where the owner is considering subdividing and building single-family homes
- Annexation of about 30 acres (now in the R-G zone) where the owner is considering selling or building single-family or multifamily housing on the approximately 15 acres west of Arcadia Drive
- A recent three-lot partition of a parcel for the potential development of a duplex and single-family home
- Recent partition of a city-owned lot for potential development of multifamily housing by Northwest Coastal Housing

In Chapter 6, we discuss development potential on vacant unconstrained land within the Toledo urban growth boundary (UGB). The capacity of land within the UGB is a more likely determinant of how much Toledo may accommodate over the next 20-years, rather than the official population forecast.

Housing Units Needed Over the Next 20 Years

Exhibit 60 presents a forecast of new housing in Toledo's UGB for the 2022 to 2042 period. This section determines the needed mix and density for the development of new housing developed over this 20-year period in Toledo.

Over the next 20 years, the need for new housing developed in Toledo will generally include a wider range of housing types and housing that is more affordable. This conclusion is based on the following information, found in Chapter 3 and 4:

- Toledo's existing housing mix is predominately single-family detached. In the 2015-2019 period, 80% of Toledo's housing was single-family detached, 2% was single-family attached, 14% was multifamily housing (with two or more units per structure). Between 2010 and 2022, Toledo issued building permits for 74 units, of which 36% were single-family units (both single-family detached and attached), 30% were multifamily, 28% were manufactured homes, and 5% were accessory dwelling units.
- Toledo has limited opportunities for renting, with a small amount of multifamily housing in the city currently. Only 37% of Toledo's households are renter households. This small percentage of multifamily housing and (for a city) relatively low rates of renter households suggests that Toledo does not have enough rental units. New rental units could include many housing types, such as townhouses, cottage housing, accessory dwelling units, duplexes through quadplexes, or multifamily housing.
- Demographic changes across Toledo suggest increased demand for single-family attached housing and multifamily housing. The key demographic and socioeconomic trends that will affect Toledo's future housing needs are: commuting patterns with Newport (where more than 400 people live in Toledo and work in Newport), an aging population, increasing housing costs and housing affordability concerns for millennials and Generation Z. The implications are increased demand from smaller, older (often single-person) households and increased demand for affordable housing for families, both for ownership and rent.
- Toledo's median household income was \$60,455, about \$12,600 higher than Lincoln County's median. Since 2000, housing costs in Toledo increased faster than incomes. The median value of a house in Toledo was 2.9 times the median household income in 2000 and 3.7 times the median household income in the 2015-2019 period.
- About 36% of Toledo's households are cost burdened (paying 30% or more of their household income on housing costs). About 40% of Toledo's **renters** are cost burdened and about 35% of Toledo's **homeowners** are cost burdened. Cost-burden rates in Toledo are similar to those in Lincoln County.
- Toledo needs more affordable housing types for homeowners. A household earning 100% of Toledo's median household income (\$57,400) could afford a home valued between about \$201,000 and \$230,000. Toledo's housing sales prices are more affordable

than coastal communities nearby. The median home sales price in Toledo in was \$265,000, compared with \$403,000 in Newport and \$520,000 in Waldport.

- Toledo needs more affordable housing types for renters. To afford the median gross rent of \$950 a household would need to earn about \$34,000 or 60% of MFI. About 36% of Toledo's households earn less than \$38,000 and cannot afford these rents. In addition, about 17% of Toledo's households have incomes of less than \$17,220 (30% of MFI) and are at risk of becoming homeless.

These factors suggest that Toledo needs a broader range of housing types with a wide range of price points, including new rental housing. This includes providing opportunity for the development of housing types across the affordability spectrum, such as single-family detached housing (e.g., small-lot single-family detached units, cottages, accessory dwelling units, and "traditional" single-family homes), town houses, duplexes, triplexes, quadplexes, and multifamily buildings with five or more units.

Exhibit 61 shows the forecast of needed housing in the Toledo UGB during the 2022 to 2042 period. The projection is based on the following assumptions:

- Toledo's official forecast for population growth shows that the city will add 32 people over the 20-year period. Exhibit 60 shows that the new population will result in the need for 15 new dwelling units over the 20-year period.
- The assumptions about the mix of housing (based on the discussion above) in Exhibit 61 are as follows. This represents Toledo's needed housing mix:
 - **About 65% of new housing will be single-family detached**, a category which includes manufactured housing. About 80% of Toledo's housing was single-family detached in the 2015-2019 period.
 - **About 10% of new housing will be single-family attached**. About 2% of Toledo's housing was single-family attached in the 2015-2019 period.
 - **About 25% of new housing will be multifamily housing of all types**. About 18% of Toledo's housing was duplex, triplex, and quadplex housing in the 2015-2019 period.

Toledo is forecast to grow by 15 new dwelling units over the 20-year period, 65% of which will be single-family detached housing.

Exhibit 61. Forecast of Demand for New Dwelling Units, Toledo UGB, 2022 to 2042

Source: Calculations by ECONorthwest.

Variable	Housing Mix
Needed new dwelling units (2022-2042)	15
Dwelling units by structure type	
Single-family detached	
Percent single-family detached DU	65%
Total new single-family detached DU	9
Single-family attached	
Percent single-family attached DU	10%
Total new single-family attached DU	2
Multifamily	
Percent multifamily DU	25%
Total new multifamily Du	4
Total new dwelling units (2022-2042)	15

While the forecast for new housing is low and Toledo is likely to exceed this forecast over the next 20 years. If the mix of new housing developed in Toledo is similar to the mix in Exhibit 61, this will new housing types that may be affordable for owners and renters, which may (to some extent) help address housing needs for people living in coastal communities where housing is unaffordable, especially in Newport.

Exhibit 62 allocates needed housing to plan designations in Toledo. The allocation is based, in part, on types of housing allowed in zoning districts of each plan designation.

Exhibit 62 shows:

- Residential Single-Family (R-S) / Low Density Residential (LDR) land will accommodate Single-family dwellings and their accessory uses, Manufactured dwellings, Duplexes (2021 update), Accessory dwelling units, Cottage Clusters and multifamily under conditional use.
- Residential General (R-G) / Medium Density Residential (MDR) land will accommodate Single-family dwellings and their accessory uses. Multi-family dwelling units. Manufactured dwellings, Accessory dwelling units and Cottage Clusters.

Exhibit 62. Allocation of Needed Housing by Type and Plan Designation, Toledo UGB, 2022 to 2042

Source: ECONorthwest

Housing Type	Plan Designation / Zone		TOTAL
	Residential Single (R-S)	Residential General (R-G)	
Dwelling Units			
Single-family detached	5	4	9
Single-family attached	-	2	2
Multifamily	-	4	4
Total	5	10	15
Percent of Units			
Single-family detached	33%	27%	60%
Single-family attached	0%	13%	13%
Multifamily	0%	27%	27%
Total	33%	67%	100%

Needed Housing by Income Level

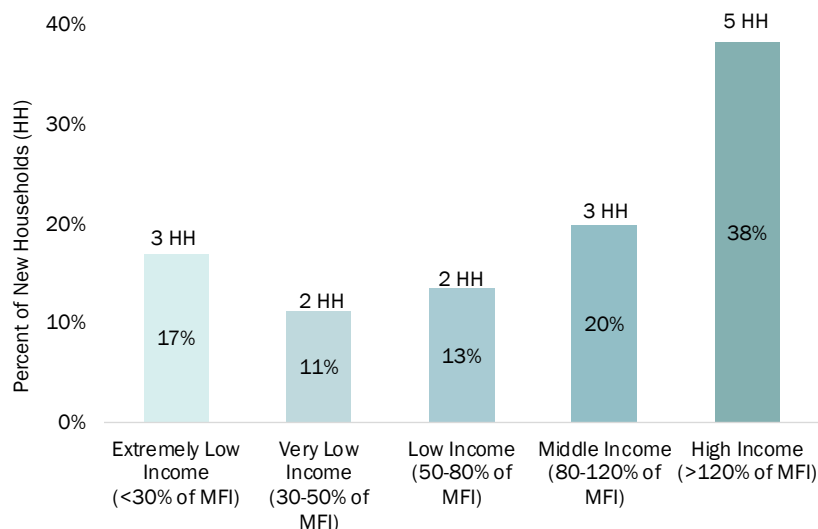
The next step in the Housing Capacity Analysis is to develop an estimate of need for housing by income and housing type. This analysis requires an estimate of the income distribution of current and future households in the community. Estimates presented in this section are based on secondary data from the Census and analysis by ECONorthwest.

The analysis in Exhibit 63 is based on Census data about household income levels for existing households in Toledo. Income is distributed into market segments consistent with HUD income level categories, using Lincoln County's 2021 median family income (MFI) of \$57,400. The exhibit assumes that approximately the same percentage of households will be in each market segment in the future.

This graph shows that, as Toledo's population changes, Toledo's will continue to have demand for housing across the affordability spectrum.

Exhibit 63. Future (New) Households, by Median Family Income (MFI) for Lincoln County (\$57,400), Toledo, 2022 to 2042

Source: US Department of HUD, Lincoln County, 2020. US Census Bureau, 2015-2019 ACS Table 19001.



Other Housing Needs

ORS 197.303, 197.307, 197.312, and 197.314 require cities to plan for government-assisted housing, farmworker housing, manufactured housing on lots and in parks, and housing for people with disabilities and people experiencing homelessness.

- **Income-restricted and government-subsidized housing.** Government subsidies can apply to all housing types (e.g., single-family detached, apartments, etc.). Toledo allows development of government-assisted housing in all residential plan designations, with the same development standards for market-rate housing. This analysis assumes that Toledo will continue to allow government housing in all of its residential plan designations. Because government-assisted housing is similar in character to other

housing (with the exception being the subsidies), it is not necessary to develop separate forecasts for government-subsidized housing.

- **Farmworker housing.** Farmworker housing can also apply to all housing types, and the City allows development of farmworker housing in all residential zones, with the same development standards as market-rate housing. This analysis assumes that Toledo will continue to allow farmworker housing in all of its residential zones. Because it is similar in character to other housing (with the exception of government subsidies, if population restricted), it is not necessary to develop separate forecasts for farmworker housing.
- **Manufactured housing on lots.** Toledo allows manufactured homes in all of its residential plan designations and zoning districts.
- **Manufactured housing in parks.** OAR 197.480(4) requires cities to inventory the mobile home or manufactured dwelling parks sited in areas planned and zoned or generally used for commercial, industrial, or high-density residential development. According to the Oregon Housing and Community Services' Manufactured Dwelling Park Directory,⁴⁶ Toledo has 1 manufactured home parks within the city, with 29 spaces, located in the commercial zone.
 - ORS 197.480(2) requires Toledo to project need for mobile home or manufactured dwelling parks based on (1) population projections, (2) household income levels, (3) housing market trends, and (4) an inventory of manufactured dwelling parks sited in areas planned and zoned or generally used for commercial, industrial, or high-density residential development.
 - Exhibit 60 shows Toledo will grow by 15 dwelling units over the 2022 to 2042 period.
 - Analysis of housing affordability shows that about 28% of Toledo's new households will be considered very low or extremely low income, earning 50% or less of the region's median family income. One type of housing affordable to these households is manufactured housing. Manufactured housing accounts for about 9% (about 132 dwelling units) of Toledo's current housing stock. At 9% of all housing, Toledo may have 1 new manufactured unit over the planning period based on the forecast.
 - The households most likely to live in manufactured homes in parks are those with incomes between \$17,200 and \$28,700 (30% to 50% of MFI), which includes 11% of Toledo's households. However, households in other income categories may live in manufactured homes in parks.
 - National, state, and regional trends since 2000 showed that manufactured housing parks are closing, rather than being created. For example, between 2000 and 2015, Oregon had 68 manufactured parks close, with more than 2,700 spaces. Discussions with several stakeholders familiar with manufactured home park trends suggest that over the same period, few new manufactured home parks have opened in Oregon.

⁴⁶ Oregon Housing and Community Services, Oregon Manufactured Dwelling Park Directory, <http://o.hcs.state.or.us/MDPCRParcs/ParkDirQuery.jsp>

This suggests that the development of new manufactured home parks in Toledo is unlikely. However, they provide an important opportunity for affordable housing for homeownership. Preserving existing manufactured home parks and allowing smaller manufactured units in manufactured home parks are important ways to provide opportunities for affordable, lower-cost homeownership opportunities.

- The forecast of housing assumes that no new manufactured home parks will be opened in Toledo over the 2022-2042 period. ORS 197.480(1) requires that cities allow manufactured home parks in areas planned and zoned for residential density of six to 12 dwelling units per acre. Toledo allows manufactured home parks as a conditional use in the R-S and R-G zones. We recommend that Toledo allow manufactured home parks as an outright use in the R-G zone, to comply with ORS 197.480.
- If Toledo needed another manufactured home park similar to the size of the existing one (about 30 units of capacity), at about 8 dwelling units per acre, that would require about four acres of land. The City has sufficient land capacity to accommodate that need but many vacant residential sites in Toledo are sloped, which could cause difficulty in finding a relatively flat site.
- While there is statewide regulation of manufactured home parks closures designed to lessen the financial difficulties of closures for park residents,⁴⁷ the City has a role to play in ensuring that there are opportunities for housing for the displaced residents. The City's primary roles are to ensure that there is sufficient land zoned for new multifamily housing and to reduce barriers to residential development to allow for the development of new, relatively affordable housing.

In addition to these required housing types, this section also addresses housing for people with disabilities and housing for people experiencing homelessness.

- **Housing for People with Disabilities.** Housing for people with disabilities can apply to all housing types, with the same development standards as market-rate housing. It can also apply to other residential/group living uses (such as nursing homes, residential care homes or facilities, or room and boarding facilities) as well as government-subsidized housing (including units that are population restricted). Broadly, housing options for people with disabilities include (1) living in housing independently (alone or with roommates/family), (2) living in housing with supportive services (e.g., with help from a live-in or visiting caregiver), or (3) living in housing in a supervised residential setting. Meeting the housing needs for people with disabilities will require addressing affordability issues, as well as ensuring that people with disabilities have access to housing that addresses their disability without discrimination.

⁴⁷ ORS 90.645 regulates rules about the closure of manufactured dwelling parks. It requires that the landlord must give at least one year's notice of park closure and pay tenants between \$5,000 and \$9,000 for each manufactured dwelling park space, in addition to not charging tenants for demolition costs of abandoned manufactured homes.

- **Housing for People Experiencing Homelessness.** Meeting the housing needs of people experiencing homelessness ranges from emergency shelter, transitional housing, and permanent supportive housing (including supportive housing with services) and improved access to an affordable unit (including rent and utility assistance). Persons experiencing homelessness or those at risk of becoming homeless will require assistance with addressing individual, complex barriers to improve long-term housing stability.

6. Residential Land Sufficiency in Toledo

This chapter presents an evaluation of the sufficiency of vacant residential land in Toledo to accommodate expected residential growth over the 2022 to 2042 period. This chapter includes an estimate of residential development capacity (measured in new dwelling units) and an estimate of Toledo's ability to accommodate needed new housing units for the 2022 to 2042 period, based on the analysis in the Housing Capacity Analysis. The chapter ends with a discussion of the conclusions of the Housing Capacity Analysis.

Capacity Analysis

The buildable lands inventory summarized in Chapter 2 provides a *supply* analysis (buildable land by type), and Chapter 5 provided a *demand* analysis (population and growth leading to demand for more residential development). The comparison of supply and demand allows the determination of land sufficiency.

There are two ways to calculate estimates of supply and demand into common units of measurement to allow their comparison: (1) housing demand can be converted into acres, or (2) residential land supply can be converted into dwelling units. A complication of either approach is that not all land has the same characteristics. Factors such as zone, slope, parcel size, and shape can affect the ability of land to accommodate housing. Methods that recognize this fact are more robust and produce more realistic results. This analysis uses the second approach: it estimates the ability of vacant residential lands within the UGB to accommodate new housing. This analysis, sometimes called a “capacity analysis,”⁴⁸ can be used to evaluate different ways that vacant residential land may build out by applying different assumptions.

Toledo Capacity Analysis Results

The estimate of capacity for new housing on Toledo's vacant land starts with assumptions about likely future development densities. Exhibit 64 shows densities for future development in Toledo by zone, starting with the average net density. Then Exhibit 64 converts between net acres and gross acres to account for land needed for rights-of-way based on empirical analysis of existing rights-of-way by zone in Toledo in areas with existing residential development.

- **Residential Single (R-S):** Exhibit 64 assumes an average density of 5.6 dwelling units per net acre, assuming that future development will occur at about 80% of the maximum

⁴⁸ There is ambiguity in the term *capacity analysis*. It would not be unreasonable for one to say that the “capacity” of vacant land is the maximum number of dwellings that could be built based on density limits defined legally by plan designation or zoning and that development usually occurs—for physical and market reasons—at something less than full capacity. For that reason, we have used the longer phrase to describe our analysis: “estimating how many new dwelling units the vacant residential land in the UGB is likely to accommodate.” That phrase is, however, cumbersome, and it is common in Oregon and elsewhere to refer to that type of analysis as “capacity analysis,” so we use that shorthand occasionally in this memorandum.

allowed density (7.0 dwelling units for 6,000 square foot lots). This assumption is consistent with development in Toledo over the last few years. In areas with existing residential development, about 23% of land is in rights-of-way, resulting in a future density of 4.3 dwelling units per gross acre.

- **Residential General (R-G):** Exhibit 64 assumes an average of 15.0 dwelling units per net acre, based on allowable densities, which are a maximum of about 18 dwelling units per acre, accounting for development standards in Toledo. This density assumes that development will occur around 80% of maximum allowed density, consistent with development under discussion in Toledo. In areas with existing residential development, about 26% of land is in rights-of-way resulting in a future density of 11.1 dwelling units per gross acre.
- **Low Density Residential:** Uses the assumptions for R-S, assuming that these areas will be zoned R-S when annexed into the city limits.
- **Medium Density Residential:** Uses the assumptions for R-G, assuming that these areas will be zoned R-G when annexed into the city limits.

Future planned residential densities vary by zone based on existing development standards and densities for recent development proposals.

Exhibit 64. Future Density for Housing Built in the Toledo UGB, 2022 to 2042

Source: ECONorthwest. Note: DU is dwelling unit.

Plan Designation/Zone	Avg. Net Density (DU/net acre)	% for Rights-of-Way	Avg. Gross Density (DU/gross acre)
Within City Limits			
Residential Single (R-S)	5.6	23%	4.3
Residential General (R-G)	15.0	26%	11.1
Within UGB, Beyond City limits			
Low Density Residential	5.6	23%	4.3
Medium Density Residential	15.0	26%	11.1

The capacity analysis estimates the development potential of vacant residential land to accommodate new housing, based on the densities shown in Exhibit 64. Exhibit 65 shows that **Toledo has 42.8 acres of vacant or partially vacant residential land to accommodate dwelling units**, based on the following assumptions:

- **Buildable residential land.** The capacity estimates start with the number of buildable acres in plan designations that allow residential uses outright, as shown in Exhibit 8.
- **Future densities.** The capacity analysis assumes development will occur at needed densities. Those densities were derived from the needed densities shown in Exhibit 64.

The estimate of capacity on buildable land in Exhibit 65 uses average densities by plan designation. Based on these assumptions, Toledo's development has capacity to accommodate 245 new dwelling units, with about 54% of Toledo's capacity in areas outside the city limits but within the UGB.

Exhibit 65. Estimate of Capacity on Buildable Land, Toledo UGB, 2022 to 2042

Source: Buildable Lands Inventory; Calculations by ECONorthwest.

Plan Designation/Zone	Total Unconstrained Buildable Acres	Density Assumption (DU/Gross Acre)	Capacity (Dwelling Units)
Within City Limits			
Residential Single (R-S)	7.4	4.3	31
Residential General (R-G)	7.4	11.1	82
Within UGB, Beyond City limits			
Low Density Residential	26.0	4.3	111
Medium Density Residential	2.0	11.1	21
Total	42.8	5.7	245

Residential Land Sufficiency

The next step in the analysis of the sufficiency of residential land within Toledo is to compare the demand for housing by plan designation (Exhibit 62) with the capacity of land by plan designation (Exhibit 65).

Exhibit 66 shows that Toledo **has** sufficient land to accommodate housing development in each of its residential plan designations. Toledo has capacity for 245 dwelling units and demand for 15 dwelling units. The result is that Toledo has a surplus of capacity for housing, beyond the forecast of housing growth over the next 20 years of about 230 dwelling units. The largest surpluses are in the UGB Low Density Residential and Toledo General Residential plan designations.

Exhibit 66. Comparison of Capacity of Existing Residential Land with Demand for New Dwelling Units and Land Surplus or Deficit, Toledo UGB, 2022 to 2042

Source: Buildable Lands Inventory; Calculations by ECONorthwest.

Plan Designation/Zone	Capacity (Dwelling Units)	Demand (Dwelling Units)	Capacity less Demand (Dwelling Units)	Land Sufficiency (Acres)
Within City Limits				
Residential Single (R-S)	31	5	26	5
Residential General (R-G)	82	10	72	5
Within UGB, Beyond City limits				
Low Density Residential	111	-	111	20
Medium Density Residential	21	-	21	1
Total	245	15	230	31

Conclusions

The key findings and conclusions of the Toledo's Housing Capacity Analysis are that:

- **Toledo's population is forecast to grow slower than in the past.** Toledo UGB is forecast to grow from 3,840 people in 2022 to 3,872 people in 2042, an increase of 32 people. This population growth will occur at an average annual growth rate of 1%. The growth of 32 people will result in the demand for 15 new dwelling units over the 20-year planning period, averaging 1 new dwelling unit annually. Development proposal under consideration and recent annexations of land suggest that Toledo may grow considerably faster than the forecast of growth.
- **Toledo's needed housing mix is for an increase in housing affordable to renters and homeowners, with more attached and multifamily housing types.** Historically, about 80% of Toledo's housing was single-family detached. While 65% of new housing in Toledo is forecast to be single-family detached, the City will also need to provide opportunities for the development of new single-family attached housing (10% of new housing), and multifamily structures with 5 or more units (25% of new housing). Toledo is able to meet its needed housing mix based on these assumptions.
 - The factors driving the shift in types of housing needed in Toledo include changes in demographics, commuting trends, and need for housing that is affordable. These trends drive need for a wider range of housing such as single-family detached housing, accessory dwelling units, town houses, cottage housing, duplexes, triplexes, quadplexes, and multifamily structures.

Without diversification of housing types and the development of housing affordable to households with incomes below 80% of MFI (\$45,920), lack of affordability will continue to be a problem, possibly growing in the future if incomes continue to grow at a slower rate than housing costs. About 36% of Toledo's households are cost burdened (paying more than 30% of their income on housing), including a cost burden rate of 40% for renter households.
- **Toledo provides housing that is comparatively affordable relative to cities like Newport and Waldport.** About 32% of people who live in Toledo work in Newport, accounting for about 560 workers. Housing prices are considerably lower in Toledo (median of \$265,000) compared to Newport (\$403,000) or Waldport (\$520,000). To the extent that more housing (especially rental housing) can be built in Toledo, especially more housing than the forecast, Toledo can provide a more affordable place to live, especially for service workers in Newport and other coastal areas.
- **Toledo has a need for additional housing affordable to lower and middle-income households.** Toledo has a need for additional housing affordable to households with extremely low incomes and very low incomes, people experiencing homelessness, and households with low and middle incomes. These households generally have incomes

below 80% of MFI (\$45,920). These needs include existing unmet housing needs and likely housing needs for new households over the 20-year planning period.

- About 28% of Toledo's households have extremely low incomes or very low incomes, with household incomes below \$28,700. At most, these households can afford \$720 in monthly housing costs. Median gross rent in Toledo was \$950 in the 2015-2019 period and has increased since. Development of housing affordable to these households (either rentals or homes for sale) rarely occurs without government subsidy or other assistance. Meeting the housing needs of extremely low-income and very low-income households will be a significant challenge.
- About 33% of Toledo's households have low or middle incomes, with household incomes between \$28,700 and \$68,900. These households can afford between \$720 to \$1,440 in monthly housing costs. Households at the lower end of this income category may struggle to find affordable rental housing, especially with growing costs of rental housing across Coastal Oregon. Some of the households in this group are likely part of the 36% of all households that are cost burdened. Development of rental housing affordable to households in this income category (especially those with middle incomes) can occur without government subsidy, but the City's zoning code will need to provide opportunities for the development of a wider range of housing types in more places to accommodate more of this type of housing.

Middle-income households may be able to purchase owner-occupied housing at Toledo's median home sales price of \$265,000. Homeownership opportunities for households in this income category may be limited to existing housing, unless there are opportunities to build new housing at lower costs.

- **Toledo has enough land within its UGB to accommodate the forecast for growth between 2022 and 2042.** Toledo has a surplus of capacity in all of its plan designations that can accommodate housing outright. The largest surplus of capacity is in Low Density Residential, which has capacity for nearly 111 units beyond the forecast for the 20-year period. Toledo also has a surplus in General, Single-Family Residential and Medium Density Residential designations.
- **Toledo's residential land base is heavily constrained and is a barrier to housing development.** Constraints in Toledo include floodplains, steep slopes and areas susceptible to landslides, and areas constrained by estuaries, wetlands, or tsunami inundation zones. Within the UGB but outside of the city limits, there about 420 acres of land in the low-density and medium-density residential zones that are vacant and constrained. This large amount of vacant land that is constrained land makes it difficult for Toledo to support housing development because there is so little land that is easily developable and less costly to serve.
- **Toledo's vacant land includes areas that are costly to serve with infrastructure such as water or wastewater service.** A number of vacant unconstrained areas within Toledo lack urban infrastructure and will be costly to serve. These include areas within the city limits and areas within the UGB but outside of city limits. For example, to allow the

proposed development on Sturdevant Rd (north of the Elementary School), will require connection to wastewater service that will require a pump station (because of topography), which may have a substantial cost.

- **Commercial areas may provide opportunities for development of new housing, especially multifamily housing.** Development of new multifamily housing in downtown and in commercial areas is a conditional use, which requires special effort to get approval. Some areas zoned for commercial use are in areas that were developed as residential neighborhoods. Toledo could support housing development in downtown and commercial areas by allowing some housing types to develop in downtown and other commercial areas. In addition, Toledo has underutilized commercial buildings, where the second floor could be converted to residential uses, which can be a complex process. Some issues include ensuring there is needed ingress and egress to the new housing (as well as the building), accessibility requirements, public safety requirements (e.g., required sprinklers or addressing fire code violations), poor building condition, and other issues. Toledo could work with an existing building owner to address these issues or the City could purchase the building and address these issues directly.

Appendix A: Residential Buildable Lands Inventory

The buildable lands inventory uses methods and definitions that are consistent with Goal 10/OAR 660-008. This appendix describes the methodology that ECONorthwest used for this report, based on 2022 data. The results of the BLI are discussed in Chapter 2.

Overview of the Methodology

Following are the statutes and administrative rules that provide guidance on residential BLIs:

OAR 660-008-0005(2):

“Buildable Land” means residentially designated land within the urban growth boundary, including both vacant and developed land likely to be redeveloped, that is suitable, available and necessary for residential uses. Publicly owned land is generally not considered available for residential uses. Land is generally considered “suitable and available” unless it:

- (a) Is severely constrained by natural hazards as determined under Statewide Planning Goal 7;*
- (b) Is subject to natural resource protection measures determined under Statewide Planning Goals 5, 6, 15, 16, 17 or 18;*
- (c) Has slopes of 25 percent or greater;*
- (d) Is within the 100-year flood plain; or*
- (e) Cannot be provided with public facilities.*

Inventory Steps

The BLI consists of several steps:

1. Generating UGB “land base”
2. Classifying land by development status
3. Identify constraints
4. Verify inventory results
5. Tabulate and map results

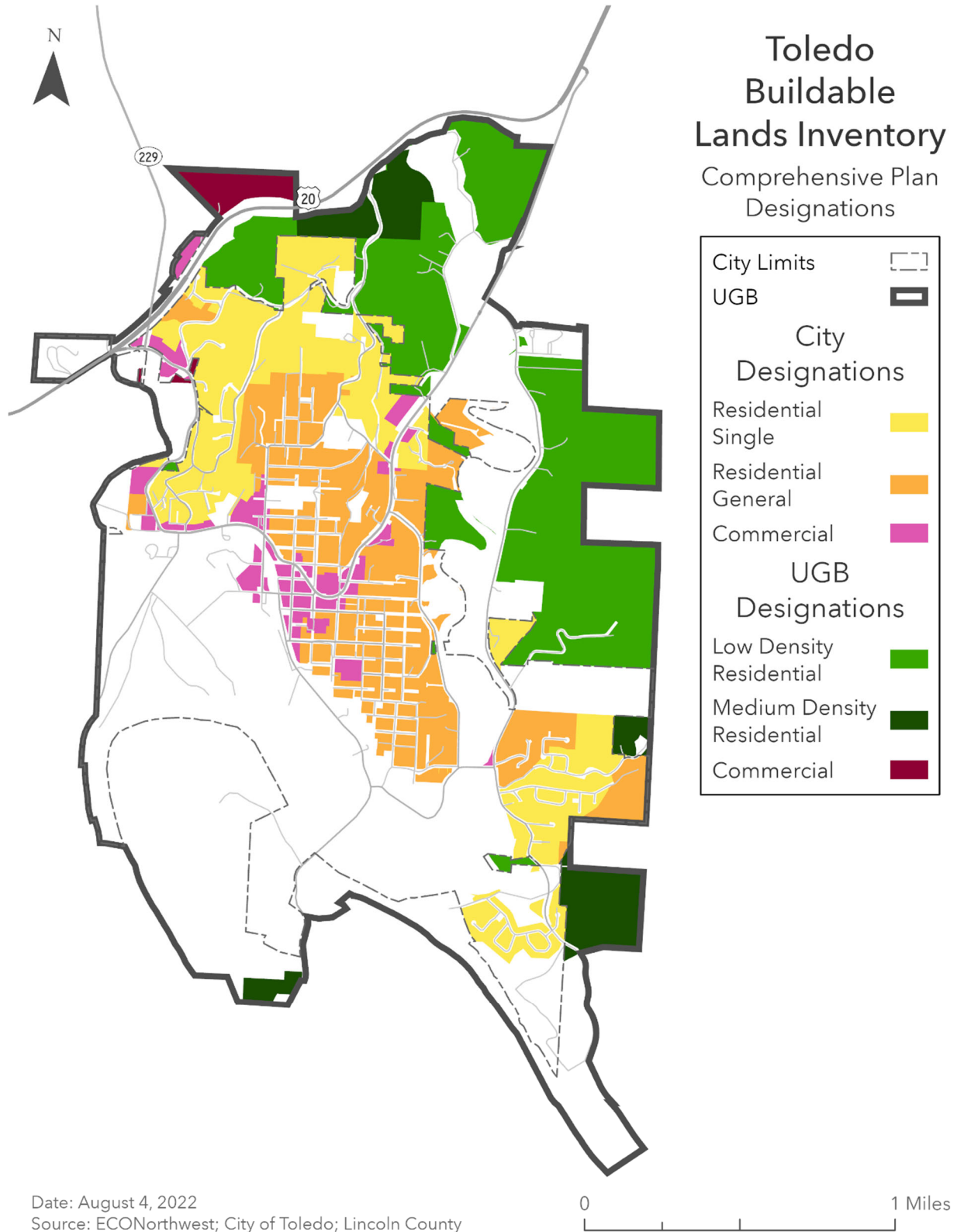
Step 1: Generate “land base”

Per Goal 10 this involves selecting all of the tax lots in the Toledo UGB with plan designations that allow residential uses. Plan designations included in the residential inventory include:

- **City limits**
 - Residential Single
 - Residential General
 - Commercial
- **Urban Growth Boundary**
 - Low-Density Residential
 - Medium-Density Residential
 - Commercial

Exhibit 67 shows the residential plan designations included in the BLI.

Exhibit 67. Residential Land Base by Plan Designation, Toledo UGB, 2022
 Source: Lincoln County, ECONorthwest analysis.



Step 2: Classify lands

In this step, ECONorthwest classified each tax lot with a plan designation that allows residential uses into one of five mutually exclusive categories based on development status:

- Vacant land
- Partially vacant land
- Undevelopable land
- Public land
- Developed land

ECONorthwest initially identified buildable land and classified development status using a rule-based methodology consistent with the DLCD Residential Lands Workbook and applicable administrative rules. The rules are described below in Exhibit 68.

Exhibit 68. Rules for Development Status Classification

Development Status	Definition	Statutory Authority
Vacant Land	Tax lots that have no structures or have buildings with very little improvement value. For the purpose of this inventory, lands with improvement values of less \$10,000 will be considered vacant (not including lands that are identified as having mobile homes).	OAR 660-008-0006(2) (2) “Buildable Land” means residentially designated land within the urban growth boundary, including both vacant and developed land likely to be redeveloped, that is suitable, available and necessary for residential uses. Publicly owned land is generally not considered available for residential uses.
Partially Vacant Land	Partially vacant tax lots can use safe harbor established in State statute: <i>The infill potential of developed residential lots or parcels of one-half acre or more may be determined by subtracting one-quarter acre (10,890 square feet) for the existing dwelling and assuming that the remainder is buildable land;</i>	OAR 660-024-0050 (2)(a)
Undevelopable Land	Vacant taxlots less than 3,000 square feet in size are considered undevelopable.	No statutory definition
Public Land	Lands in public is considered unavailable for residential development. This includes lands in Federal, State, County, or City ownership. In addition, we recommend including land for cemeteries in this category.	OAR 660-008-0005(2) - Publicly owned land is generally not considered available for residential uses.

Development Status	Definition	Statutory Authority
Developed Land	Land that is developed at densities consistent with zoning and improvements that make it unlikely to redevelop during the analysis period. Lands not classified as vacant, partially vacant, undevelopable or public or exempt are considered developed.	No statutory definition

Step 3: Identify constraints

Consistent with OAR 660-008-0005(2) guidance on residential buildable lands inventories, ECONorthwest deducted certain lands with development constraints from the BLI. We used the following constraints, as listed in Exhibit 69.

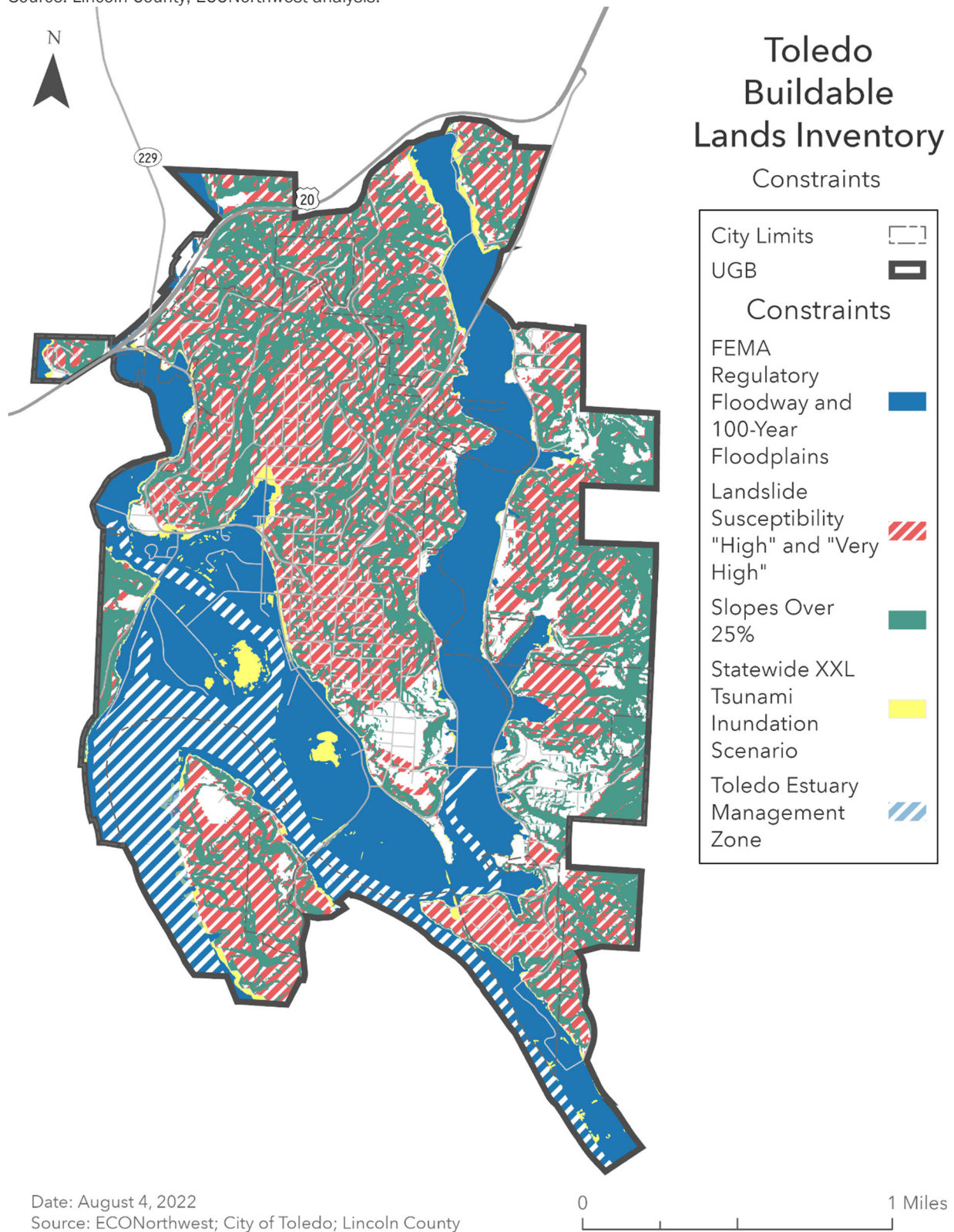
Exhibit 69. Constraints to be included in BLI

Constraint	Statutory Authority	Threshold	Source
Goal 5 Natural Resource Constraints			
Estuary Management Zone	OAR 660-015-0000(5)	Per Toledo Riparian Corridor Ordinance	City of Toledo
Natural Hazard Constraints			
Regulatory Floodway	OAR 660-008-0005(2a)	Lands within FEMA FIRM identified floodway	FEMA via National Map
100-Year Floodplain	OAR 660-008-0005(2d)	Lands within FEMA FIRM 100-year floodplain	FEMA via National Map
Steep Slopes	OAR 660-008-0005(2c)	Slopes greater than 25%	Oregon Department of Geology and Mining Industries
Landslide Hazards	OAR 660-008-0005(2a)	High or Very High Landslide Susceptibility	Oregon Department of Geology and Mining Industries
Tsunami Inundation Zone	OAR 660-008-0005(2a)	XXL Scenario	Oregon Department of Geology and Mining Industries

We treated these areas as prohibitive constraints (unbuildable) as shown in Exhibit 70. All constraints were merged into a single constraint file, which was then used to identify the area of each tax lot that is constrained. These areas were deducted from lands that are identified as vacant or partially vacant.

Lack of access to water, sewer, power, road or other key infrastructure cannot be considered a prohibitive constraint unless it is an extreme condition. This is because tax lots that are currently unserved could potentially become serviced over the 20-year planning period.

Exhibit 70. Residential Development Constraints, Toledo UGB, 2022
 Source: Lincoln County, ECONorthwest analysis.



Step 4: Verification

ECONorthwest used a multistep verification process. The first verification step involved a “rapid visual assessment” of land classifications using GIS and recent aerial photos. The rapid visual assessment involves reviewing classifications overlaid on recent aerial photographs to verify uses on the ground. ECONorthwest reviewed all tax lots included in the inventory using the rapid visual assessment methodology.

City staff and ECONorthwest performed multiple additional rounds of verification, such as the verification about partially vacant land described in Exhibit 68, which involved verifying the development status determination and the results of the rapid visual assessment.

ECONorthwest amended the BLI based on City staff review and a discussion of the City’s comments.

Step 5: Tabulation and mapping

The results are presented in tabular and map format. We included a comprehensive plan map, the land base by classification, vacant and partially vacant lands by plan designation, and vacant and partially vacant lands by plan designation with constraints showing.

Appendix B: Summary of Feedback from the Online Open House

ECONorthwest developed a virtual open house for the City of Toledo to distribute to residents and other local stakeholders.

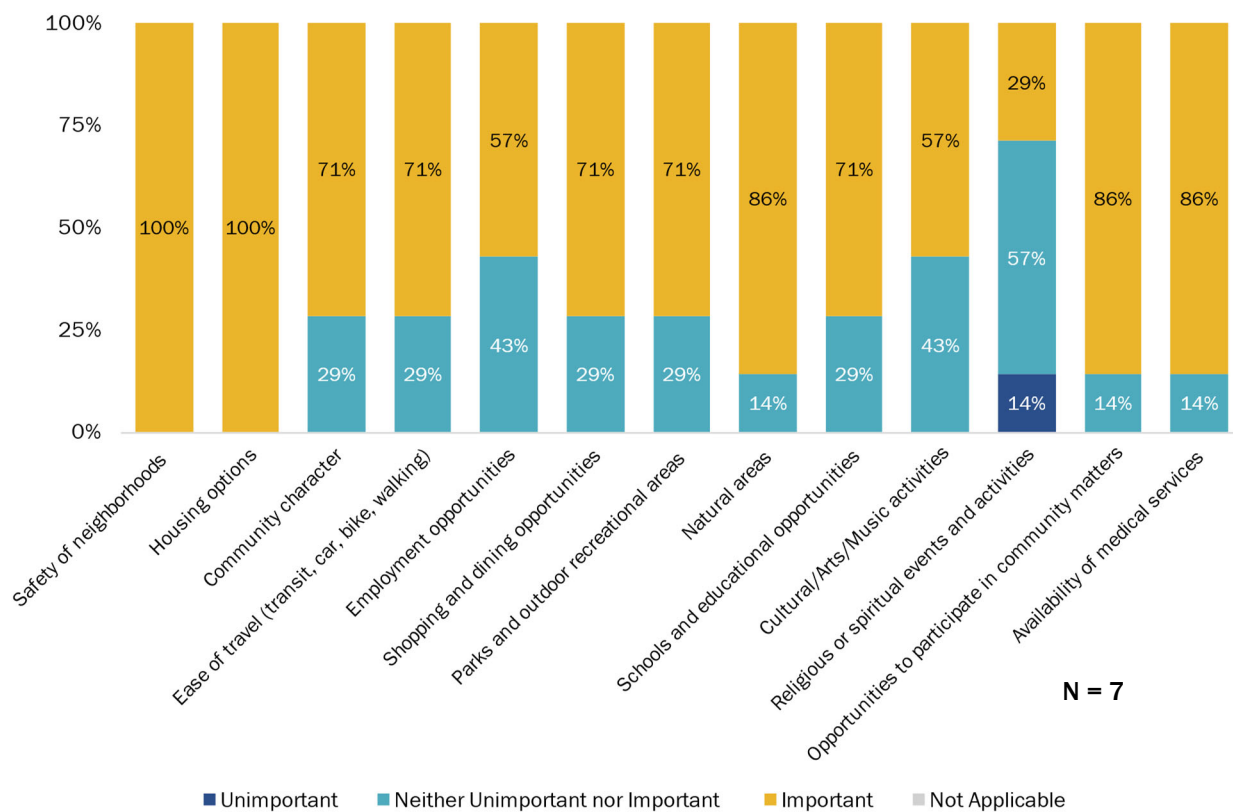
The open house included background information on Toledo's housing trends and summarized Toledo's housing supply forecast for the 20-year period. The open house also included a series of survey questions about living, home affordability, and housing types needed in Toledo. The responses are summarized in this memorandum.

The virtual open house was available through an online presentation website with survey questions available in an online form. The website was available for the community to review and answer the survey questions for about 5 weeks, starting at the beginning of August and ending September 19th. Seven community members participated in the open house, with responses to survey questions ranging between about four and seven responses.

Exhibit 71 shows what qualities of life respondents' value most as residents of Toledo. When summing "valuable" and "most valuable" response rates by each quality, safety of neighborhoods and housing options were most valued amongst respondents (100%), followed by natural areas (86%), opportunities to participate in community matters (86%), and availability of medical services (86%). Religious or spiritual activities had the highest response rate of "Unimportant" (14%).

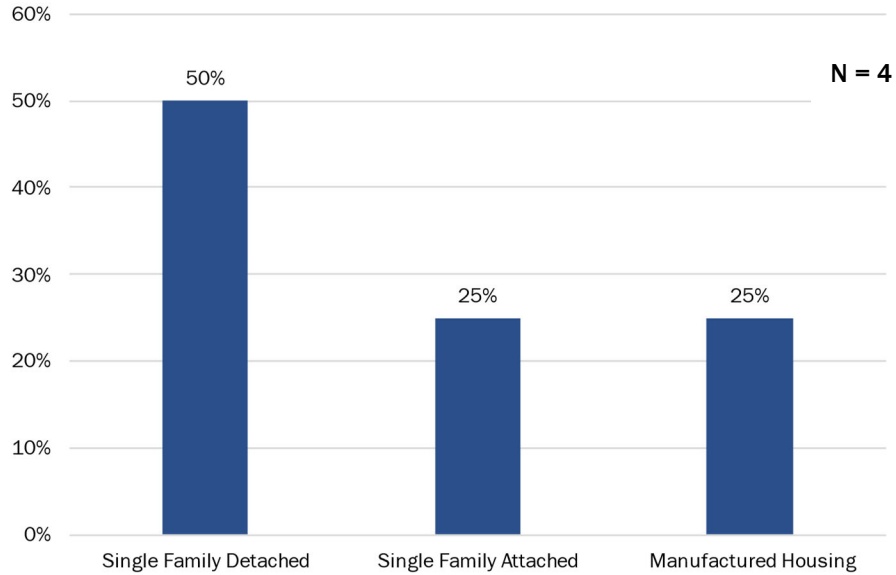
Exhibit 71. What characteristics of quality of life in Toledo are most important to you?

Note: If the percent share for a response category was less than 5%, we did not report the value in the chart.



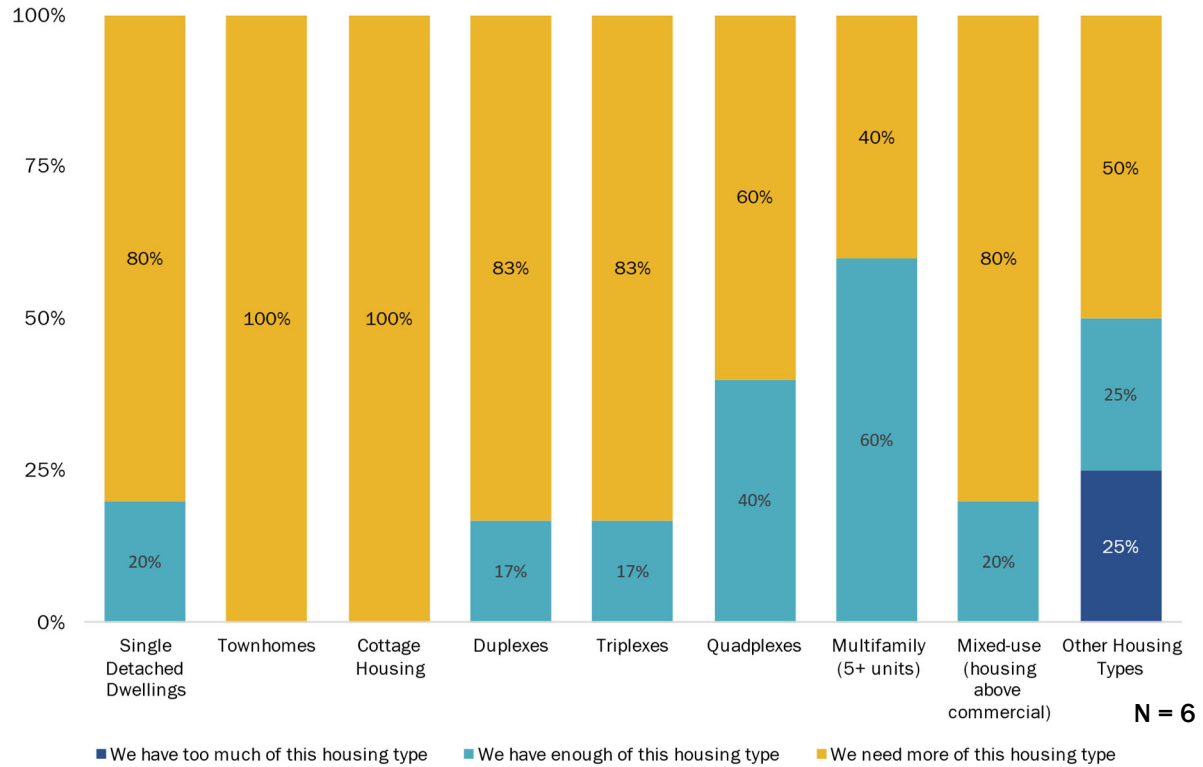
About half of those surveyed live in single-family detached households as seen in Exhibit 72. A quarter live in single-family attached households, while the remaining quarter live in manufactured housing.

Exhibit 72. What are your current housing circumstances?



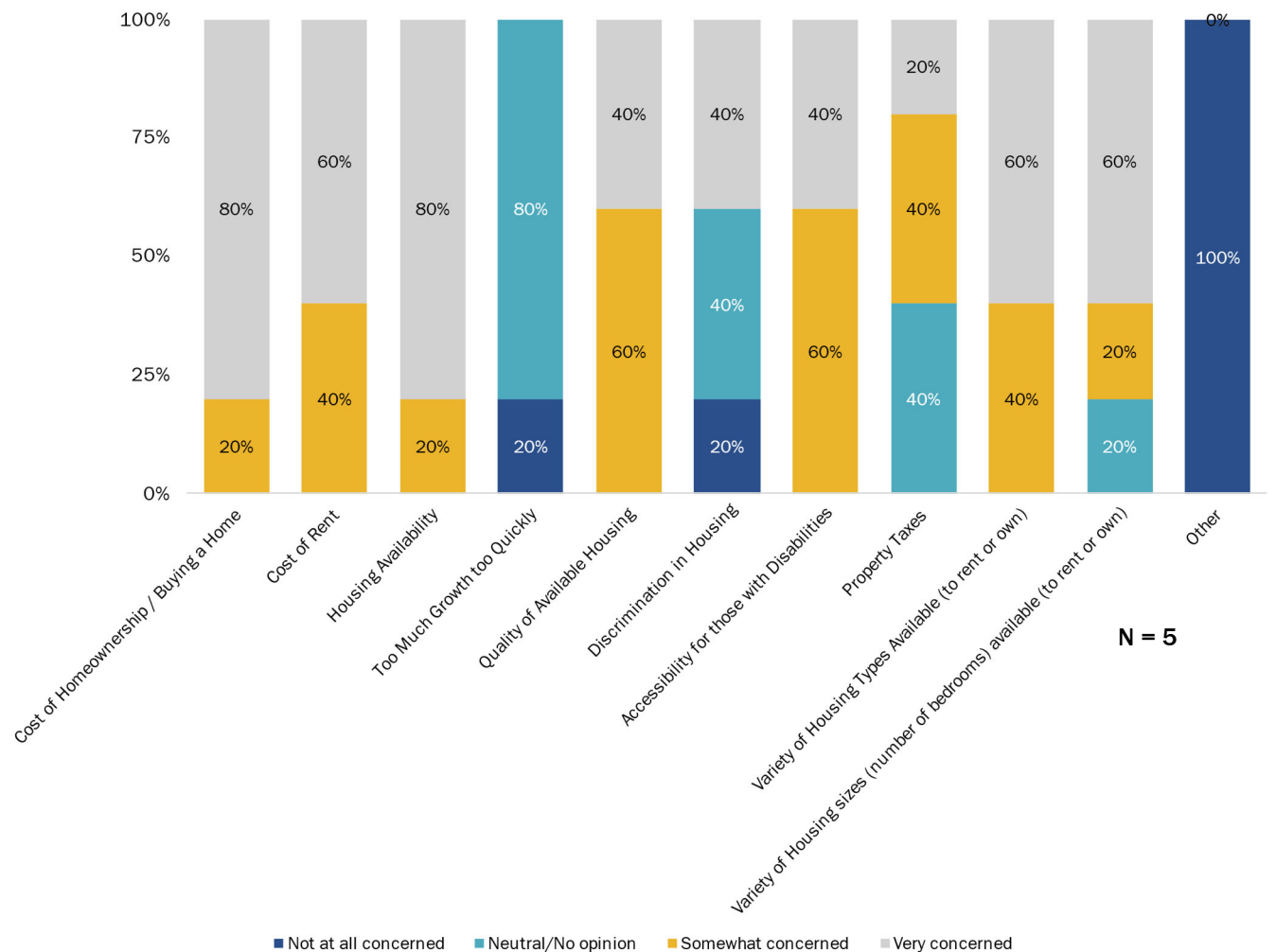
As shown in Exhibit 73, the most requested new housing types were Townhomes (100%) and Cottage Housing (100%), followed by Duplexes (83%), Triplexes (83%), and Single Detached Dwellings (80%) and Mixed-used (80%).

Exhibit 73. What housing types do you think Toledo Needs more of?



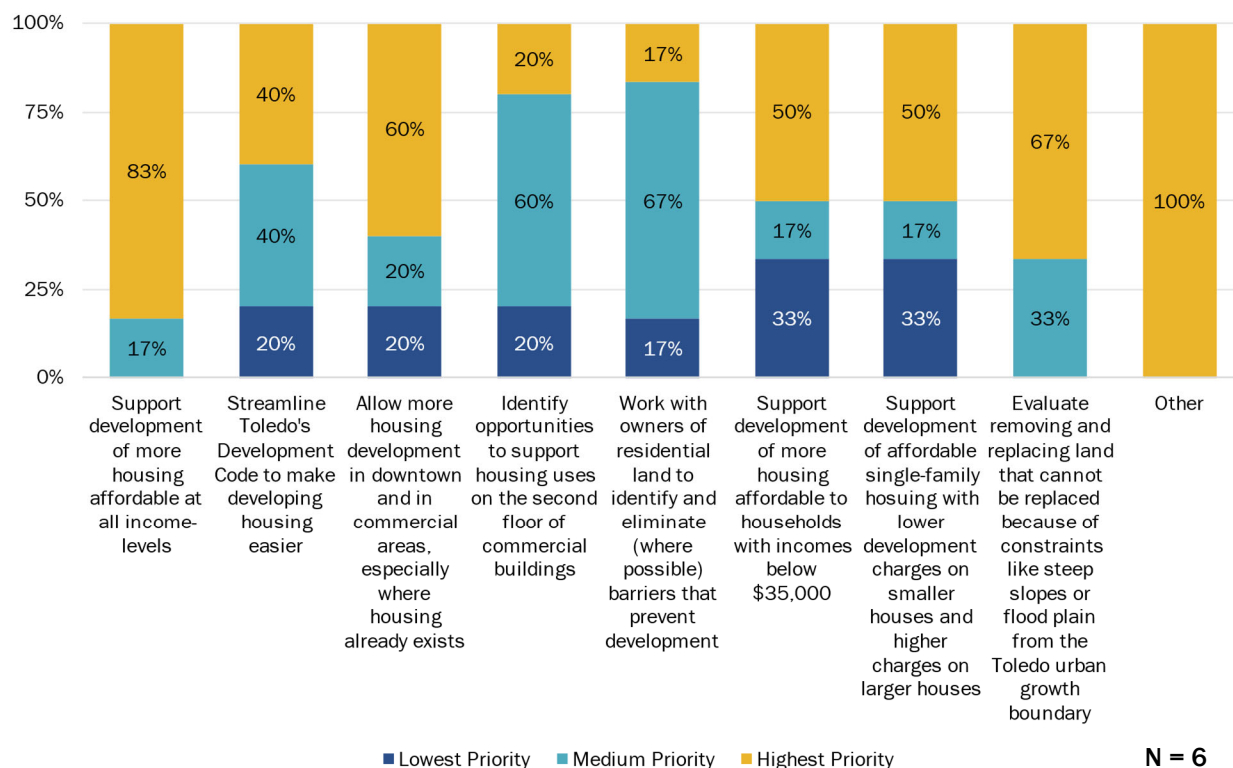
The survey asked respondents what housing issues they were most concerned with in Toledo. As shown in Exhibit 74, the most concerning issues for those surveyed were cost of homeownership/buying a home (80% very concerned) and housing availability (80% very concerned), followed by cost of rent (60%), variety of housing types available (60%) and variety of housing sizes available (60%).

Exhibit 74. What housing issues are you most concerned with in Toledo? (choose level of concern for each issue)



As shown in Exhibit 75, survey respondents indicated that the City of Toledo should prioritize supporting the development of more housing affordable at all income levels (83%) over allowing more housing development in downtown and in commercial areas (60%) or working with owners of residential land to identify and eliminate barriers that prevent development (17%).

Exhibit 75. How should Toledo prioritize its housing policies?



When asked to provide final comment on housing in Toledo, respondents stated the following:

- “Need to understand not just the number of housing units needed, but also broken down into the demand by bedroom count. i.e., what is missing or not available in the current market? 1 bedroom, 2-bedroom, 3-bedroom etc. If we are going to build our way out of the problem, we have to know what to build. I have been searching for this data in Lincoln County and it is not available in past housing studies.”



Toledo Housing Capacity Analysis

Planning Commission and City Council Work session

October 26, 2022

Why do a Housing Capacity Analysis

Answer questions...

How much growth in 20-years?

Where is the buildable land?

- Vacant; unconstrained physically or by policy

Does Toledo have enough buildable residential land to accommodate expected growth?

What policies are needed to meet Toledo housing needs?

- Changes to regulatory policies to allow and support development of housing
- Programs or actions to support development of housing affordable at all income levels



Components of this Project

Housing Capacity Analysis*

Technical report about:

- Buildable lands inventory
- Housing market
- Demographic and socioeconomic characteristics of residents
- Housing affordability
- Forecast of new housing
- Land sufficiency

*New name for a Housing Needs Analysis (HNA)

Housing Strategy

Housing policies and actions to address needs identified in the HCA:

- Land availability
- Types of housing needed
- Housing affordability
- Infrastructure needs
- Funding

Revised Comprehensive Plan

- Updated information (*HCA*)
- Updated policies (*Housing Strategy*)

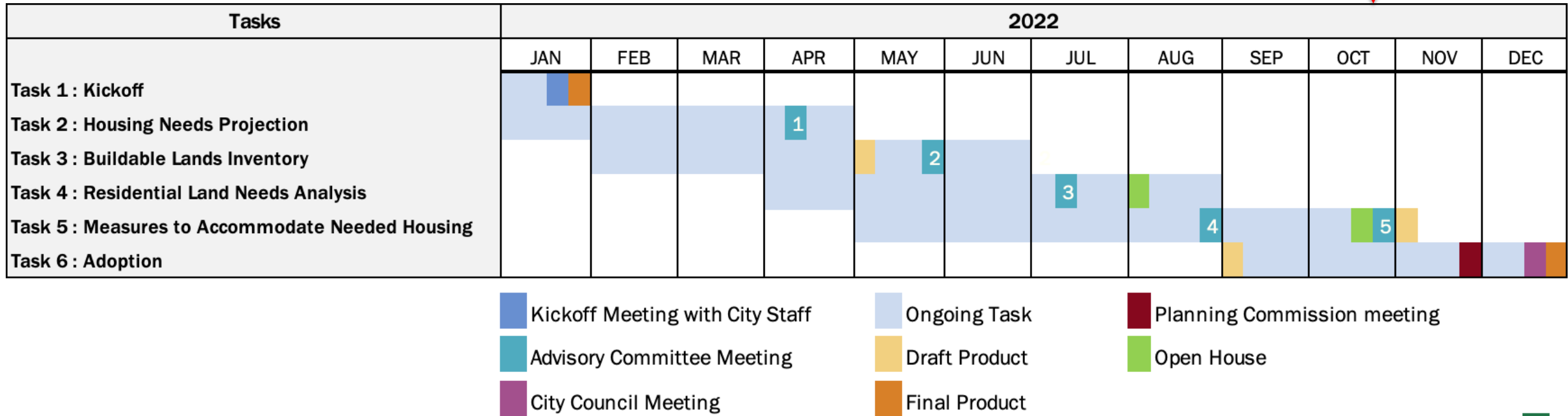
Changes to Zoning Code

Housing Policies and Programs

Housing policies not addressed through Comprehensive Plan updates



Project Schedule





Review of Housing Needs Analysis Findings

Types of Housing: Owner- & Renter-Occupied

Single-Family Detached

Single-family detached

Manufactured and mobile homes

Cottage Housing



Multifamily (2 to 4 units per structure)

Duplexes

Tri- and Quad-Plexes



Single-Family Attached

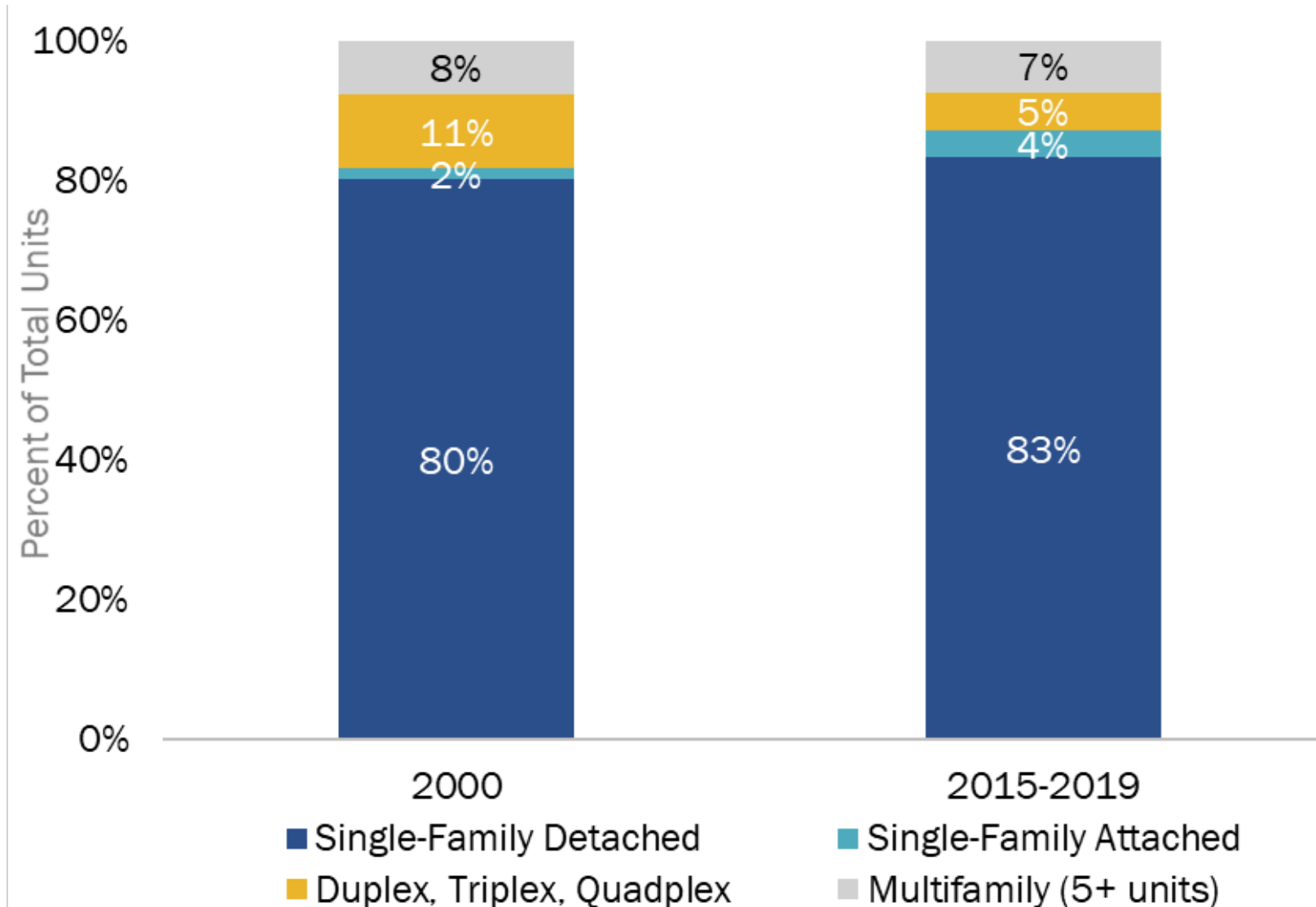
Townhouses



Multifamily (5+ Units per Structure)



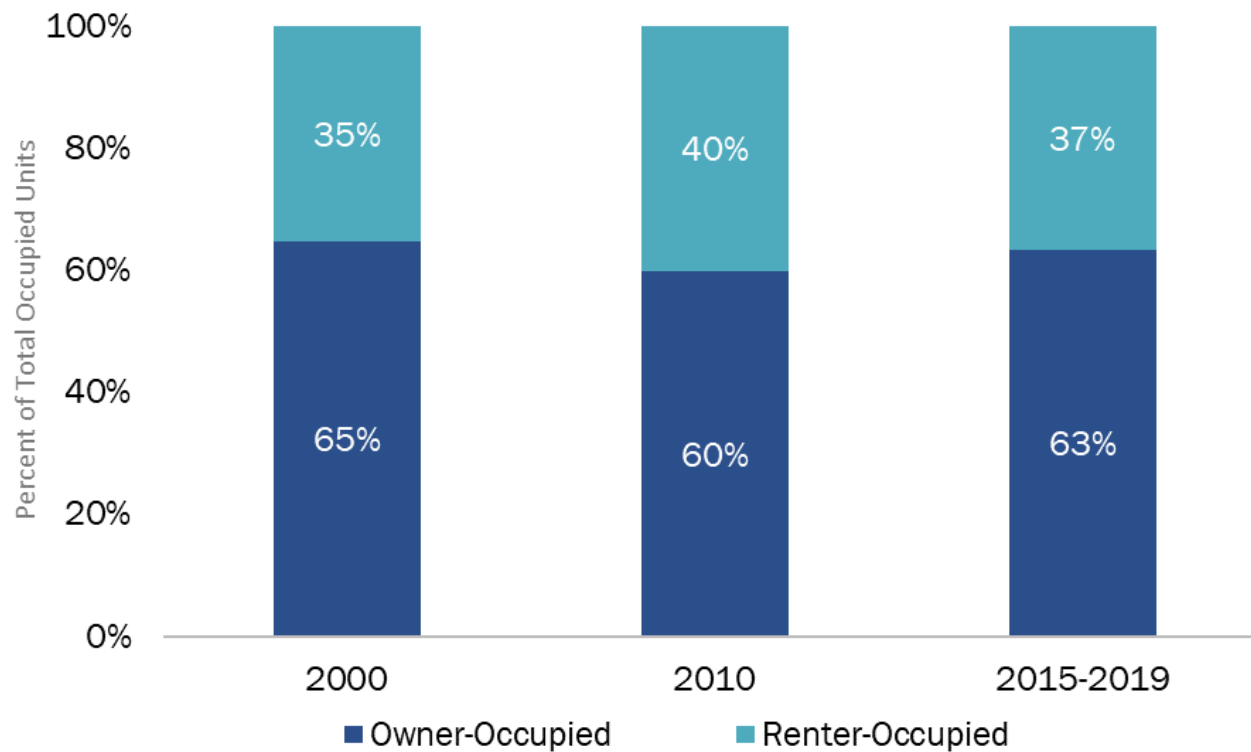
Mix of Housing, Toledo



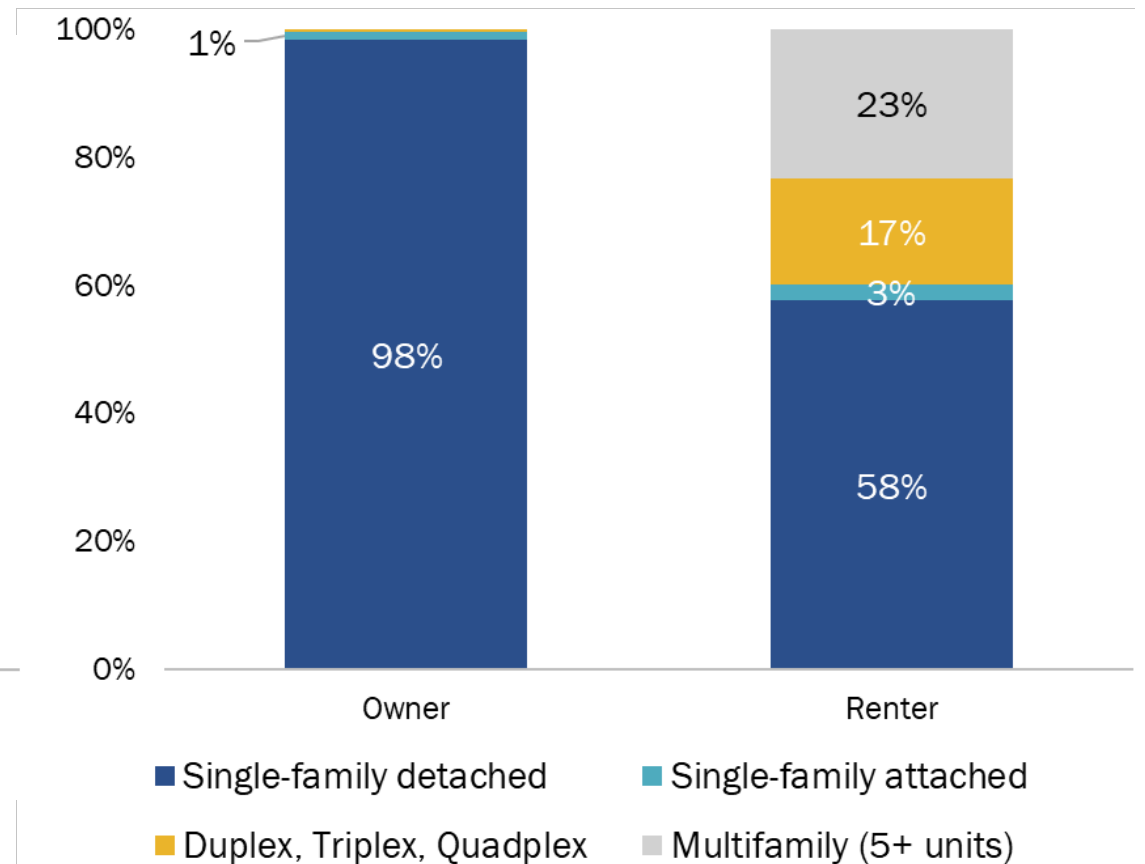
Source: U.S. Census, 2000, SF3 H30; U.S. Census, ACS 2015-2019, B25024

Housing Tenure, Toledo

Change in Tenure



Tenure by Type of Unit, 2015 - 2019



Building Permits Issued, Toledo (2010 to 2022)

74 permits issued

Average units per year: 6

Most new units were
single-family types

Single-Family: 36%

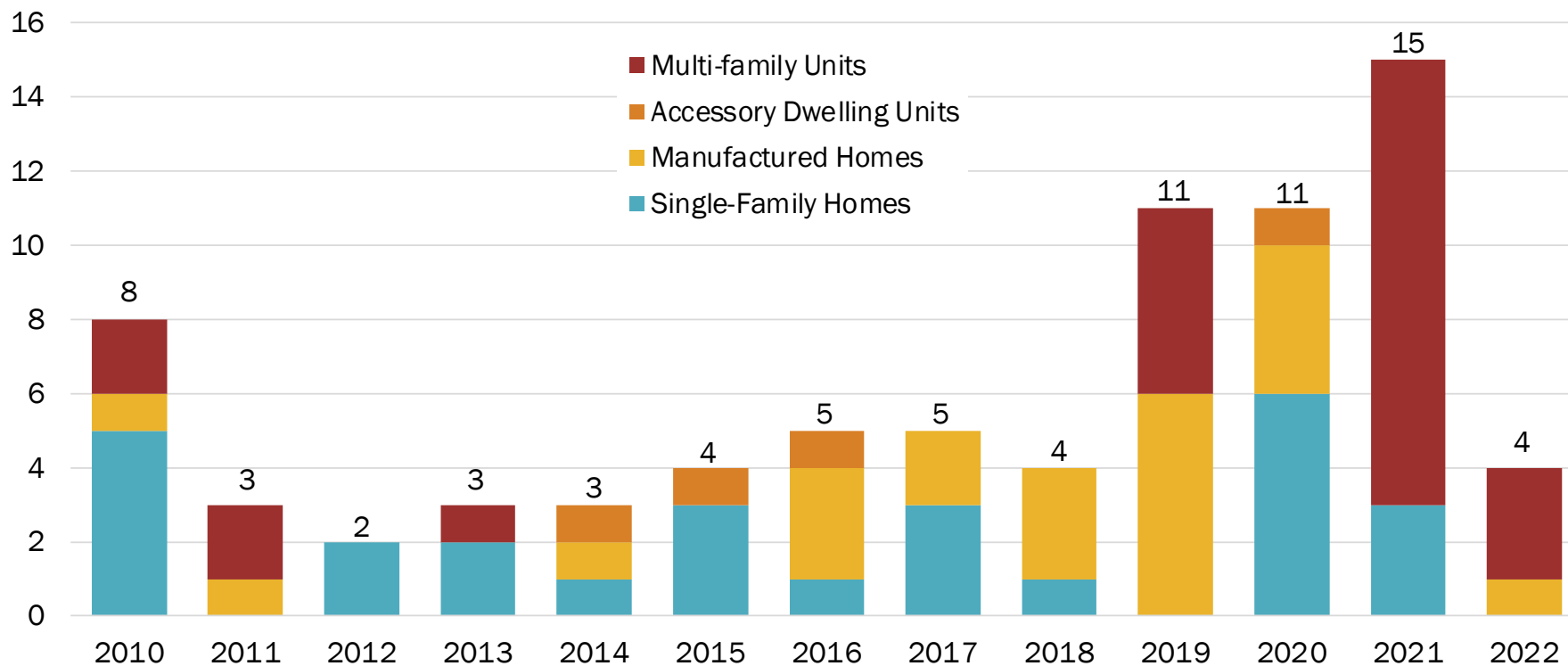
Manufactured: 30%

Multifamily: 28%

ADUs: 5%

39 units demolished

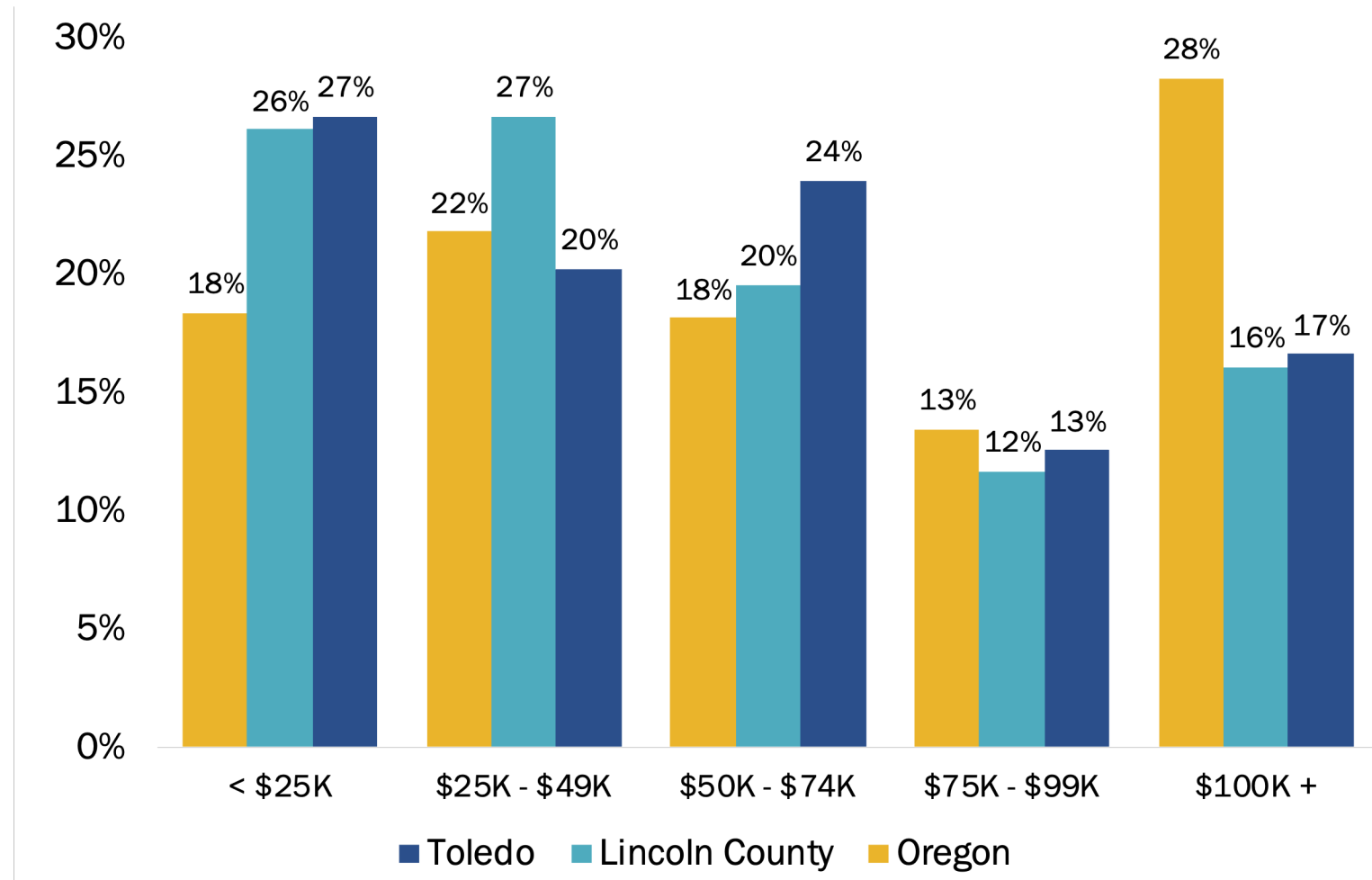
Average units per year: 4



Source: City of Toledo Building Permit Database.

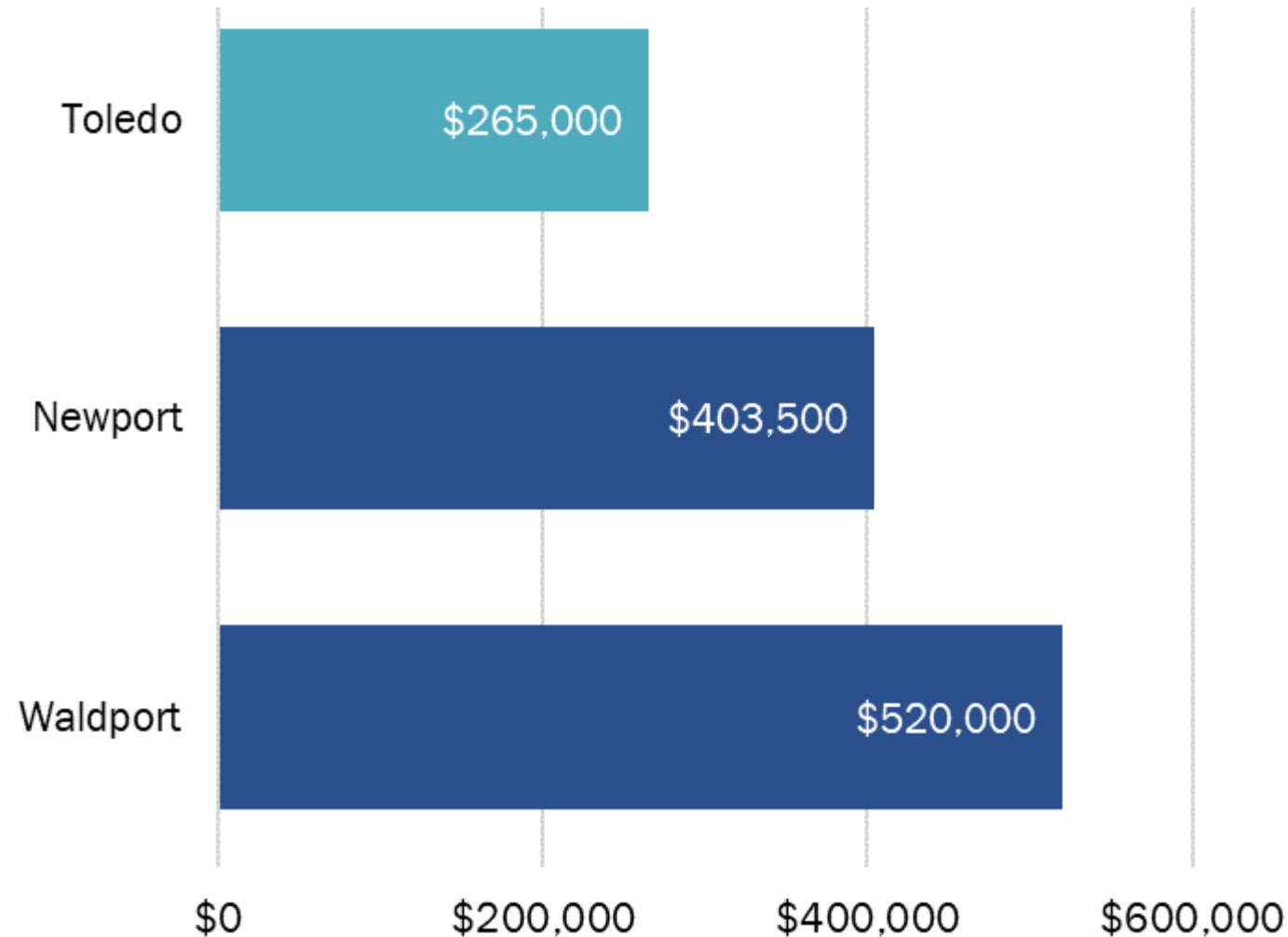
Household Income, Toledo, 2019

Median Household Income, 2019		
Toledo	Lincoln Co.	Oregon
\$60,455	\$47,882	\$62,818



Source: U.S. Census, ACS
2015-2019.

Median Sales Price, 2022



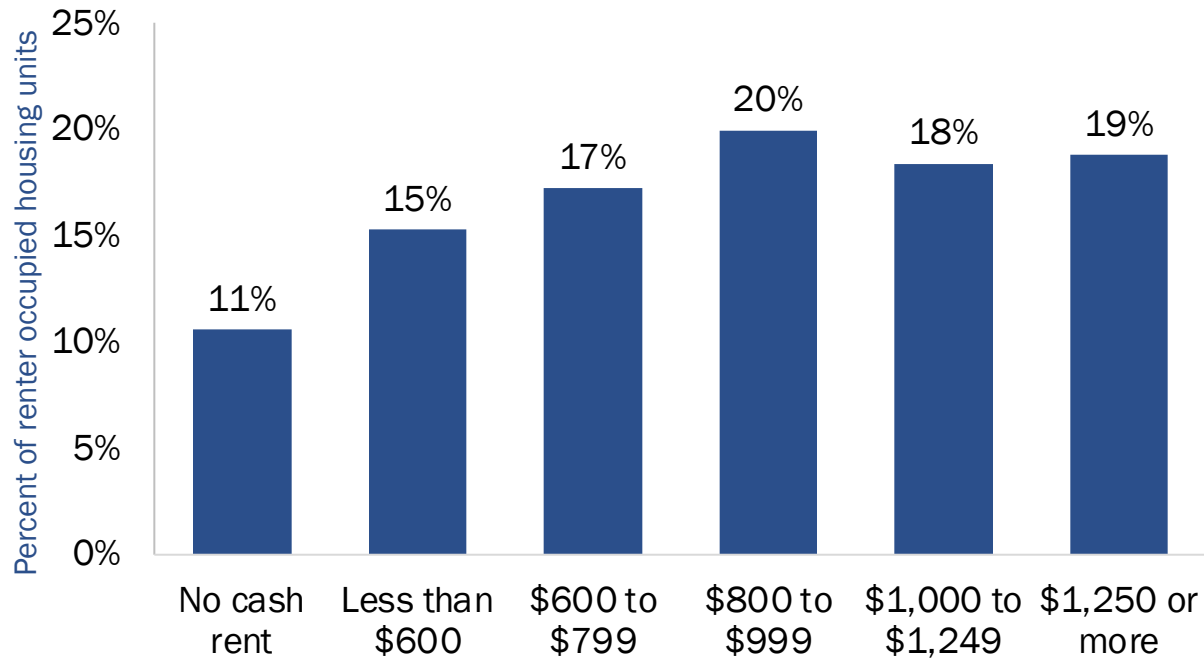
Toledo's median sales price increased by \$100,000 since 2016. The annual median home sale price was \$165,000 in 2016, compared to \$265,000 in 2022.

Newly built housing has higher sales prices than existing housing.

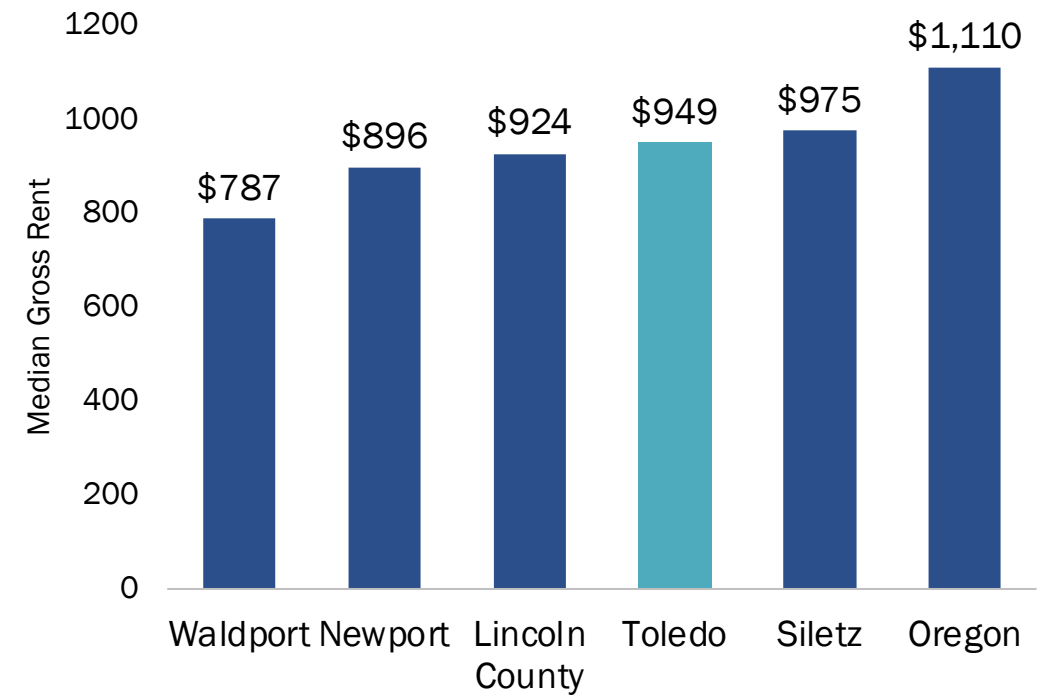
Source: Property Radar, 2022.

Monthly Rental Costs, Toledo

Gross Rent, Toledo, 2015-2019



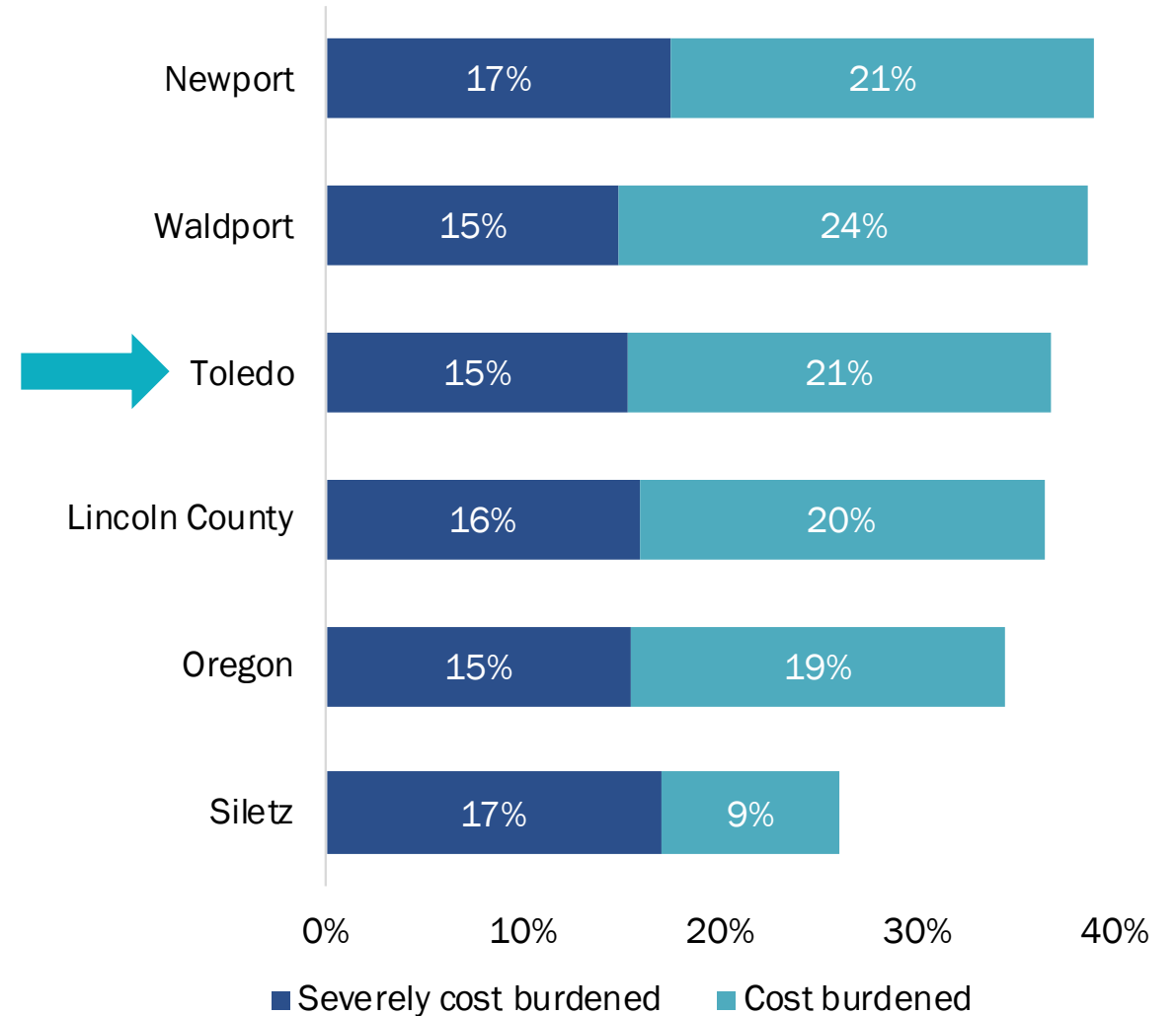
Median Gross Rent, 2015-2019



Cost Burden, 2019

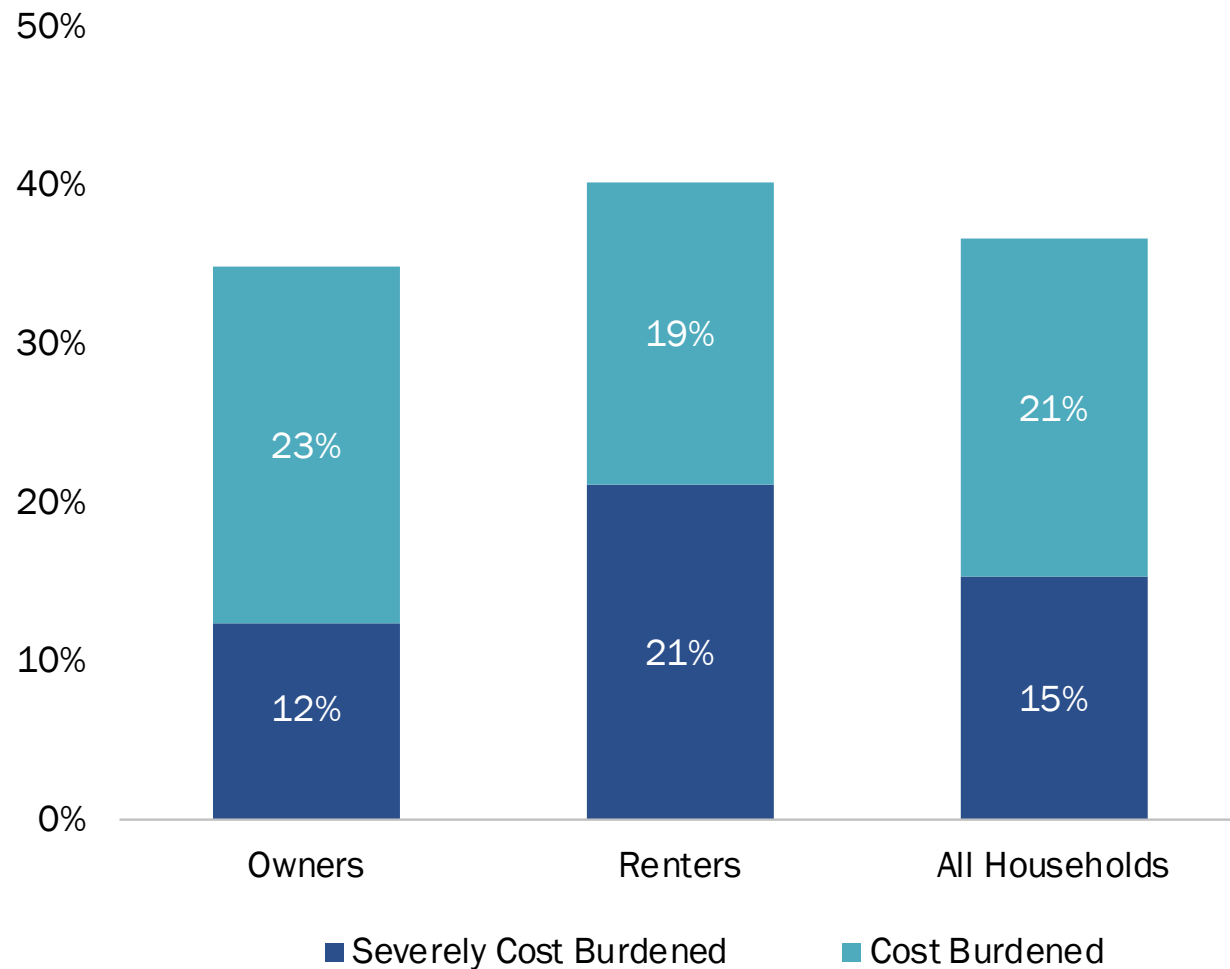
Cost burdened: spending more than 30% of income on housing costs

Severely cost burdened: spending more than 50% of income on housing costs



Source: U.S. Census, American Community Survey 2015-2019

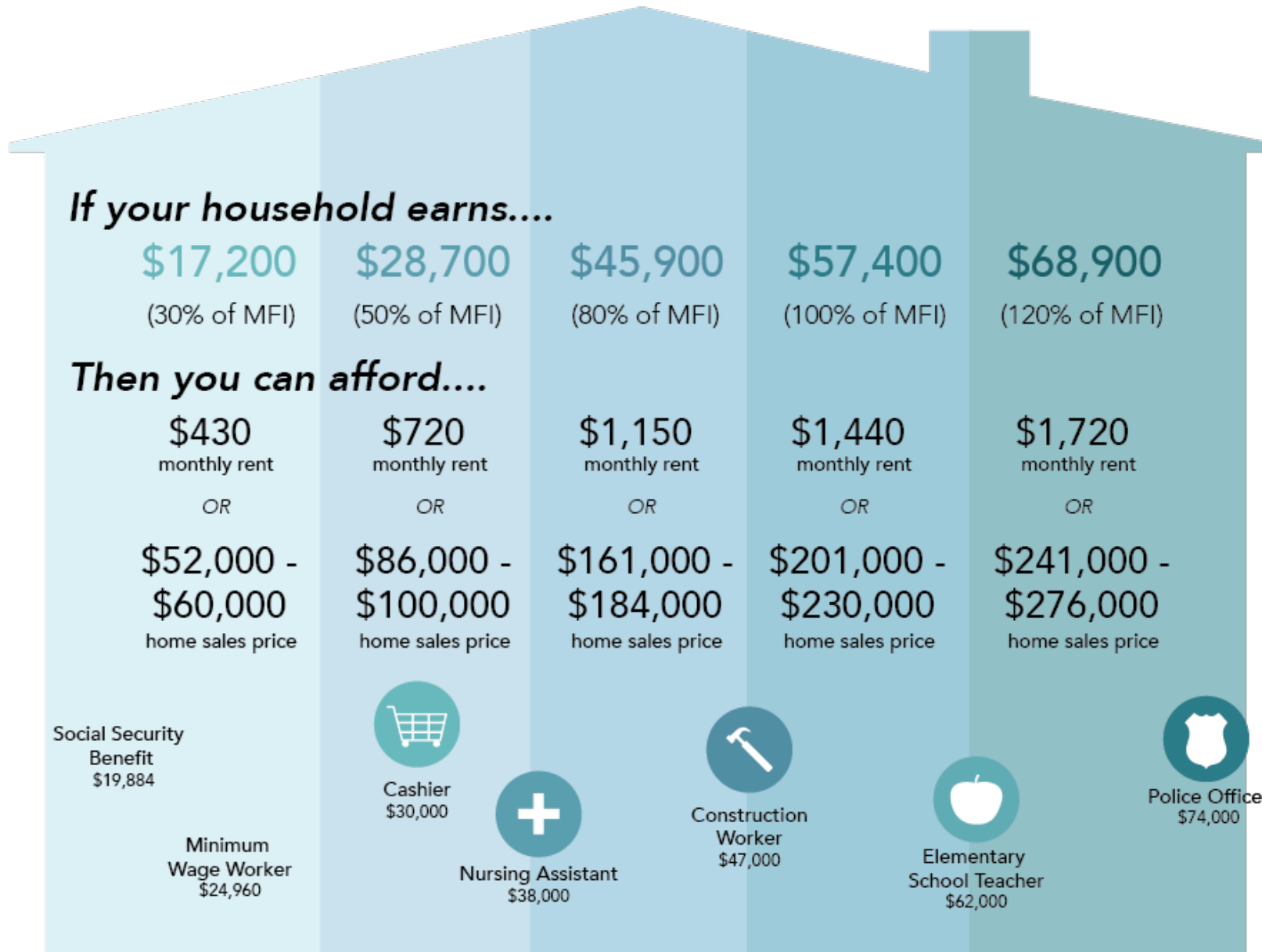
Cost Burden by Tenure, Toledo, 2019



Renters are more likely to be severely cost burdened than owners.

40% of renter households are cost burdened or severely cost burdened.

Financially Attainable Housing, Lincoln County



Median Home Sale Price in Toledo:
\$265,000

A household would need to earn about \$75,700 (132% of MFI) to afford these prices.

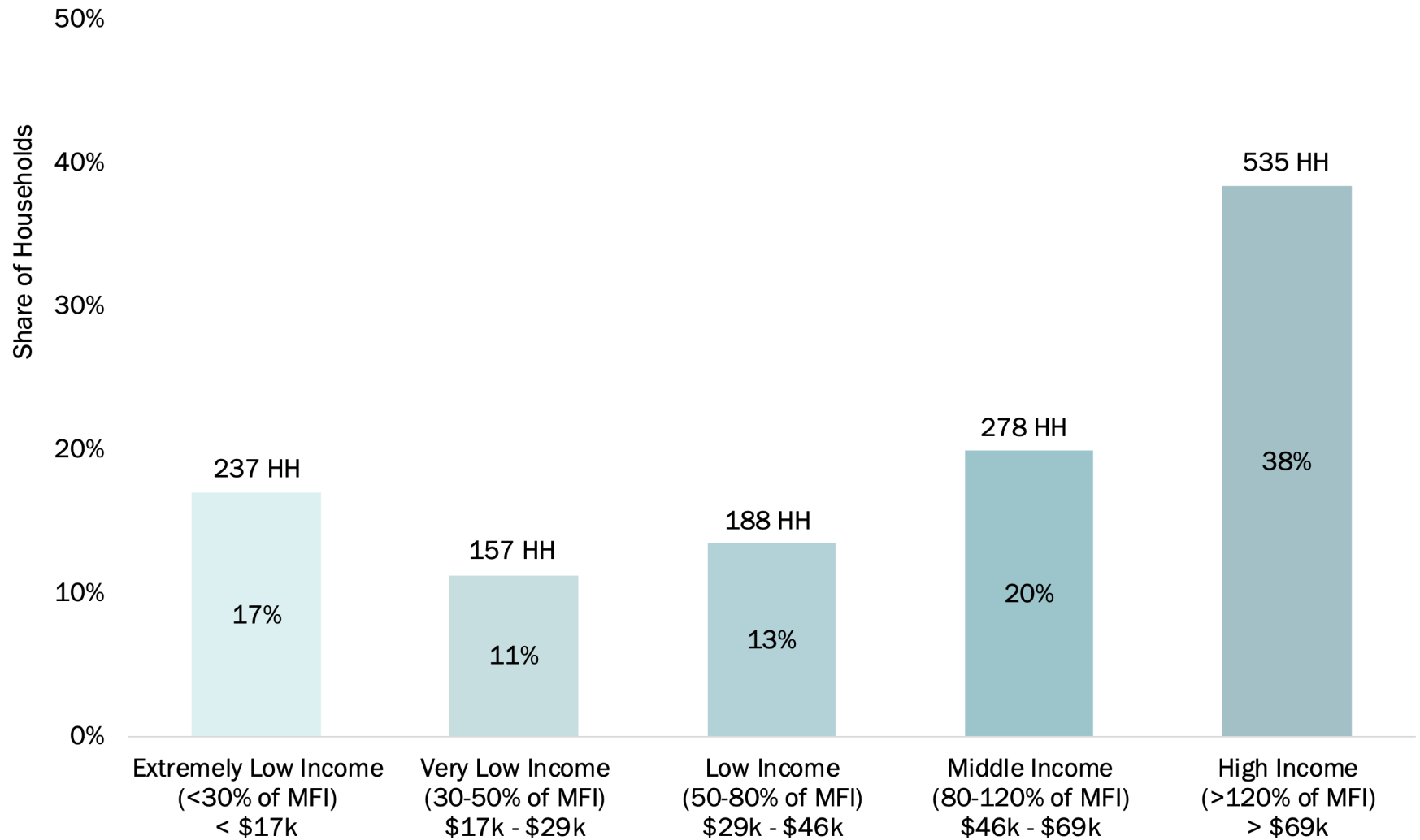
About 29% of Toledo's households have incomes sufficient to afford this cost.

Median gross rent in Toledo (2019):
\$950

A household would need to earn about \$38,000 or 66% of MFI to afford this rent.

About 36% of Toledo's households have incomes less than \$38,000.

Existing Households by Income Level, Toledo

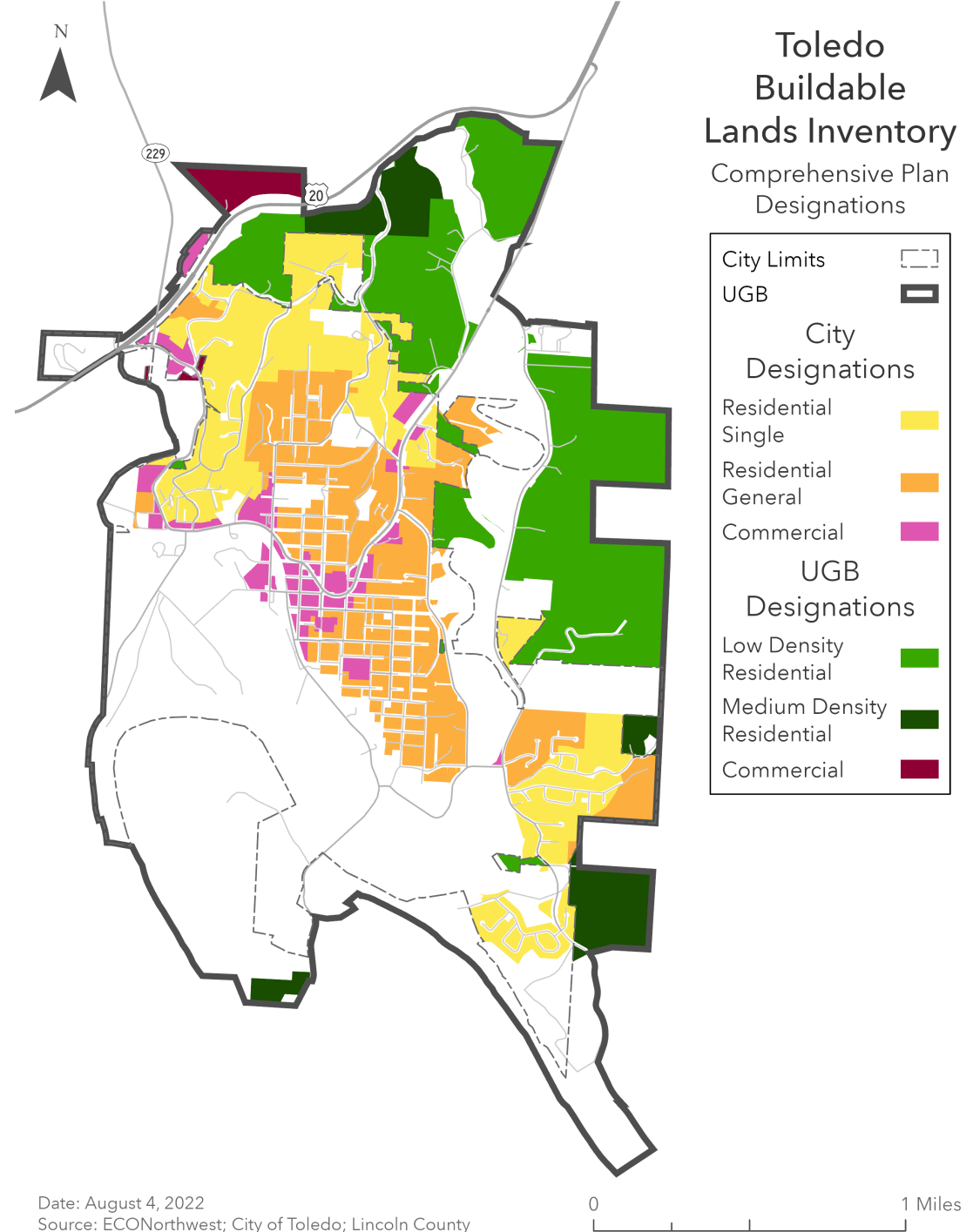


This chart is based on the HUD MFI for Lincoln County and the ACS household income distribution for Toledo.



Buildable Lands Inventory

Toledo Comprehensive Plan Designations where housing is allowed with clear and objective standards



- Developed

Lots fully developed consistent with current zoning. Improved lots unlikely to redevelop within the 20-year period.

- Vacant

Lots that have no structures or have buildings with very little improvement value (\$10,000 or less).

- Partially vacant

Lots occupied by a use but contain enough land to be developed further in current zone.

- Undevelopable

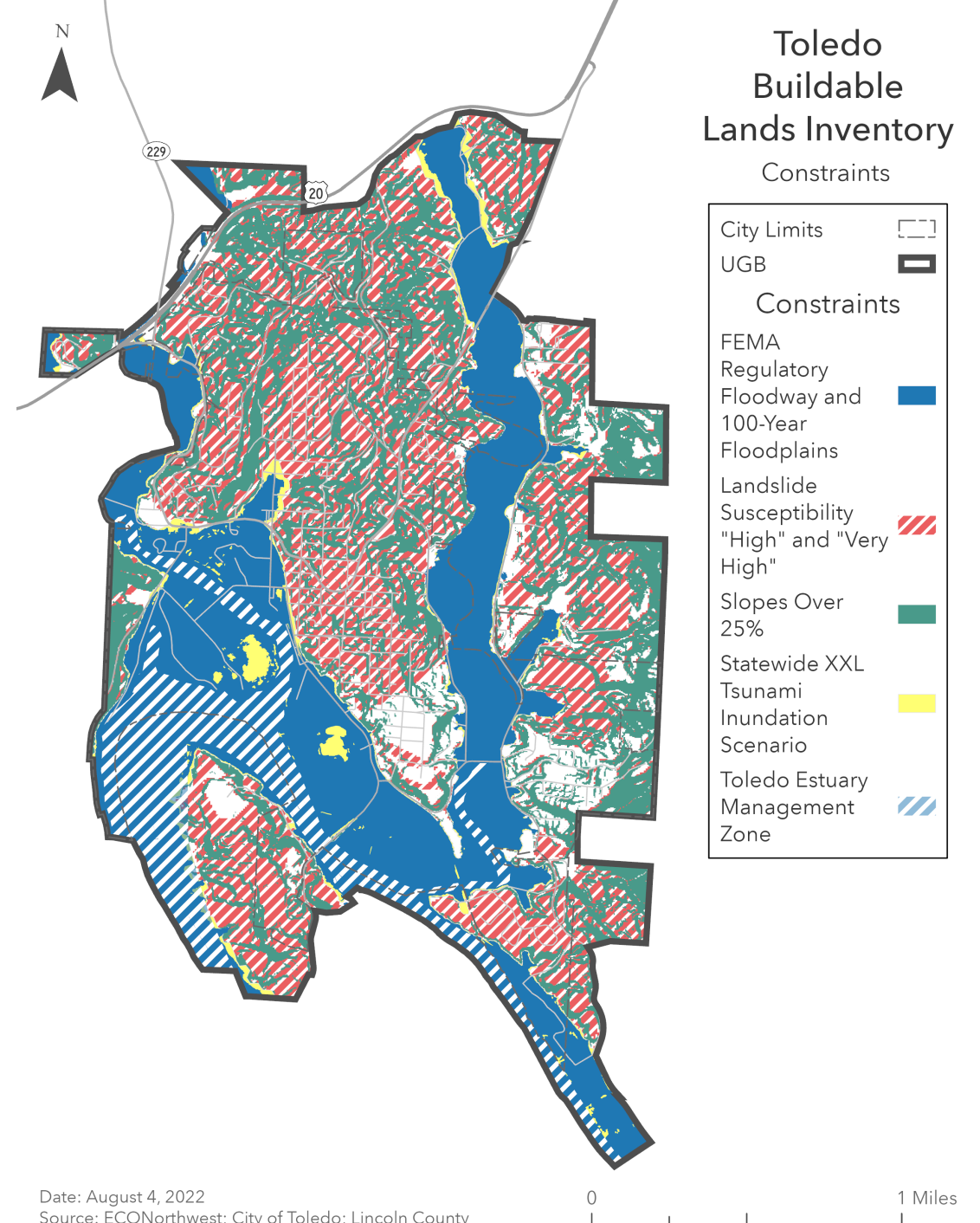
Vacant tax lots less than 3,000 square feet in size.

- Public

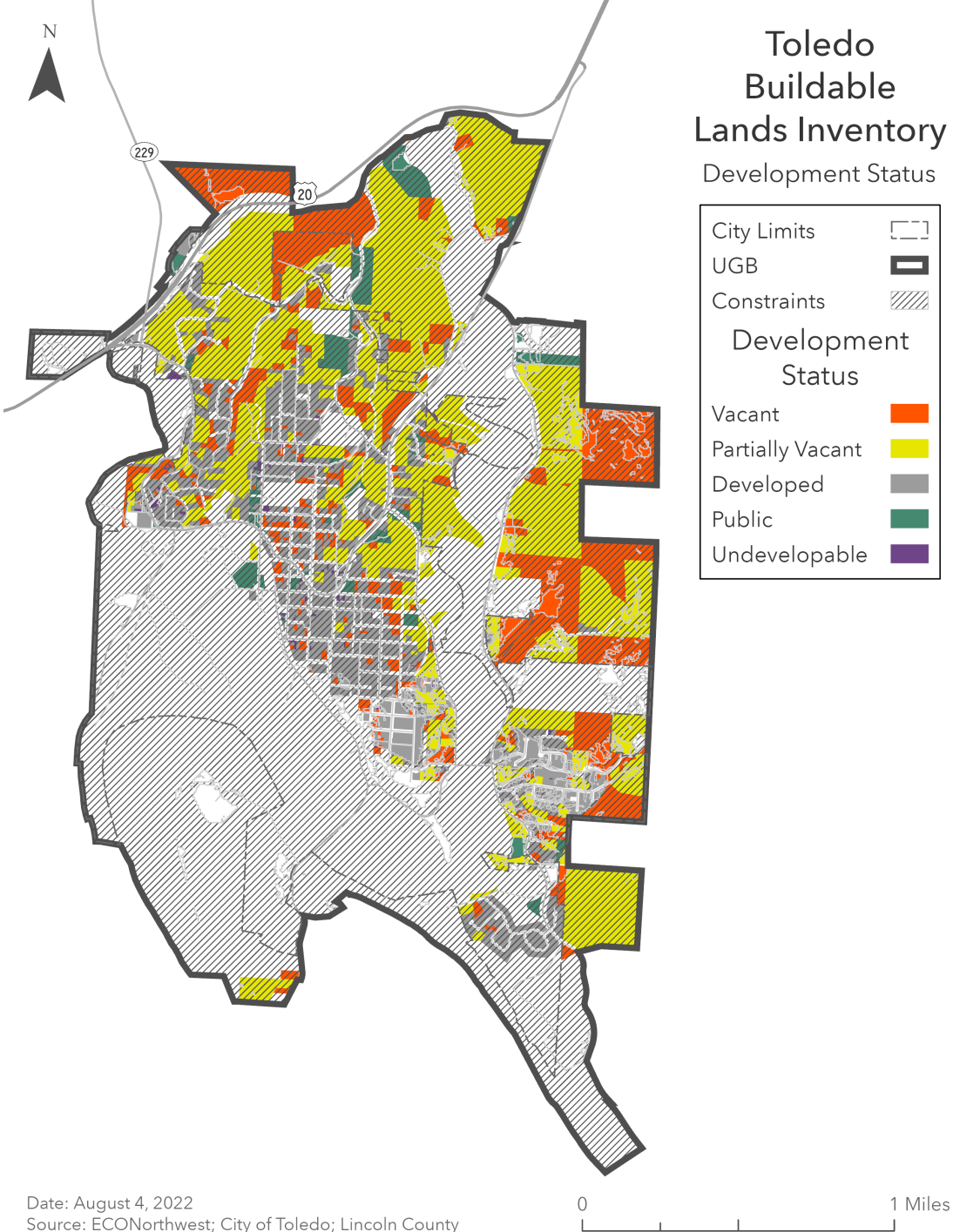
Lands in public, including Federal, State, County, or City ownership.

Development Constraints

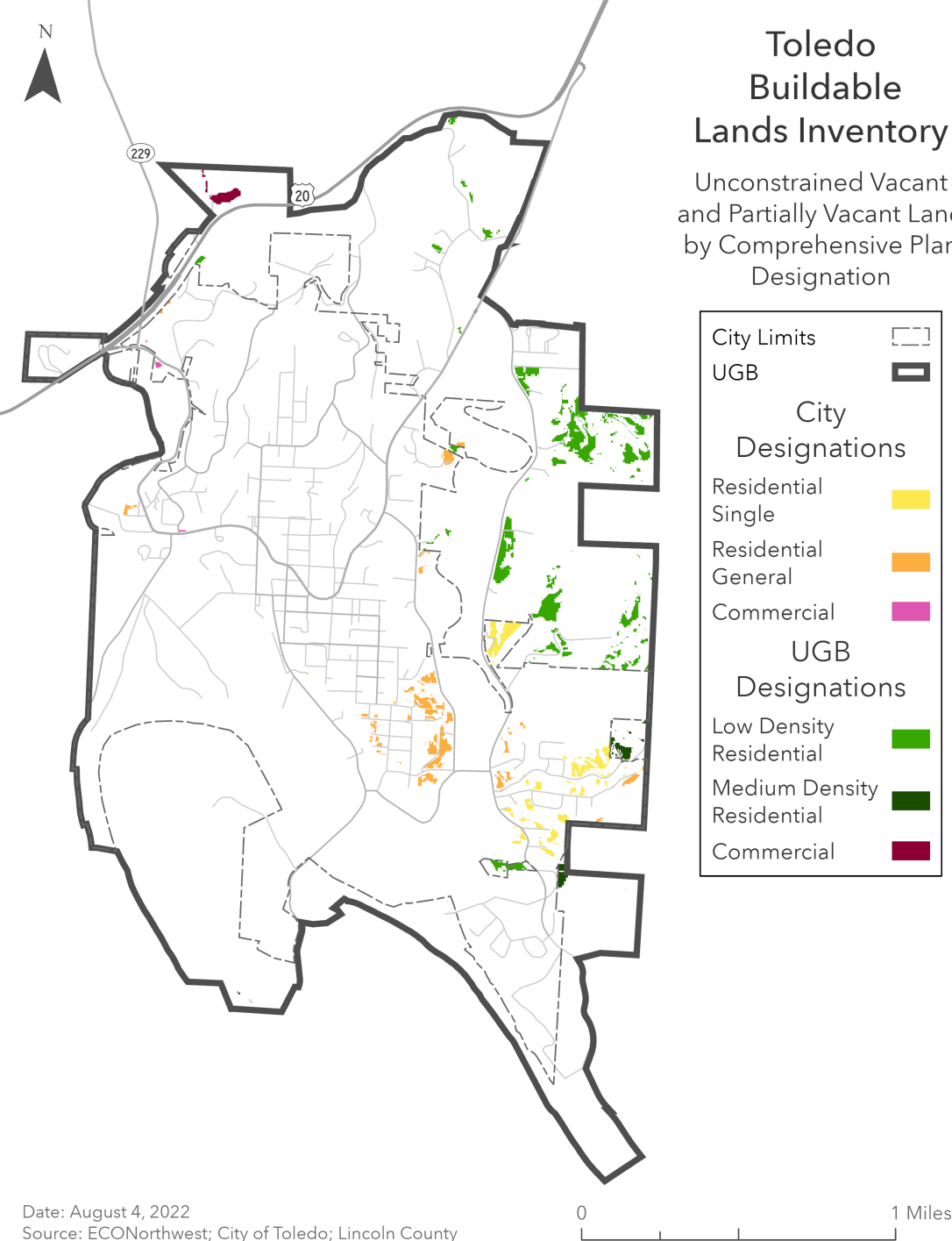
- FEMA 100-Year Floodplains
- Landslides, Highly Susceptible Areas
- Slopes (Greater Than 25%)
- Tsunami Inundation Scenario
- Toledo Estuary Management Zone



Development Status



Unconstrained Vacant and Partially Vacant Residential Lands By Comprehensive Plan Designation



Results: Unconstrained Vacant & Partially Vacant Lands

Total Unconstrained Buildable Acres: 45

58% of buildable land is in UGB Low Density Residential

Plan Designation	Total Buildable acres	Buildable acres on vacant lots	Buildable acres on partially vacant lots
City			
Residential Single	7	5	3
Residential General	7	3	4
UGB			
Low Density Residential	26	15	11
Medium Density Residential	2	1	1
Commercial	2	2	-
Total	45	26	19

Capacity for Growth, 2022-2042

- Toledo's forecast for housing growth is modest, 15 new dwellings over the 2022-2042 period.
- Given this small forecast for growth, Toledo has enough vacant residential land to accommodate growth.
 - Vacant unconstrained land has capacity for about 245 dwelling units.
- Toledo may exceed this forecast over the next 20-years, especially given recent development trends.
- If Toledo can support more growth, it can provide opportunities for relatively affordable housing for residents and workers in Lincoln County.



Strategies to Accommodate Housing Needs: Recommendations

- Remove Selected Constrained Residential Land from the UGB and Bring into the UGB Unconstrained Land for Replacement
- Streamline the Development Code and Subdivision Requirements
 - Minor partitions require a Planning Commission hearing
 - Flag lot standards are complex
 - Determine if building permit timeline could be extended to a year or longer
 - Increase time allowed for an extension of a conditional use permit to two years or longer
 - Clarify zones where manufactured home parks are allowed

- Identify Opportunities for Housing Development in Downtown and Commercial Areas
 - Allow multifamily housing on first floor in commercial areas, except along Main Street *or*
 - Develop a zoning overlay for commercial areas to allow development of housing on all floors of the structure, in selected areas
- Identify Opportunities to Convert Commercial Buildings to Residential Uses on the Second Floor

- Use Urban Renewal Funds to Support Residential Development
- Revise when Systems Development Charges (SDCs) are Due and how the City calculates SDCs
 - SDCs could be due later in the development process
 - Consider calculating SDCs based on the size (square foot) of the unit, with lower SDCs for smaller units
- Evaluate Implementing the Nonprofit Corporation Low-Income Rental Housing Exemption

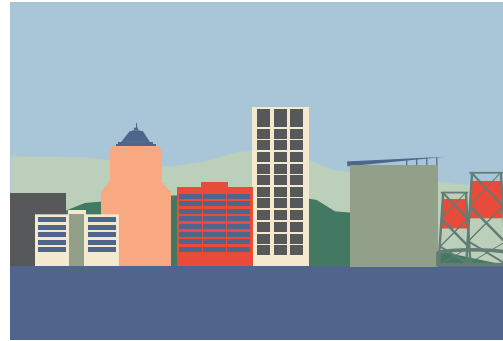
- Evaluate Implementing the Nonprofit Corporation Low-Income Rental Housing Exemption
- Continue to Work with Landowners to Understand what Assistance the City can Provide in Developing Land

ECONorthwest

ECONOMICS • FINANCE • PLANNING



Eugene



Portland



Seattle



Boise

Toledo Comprehensive Plan

Article 10 - Draft

Article 10: Housing

This section is intended to show compliance with Statewide Planning Goal 10, Housing. The goal requires cities to plan for needed housing types such as multi-family and manufactured housing, to inventory buildable residential land, to project future needs for the land, and to zone enough buildable land to meet those needs. The goal prohibits cities from discriminating against needed housing types.

Specifically, the Statewide Planning Goal states: “Buildable lands for residential use shall be inventoried and plans shall encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which commensurate with the financial capabilities of Oregon households and allows for flexibility of housing location, type and density”.

Context

The City of Toledo recently completed an Accessory Dwelling Unit (ADU) Code update in 2020 in compliance with State rules. In addition, the city completed additional residential code updates to support housing. The updates in 2021 include allowing duplexes on both the R-S and R-G zone and other updates to encourage housing.

In addition, the Toledo Comprehensive Plan Survey asked: “Thinking about the future of Toledo, what should the city focus on?” The top answer was “increasing housing options”. Furthermore, the Comprehensive Plan Survey asked: “What are the greatest strengths of Toledo?” The lowest response was “Housing”. This clearly indicates housing is a top priority in the city.

Housing will continue to be a top priority as the City of Toledo plans for future growth and development. The City’s vision is to provide a range of housing options to meet the various needs and preferences of existing and future residents, and plan for a complete, balanced community. The City of Toledo is working towards meeting housing needs as required by Statewide Planning Goal 10. The city recently completed a Housing Needs Assessment (Appendix X).

Mixture of Housing Stock – Goal 1

Encourage development of a mixture of housing stock in terms of design, type, cost, and location that meets the housing needs of ~~all~~ current and future Toledo citizens.

Policy 1 Affordable Housing. Support the development of affordable housing to address housing needs that are not met by the market.

Policy 2 Mix of Housing Types and Residential Densities. Encourage a mix of housing types (single-story single-family housing, multi-family, mixed-use, accessory dwellings units, duplexes, apartments, attached and detached single family residences, condominiums, townhouses, government-assisted affordable housing, and manufactured housing) and residential densities within the Urban Growth Boundary and the city limits that conforms with the population and density projections adopted by the City of Toledo.

Policy 3 Aging Population and Disabled Population. Recognize groups needing specialized housing such as older adults ~~the elderly~~, people with disabilities ~~handicapped~~, people experiencing homelessness, and other disadvantaged groups when identifying housing programs and opportunities.

Policy 4 Large Specialty Complexes. Allow large complexes to feasibly provide needed services, such as dining areas, health care facilities, and on-site services, for client groups with special needs, such as older adults ~~the elderly~~. In such cases the complexes should be designed and located to provide mitigation features or buffers to the adjoining neighborhoods and have close proximity to services and transit.

Partnerships and Fair Housing – Goal 4

Continue to support partnerships and fair housing.

Policy 1 Affordable Housing Partnerships. Partner with the Housing Authority of Lincoln County and other agencies, nonprofits, and other groups to help meet the housing needs of low- and moderate-income households.

Policy 2 Fair Housing. Comply with federal, state, and local fair housing laws which affirm access to housing for all persons in Toledo and employ strategies that support the Fair Housing Act and affirmatively further fair housing.

Livability – Goal 3

Provide for the planning, development, and preservation of a variety of housing types that support livability.

Policy 1 Well-Designed Neighborhoods. Promote well-designed neighborhoods so that existing and new neighborhoods in Toledo are attractive, safe, and healthy places to live; respect surrounding context; and enhance community character. ~~Provide maximum choices for the client residents and minimal disturbance to the existing neighborhoods by dispersing multi-family and low and moderate income housing units through the community with small scale projects rather than aggregated into large complexes or single purpose neighborhoods.~~

Policy 2 Existing Housing Stock Maintenance. Ensure active enforcement of the City of Toledo's Municipal Code regulations to ensure maintenance of housing stock in good condition and to protect neighborhood character and livability.

Policy 3 Rehabilitation. Encourage the provision of quality housing units through either the rehabilitation or replacement of substandard units. Rehabilitation should be the primary goal with a recognition that units which are not financially feasible to rehabilitate should be demolished and replaced.

Policy 4 Historic Housing Preservation. Preserve and enhance Toledo's historic housing as a valuable resource. Encourage the rehabilitation of the historic housing stock and residential neighborhoods.

Policy 5 Open Space Provisions. Foster the provision of land for open space and recreation for new and existing residents when developing housing.

Policy 6 High Quality Housing. Encourage the development of higher (quality) standard housing types and residential neighborhoods that assist to:

- a. Attract new businesses and keep local businesses within the community.
- b. Ensure that ~~moderate, middle, and high income~~ all families can continue to live in Toledo.
- c. Ensure the economic viability of the community and support the tax base and schools.
- d. Maintain the quality of life in Toledo.

Land Supply– Goal 4

Ensure that the city has an adequate supply of land to support Toledo citizens.

Policy 1 Adequate Supply of Residentially Zoned Land. Ensure that the city has an adequate housing supply and adequate supply of residentially zoned land within the Urban Growth Boundary to provide a variety of choices regarding the type, location, density, and cost of housing units commensurate with the needs of the community's residents to support the community's growth. Regularly monitor supply of land and make adjustments as needed.

Policy 2 Adequate Supply of Accessible Residentially Zoned Land. Ensure an adequate supply of residentially zoned land within the city limits that is accessible to employment centers, public utilities, and public services and provides a variety of choices regarding the type, location, density, and cost of housing units commensurate with the needs of the city's residents.

Policy 3 Redevelopment and Infill. Encourage residential development on vacant or redevelopable lots in areas already serviced or where services can be economically provided.

Innovation – Goal 5

Encourage innovative site design in planning and developing of housing.

Policy 1 Encourage Innovation. Encourage innovation in housing types, densities, and design to promote a variety of housing choices and prices through actions that:

- a. **Manufactured Homes.** Allow manufactured homes on individual lots and within manufactured home parks.
- b. **Upper Floor Housing.** Allow use of the upper floors of retail and office buildings for residences, particularly in the downtown area of Toledo.
- c. **Accessory Dwelling Units.** Allow accessory dwelling units in existing residential neighborhoods.
- d. **Innovative Development Code.** Provide innovative development code regulations which allow for creative project designs that conform with the Comprehensive Plan.
- e. **Alternative Housing Choices.** Allow (albiet limited) opportunities for alternative housing choices, such as mobile home parks and on-board marine housing units.

- f. **Bed and Breakfast Facilities.** Allow the establishment of bed and breakfast facilities in existing residential areas when it can be determined that the use will be compatible with the surrounding neighborhood in terms of traffic generation, parking, use intensity, size of structure, and property appearance.
- g. **Vacation Rentals.** Control the number and location of vacation rentals to preserve adequate housing for residents and protect the quality of life in the City's residential neighborhoods. Allow the establishment of vacation rentals in existing commercial areas when it can be determined that ensure the use will be compatible with the surrounding neighborhood in terms of traffic generation, parking, use intensity, size of structure, and property appearance.
- h. **Innovative Technologies.** Promote the use of innovative and efficient technologies and materials in housing construction that increase the quality and useful life of new and existing housing.

**CITY OF TOLEDO
REQUEST FOR COUNCIL ACTION**

	Meeting Date:	Agenda Topic:
	October 26, 2022	Support of the Oregon Mayors Association Taskforce on Homelessness budget package proposal to the 2023 Oregon Legislature
Council Goal:	Agenda Type:	
Not Applicable	Decision Items	
Prepared by:	Reviewed by:	Approved by:
City Manager J. Richter	City Manager Judy Richter	City Manager Judy Richter

Recommendation:

Motion to approve support of the Oregon Mayors Association Taskforce on Homelessness budget package proposals to the 2023 Oregon Legislature.

Background:

In May, the Oregon Mayors Association (OMA) formed a Taskforce on Homelessness. Twenty-five mayors, representing cities of all sizes from around the state, studied Oregon's homelessness crisis. Attached you will find a letter from the Oregon Mayor's Association asking for your city's support for two separate, yet parallel budget proposals:

1. A budget package which provides direct allocation to cities for homelessness response and prevention services; and
2. A budget package that provides capital improvement funding for cities.

Fiscal Impact:	Fiscal Year:	GL Number:
Unknown	2022-2023	N/A

Attachment:

1. Letter from OMA – for Region 5



To convene, network, train, and empower Mayors

MEMORANDUM

To: Mayors and Chief Executive Officers of Region 5
From: The Oregon Mayors Association
Date: October 18, 2022
Re: Partnership Needed to Solve Statewide Homelessness Emergency

This past May, the Oregon Mayors Association (OMA) formed a Taskforce on Homelessness. Twenty-five mayors, representing cities of all sizes from around the state, studied Oregon's homelessness crisis. And while the crisis may seem insurmountable, given that the symptoms and solutions look different between urban and rural communities and vary based on a city's size, geography and available service providers, local government leaders have developed a solution to Oregon's crisis of the unhoused.

The OMA Homelessness Taskforce's plan to humanely and timely address the homelessness crisis in Oregon is a partnership between the State of Oregon and its 241 cities. This partnership will allow for the establishment and expansion of local, community-based responses that provide immediate shelter, needed services, and secure safety for unhoused Oregonians. During the 2023 Legislative session, the OMA will *propose* two separate, yet parallel, budget proposals: (1) a budget package which provides direct allocation to cities for homelessness response and prevention services; and (2) a budget package that provides capital improvement funding for cities.

Direct Allocation

A direct allocation of funding from the state to each incorporated city in Oregon for cities to use in their homelessness response and prevention services is being proposed by the OMA.

- It is proposed that each city will be allocated funds in an amount equal to \$40 per resident, in accordance with the latest official population estimates from Portland State University.
- The proposal requires that in no instance will an incorporated city receive less than \$50,000 in direct funding.
- OMA's proposal provides cities the ability to elect to use the funds for their own homelessness response and prevention services, or to redirect their funds to community partners who are required to use the funds for homelessness response and prevention services.

OMA's proposal states that funds must be used for homelessness response and prevention services, which may include:

- Abatement/clean-up
- Environmental mitigation
- Affordable housing
- Capital construction or improvement costs related to homelessness or affordable housing measures
- Community resource officers
- Education and outreach
- Food bank assistance
- Shelter and/or transitional housing
- Hygiene stations
- Operation costs
- Outreach workers
- Prevention

With a \$50,000 guarantee for all cities, and a \$40.00 per resident multiplier in place, based on the April 19, 2022, PSU population estimates, the total amount requested would equal \$123,575,800.00 annually.

For cities located in Region 5, a \$40 per resident allocation equates to an annual allocation of the dollar amounts denoted below:

- Depoe Bay - \$62,360
- Dunes City - \$58,160
- Florence - \$384,000
- Lincoln City - \$402,680
- Newport - \$423,640
- Siletz - \$50,000
- Toledo - \$144,440
- Waldport - \$92,840
- Yachats - \$50,000

Capital Allocation

In addition to the direct allocations, the Taskforce's proposal requires a meaningful allocation from the State for coordinated capital construction investments for specific shelter and transitional housing projects, statewide. It is expected that a final dollar amount for needed capital construction investments will equal between \$125 to \$175 million. The OMA is seeking information from Oregon cities about any needs they may have for capital construction investments from the state in their local responses to addressing the homelessness crisis.

Request for Support

The OMA Homelessness Taskforce and the OMA Board of Directors seek the support of Oregon's 241 cities for the above-described proposal. In an effort to present the legislature and Oregon's next governor with a truly coordinated and collaborative proposal, the OMA hopes to submit its legislative request with as many city partners as possible.

To explain the statewide nature of this crisis, the League of Oregon Cities (LOC), in partnership with the OMA, has secured the services of a communications specialist to work directly with cities interested in supporting the OMA proposal. The communications specialist will work directly with interested cities to develop a one-page document that outlines a city's unique experience with homelessness, and how the funding proposed by the OMA would help the city respond to, or even prevent, homelessness in their community. Work performed by the consultant in support of the OMA proposal will be paid for by the LOC.

Oregon's mayors are leading the on-the-ground response on homelessness, and the prevention thereof, but cities cannot do so alone and need joint leadership from state government to support cities and our county partners. The OMA Taskforce has called on Oregon's next governor and legislature to fund the services and housing needed to make an impact on Oregon's homelessness crisis; the support of Region 5 cities will go a long way to expressing the importance and impact of this proposal.

If your city is interested in supporting the proposal, please contact any of the LOC staff persons listed below as soon as possible, ideally cities wishing to provide support to the proposal should make contact no later than November 4th.

- Patty Mulvihill, LOC Interim Executive Director – pmulvihill@orcities.org
- Ariel Nelson, LOC Housing & Land Use Lobbyist – anelson@orcities.org
- Angela Speier, Projects & Affiliates Manager – aspeier@orcities.org

Accounts Payable

To Be Paid Proof List

User: ksteenolk
 Printed: 09/02/2022 - 8:50AM
 Batch: 00015.08.2022 - AP 09.02.2022



Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
Airgas USA, LLC									
airno									
*** 9990545399	7/31/2022	131.70	0.00	09/02/2022				No	0
011-110-608100 Contract & Other Services				Monthly Charge for Gas Cylinder Rental - PW					
9990545399 Total:		131.70							
Airgas USA, LLC Total:		131.70							
Analytical Lab & Consultants									
anala									
*** 150535	8/8/2022	219.00	0.00	09/02/2022				No	0
012-120-608000 Supplies				Coliform Test - Sample Date 08/03/22					
150535 Total:		219.00							
*** 150790	8/15/2022	21.61	0.00	09/02/2022				No	0
012-120-608000 Supplies				Bottle Shipping Fee - One IOC Kit Shipped 8/10/22					
150790 Total:		21.61							
*** 151105	8/23/2022	485.00	0.00	09/02/2022				No	0
012-120-608000 Supplies				PWS Inorganics (IOC) Package - Sample Date 8/12/22					
151105 Total:		485.00							
Analytical Lab & Consulta		725.61							

Association of Washington Cities

AP-To Be Paid Proof List (09/02/2022 - 8:50 AM)

*** means this invoice number is a duplicate.

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description			Reference		
asso									
INV2495	8/12/2022	200.00	0.00	09/02/2022				No	0
001-100-600230 Advertising & Notices				Job Posting for Asst City Mgr/HR Position					
INV2495 Total:		200.00							
Association of Washington		200.00							
Baker & Taylor, LLC									
bakta									
2036962246	8/19/2022	463.38	0.00	09/02/2022				No	0
001-700-603500 Books & Materials				Books & Materials					
2036962246 Total:		463.38							
H62353350	8/19/2022	70.27	0.00	09/02/2022				No	0
001-700-603500 Books & Materials				Books & Materials					
H62353350 Total:		70.27							
Baker & Taylor, LLC Total		533.65							
Baron, Chris									
barch									
	9/2/2022	250.00	0.00	09/02/2022				No	0
065-650-605260 Main St Program				Musician for Art, Oysters & Brews Event on 09/03/22					
Total:		250.00							
Baron, Chris Total:		250.00							
Brenntag Pacific, Inc.									
brep									
BPI269023	8/25/2022	2,294.50	0.00	09/02/2022				No	0
012-120-608000 Supplies				Dense Soda Ash - WTP					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
	BPI269023 Total:	2,294.50							
	Brenntag Pacific, Inc. Total	2,294.50							
Builders Firstsource probui 61041199	8/23/2022	26.70	0.00	09/02/2022				No	0
001-650-600400 Facility Needs				4" X 1" Black Base Wall Vinyl-Base Board - Library's Dow					
	61041199 Total:	26.70							
	Builders Firstsource Total:	26.70							
Cascade Centers casce *** 114443	8/1/2022	46.55	0.00	09/02/2022				No	0
001-700-504800 Health Insurance				Emp Assistance Program - Library Volunteers					
*** 114443	8/1/2022	2.45	0.00	09/02/2022				No	0
001-400-504800 Health Insurance				Emp Assistance Program - Police Reserves					
*** 114443	8/1/2022	98.00	0.00	09/02/2022				No	0
001-500-504800 Health Insurance				Emp Assistance Program - Firefighter Volunteers					
	114443 Total:	147.00							
	Cascade Centers Total:	147.00							
Cascade Fire Equipment Co. casfi *** 126066	8/12/2022	195.15	0.00	09/02/2022				No	0
001-500-600300 Equipment Maint & Repair				Two Izone Hose Hooks - Fire Dept					
	126066 Total:	195.15							
	Cascade Fire Equipment Co	195.15							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
CECO, INC.									
caroi									
IN-0751549	8/22/2022	139.80	0.00	09/02/2022				No	0
011-110-601500 Gas, Oil & Tires				Fuel - Biodiesel - Stom Station					
IN-0751549 Total:		139.80							
IN-0751550	8/22/2022	138.64	0.00	09/02/2022				No	0
013-135-601500 Gas, Oil & Tires				Fuel - Biodiesel - Butler Bridge					
IN-0751550 Total:		138.64							
IN-0751551	8/22/2022	187.57	0.00	09/02/2022				No	0
012-120-601500 Gas, Oil & Tires				Fuel - Biodiesel - Wagon Rd Above Old Cobblestone					
IN-0751551 Total:		187.57							
IN-0751552	8/22/2022	139.80	0.00	09/02/2022				No	0
013-135-601500 Gas, Oil & Tires				Fuel - Biodiesel - Bus 20 & Lincoln Way					
IN-0751552 Total:		139.80							
IN-0751553	8/22/2022	0.60	0.00	09/02/2022				No	0
012-125-601500 Gas, Oil & Tires				Fuel - Biodiesel - Mill Creek - River Road					
IN-0751553 Total:		0.60							
IN-0751554	8/22/2022	516.67	0.00	09/02/2022				No	0
012-120-601500 Gas, Oil & Tires				Fuel - Biodiesel - Water Treatment Plant					
IN-0751554 Total:		516.67							
IN-0751556	8/22/2022	238.81	0.00	09/02/2022				No	0
013-135-601500 Gas, Oil & Tires				Fuel - Biodiesel - "A" Street					
IN-0751556 Total:		238.81							
CECO, INC. Total:		1,361.89							

CenturyLink

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
centl									
***	8/17/2022	104.98	0.00	09/02/2022				No	0
011-110-600250 Alarms				Alarms - T21-2194					
***	8/17/2022	145.61	0.00	09/02/2022				No	0
012-120-600250 Alarms				Alarms - T21-0453					
***	8/17/2022	94.99	0.00	09/02/2022				No	0
012-120-600220 Communication Services				Phones, Alarms & Internet -336-1603					
***	8/17/2022	94.99	0.00	09/02/2022				No	0
013-130-600220 Communication Services				Phones, Alarms & Internet -336-1843					
***	8/17/2022	49.02	0.00	09/02/2022				No	0
001-400-600220 Communication Services				Phones - 82263261 LUMEN					
	Total:	489.59							
	CenturyLink Total:	489.59							
Children's Book Council									
chibo									
	8/24/2022	10.00	0.00	09/02/2022				No	0
045-450-603500 Books & Materials				Shipping & Handling Fees for Children's Reading Posters-L					
	Total:	10.00							
	Children's Book Council To	10.00							
Columbia Laboratories, Inc.									
colfo									
2208913	8/10/2022	510.00	0.00	09/02/2022				No	0
013-130-607500 Special Purchases				Biosolid Tests on 7/18/22					
	2208913 Total:	510.00							
	Columbia Laboratories, Inc	510.00							
Cowden, Dave									
davco									

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
***	9/2/2022	125.00	0.00	09/02/2022				No	0
065-650-605260 Main St Program				Musician - Art, Oysters & Brews Event on 9/4/22					
	Total:	125.00							
	Cowden, Dave Total:	125.00							
DS Services of America, Inc.									
siesp									
21799201 082022	8/20/2022	69.95	0.00	09/02/2022				No	0
001-400-608100 Contract & Other Services				Monthly Drinking Water Service - Police Dept					
	21799201 082022 Total:	69.95							
	DS Services of America, Inc	69.95							
East Linc County Emergency Responders									
ELCER									
***	9/2/2022	4,166.67	0.00	09/02/2022				No	0
001-500-608150 Volunteer Program				Monthly Fire Volunteer Payment					
	Total:	4,166.67							
	East Linc County Emergen	4,166.67							
Ferguson #3011 Waterworks									
feren									
1127069	8/9/2022	230.00	0.00	09/02/2022				No	0
012-125-608000 Supplies				Two Poly Pinch Tools for Water Shut Off					
	1127069 Total:	230.00							
1127186	8/12/2022	573.80	0.00	09/02/2022				No	0
041-410-626400 Master Plan Improvements				10-Inch Gripper Plug					
	1127186 Total:	573.80							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description			Reference		
1127187	8/10/2022	286.90	0.00	09/02/2022				No	0
041-410-626400 Master Plan Improvements				Two 10-Hand TITE 10-Inch Exp Pipe Plug-Mill Creek Phas					
1127187 Total:		286.90							
1127297	8/15/2022	619.46	0.00	09/02/2022				No	0
011-110-600420 Systems Repair				Ten 2-Vlv 926 Risers					
1127297 Total:		619.46							
1127888	8/19/2022	1,047.14	0.00	09/02/2022				No	0
012-125-608000 Supplies				39 PVC GJ Swr Pipe, 2 PVC Coup & 2 Hymax 2 Rep Coup					
1127888 Total:		1,047.14							
1128134	8/12/2022	2,688.45	0.00	09/02/2022				No	0
042-420-620550 I & I Improvement				PVC Sewer Pipes for Sewer Line Replacement					
1128134 Total:		2,688.45							
1128136	8/12/2022	38.65	0.00	09/02/2022				No	0
042-420-620550 I & I Improvement				One 8" X 8 PVC Coup - D1-D2 Sewer Line Replacement					
1128136 Total:		38.65							
1128224	8/15/2022	2,353.30	0.00	09/02/2022				No	0
012-125-608000 Supplies				Count of 29 SR2 Meter Registers					
1128224 Total:		2,353.30							
Ferguson #3011 Waterwork		7,837.70							
Gale/CENGAGE Learning									
gale									
78353767	8/18/2022	47.23	0.00	09/02/2022				No	0
001-700-603500 Books & Materials				Books & Materials					
78353767 Total:		47.23							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
	Gale/CENGAGE Learning	47.23							
Gentry, Jacob genja ***	9/2/2022	82.00	0.00	09/02/2022				No	0
001-400-608000 Supplies				Employee Reimbursement - One Pair Uniform Pants - PD					
Total:		82.00							
Gentry, Jacob Total:		82.00							
H&B Diamonds By The Sea, Inc. diaby	8/16/2022	77.50	0.00	09/02/2022				No	0
001-50197				Engraving Work on Employee Achievement Award Items-Pl					
001-400-608000 Supplies									
001-50197 Total:		77.50							
H&B Diamonds By The Se		77.50							
Idzerda, Evelyn idzev	9/2/2022	300.00	0.00	09/02/2022				No	0
065-650-605260 Main St Program				Musician - Art, Oysters & Brews Event - 9/3/22					
Total:		300.00							
Idzerda, Evelyn Total:		300.00							
John Deere Financial johde	7/12/2022	80.53	0.00	09/02/2022				No	0
13737644				One Spindle & One Idler - PW Shop					
011-110-600300 Equipment Repair									

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	13737644 Total:	80.53							
13737754	7/15/2022	117.16	0.00	09/02/2022	One Idler - PW Shop			No	0
011-110-600300 Equipment Repair									
	13737754 Total:	117.16							
3817997	8/12/2022	138.59	0.00	09/02/2022	Tail Lamp & Switch			No	0
011-110-600300 Equipment Repair									
	3817997 Total:	138.59							
	John Deere Financial Total:	336.28							
John Lehrer, MD lehjo ***	2/4/2022	175.00	0.00	09/02/2022	Employee DOT Physical - WWTP			No	0
013-135-607500 Special Purchases									
	Total:	175.00							
	John Lehrer, MD Total:	175.00							
League of Oregon Cities leaor	8/11/2022	20.00	0.00	09/02/2022	Job Posting			No	0
10929									
001-100-600230 Advertising & Notices									
	10929 Total:	20.00							
	League of Oregon Cities To	20.00							
LINCOLN CITY SPORTING GOODS LINCCI	8/5/2022	970.80	0.00	09/02/2022	60 of Blazer CCI 9MM 115GR Ammunition - PD			No	0
22230001									
001-400-600700 Membership & Subscriptions									

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
22230001	Total:	970.80							
LINCOLN CITY SPORTIN		970.80							
Lincoln County Solid Waste Consortium lince									
08.31.2022	8/31/2022	166.00	0.00	09/02/2022				No	0
031-310-608100 Contract & Other Services					Consortium Monthly Solid Waste Billing - Aug 2022				
08.31.2022	Total:	166.00							
Lincoln County Solid Wast		166.00							
M & K Bark and Floral mkbar									
027156	8/4/2022	96.00	0.00	09/02/2022				No	0
001-650-608000 Supplies					3 Yards of #1 Fir - Timber's Parking Lot & Main Street				
027156	Total:	96.00							
M & K Bark and Floral To		96.00							
Martin, Steve marst									
	9/2/2022	300.00	0.00	09/02/2022				No	0
065-650-605260 Main St Program					Musician - Art, Oysters & Brews Event on 9/3/22				
Total:		300.00							
Martin, Steve Total:		300.00							
National Testing Network natte									
10890	8/29/2022	500.00	0.00	09/02/2022				No	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
001-400-600600 Travel & Training					Annual Membership-ECOMM Emergency Communications				
10890 Total:		500.00							
National Testing Network T		500.00							
Northstar Chemical, Inc. norst									
231136	8/12/2022	1,951.32	0.00	09/02/2022				No	0
013-130-608000 Supplies					1#M Bulk Sodium Bisulfite-38% - WWTP				
231136 Total:		1,951.32							
Northstar Chemical, Inc. To		1,951.32							
OAMR oamr									
03561	8/11/2022	500.00	0.00	09/02/2022				No	0
001-100-600600 Travel & Training					Registration-2022 Ann Academy & Conf-9/28-9/30/22-Lisa				
03561 Total:		500.00							
OAMR Total:		500.00							
Pioneer Printing, Inc. piopr									
78837	8/15/2022	47.70	0.00	09/02/2022				No	0
001-400-600100 Office Supplies					Count of 500 Envelopes - Case Files - Manila 10 X 13 - PD				
78837 Total:		47.70							
Pioneer Printing, Inc. Total		47.70							
Road & Driveway Co., Inc. roadr									

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description			Reference		
0029073-IN	8/12/2022	120.75	0.00	09/02/2022				No	0
011-110-600420 Systems Repair				Level 3 1/2" HMAc - 8/10/22 - Westwood St Repair					
0029073-IN Total:		120.75							
0029080-IN	8/19/2022	157.78	0.00	09/02/2022				No	0
011-110-600420 Systems Repair				Level 3 1/2" HMAc - 8/12/22 - Graham & Beech Rd Repai					
0029080-IN Total:		157.78							
Road & Driveway Co., Inc		278.53							
Schneidecker, Paul schhe									
6092	8/22/2022	149.00	0.00	09/02/2022				No	0
012-120-600400 Facility Needs				Serviced Daikin Heat Pump System - WTP					
6092 Total:		149.00							
Schneidecker, Paul Total:		149.00							
Sea Western Fire Fighting Equipment, Inc. seawe									
INV18036	8/19/2022	149.20	0.00	09/02/2022				No	0
001-500-600300 Equipment Maint & Repair				One Lawrence Factor Air Test Kit - Fire Dept					
INV18036 Total:		149.20							
Sea Western Fire Fighting E		149.20							
Shrewsbury Rowley, LLC rowto									
5652	8/22/2022	397.00	0.00	09/02/2022				No	0
001-400-600350 Vehicle Maint & Repair				Towing Svc for 2014 Ford Explorer - Call # 6172 - 8/22- PI					
5652 Total:		397.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
	Shrewsbury Rowley, LLC	397.00							
Smith, Ian smiia	9/2/2022	150.00	0.00	09/02/2022				No	0
065-650-605260 Main St Program					Musician - Art, Oysters & Brews Event on 9/4/22				
Total:		150.00							
Smith, Ian Total:		150.00							
Spencer, Tyler spety	9/2/2022	250.00	0.00	09/02/2022				No	0
065-650-605260 Main St Program					Musician-Art, Oysters & Brews Event on 9/4/22				
Total:		250.00							
Spencer, Tyler Total:		250.00							
The Dyer Partnership Engineers & Planners, Inc. dyepa	7/31/2022	2,395.67	0.00	09/02/2022				No	0
29019					Prof Svcs - NE Alder & 3rd Sts Project - Period 6/27-7/26/2				
041-410-620520 Systems									
29019 Total:		2,395.67							
The Dyer Partnership Engi		2,395.67							
The Radar Shop Inc radsh	8/26/2022	426.00	0.00	09/02/2022				No	0
14440					Recert 4 Radar Units & 10 Tuning Frks & B ought 2 Tuning				
001-400-600300 Equipment Maint & Repair									

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	14440 Total:	426.00							
	The Radar Shop Inc Total:	426.00							
Toledo Feed & Seed tolfe									
8520	7/21/2022	3.49	0.00	09/02/2022				No	0
001-650-608000 Supplies				420 Ft Cotton Twine for Green Spacers - PW					
	8520 Total:	3.49							
8525	7/26/2022	239.70	0.00	09/02/2022				No	0
012-120-608000 Supplies				Extra Course Rock Salt - WTP					
	8525 Total:	239.70							
8529	7/27/2022	21.98	0.00	09/02/2022				No	0
001-650-600400 Facility Needs				2 Bags Potting Soil - Flowers Planted at Main Street Parks					
	8529 Total:	21.98							
8533	7/28/2022	21.98	0.00	09/02/2022				No	0
001-650-600400 Facility Needs				2 Bags Potting Soil - Flowers Planted at Main Street Parks					
	8533 Total:	21.98							
	Toledo Feed & Seed Total:	287.15							
Underground Tech, Inc. under									
1203	8/17/2022	92,040.00	0.00	09/02/2022				No	0
042-420-620550 I & I Improvement				26 Line Manholes					
	1203 Total:	92,040.00							
	Underground Tech, Inc. To	92,040.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
USA BlueBook usabl									
010540	6/13/2022	42.93	0.00	09/02/2022				No	0
012-125-608000 Supplies				One Pack of 100, 6-Inch, Blue Marking Whiskers - PW Sho					
010540 Total:		42.93							
011095	6/13/2022	43.72	0.00	09/02/2022				No	0
012-125-608000 Supplies				One Pack of 100, 6-Inch, Blue Marking Whiskers - PW Sho					
011095 Total:		43.72							
014370	6/15/2022	64.65	0.00	09/02/2022				No	0
012-125-608000 Supplies				Two Packs of 100, 6-Inch, Blue Marking Whiskers - PW Sl					
014370 Total:		64.65							
USA BlueBook Total:		151.30							
Verizon Wireless verwi									
*** 9913731710	8/18/2022	900.35	0.00	09/02/2022				No	0
001-400-600220 Communication Services				Cell Phones & Tablets - PD					
*** 9913731710	8/18/2022	80.02	0.00	09/02/2022				No	0
001-500-600220 Communication Services				Cell Phones & Tablets - Fire Dept					
9913731710 Total:		980.37							
Verizon Wireless Total:		980.37							
Wire Works LLC wirwo									
14145	6/6/2022	547.50	0.00	09/02/2022				No	0
001-400-600350 Vehicle Maint & Repair				Siren & Lighting Controller & Assessories for Ford INUT -					
14145 Total:		547.50							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
Wire Works LLC Total:		547.50							
Yaquina Boat Equipment									
yaqbo									
41589	8/2/2022	24.30	0.00	09/02/2022				No	0
011-110-600420 Systems Repair				5.33 Ft Mild Steel Angle - Storm Grate Repair					
41589 Total:		24.30							
41627	8/12/2022	49.16	0.00	09/02/2022				No	0
011-110-600420 Systems Repair				16 Ft Mild Steel Angle - Catch Basin Repair - Beech & Gra					
41627 Total:		49.16							
Yaquina Boat Equipment T		73.46							
Report Total:		122,920.12							

Accounts Payable

To Be Paid Proof List

User: ksteenolk
 Printed: 09/09/2022 - 9:30AM
 Batch: 00001.09.2022 - AP 09.09.2022



Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
Ace Alarms aceal									
13978	8/18/2022	1,053.00	0.00	09/09/2022				No	0
001-650-607500 Special Purchases				Panic Alarm Installation at Library					
13978 Total:		1,053.00							
Ace Alarms Total:		1,053.00							
Barrelhead Supply, Inc. barsu									
*** 323534	8/15/2022	262.64	0.00	09/09/2022				No	0
011-110-608000 Supplies				Count of 56 Pre-Concrete 60# Pallets					
*** 323534	8/15/2022	111.78	0.00	09/09/2022				No	0
011-110-600420 Systems Repair				Count of 2 Press-Treated 4X6X16 ACQ - Chamber Sign M					
323534 Total:		374.42							
Barrelhead Supply, Inc. To		374.42							
Cascade Fire Equipment Co. casfi									
126448	8/30/2022	4,140.00	0.00	09/09/2022				No	0
001-500-608000 Supplies				Count of 10 Various Structural Helmets					
126448 Total:		4,140.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description			Reference					
Cascade Fire Equipment Co		4,140.00							
CECO, INC.									
caroi									
*** CP-00405986	8/31/2022	313.13	0.00	09/09/2022				No	0
012-120-601500 Gas, Oil & Tires					Fuel Charges on Cardlock - WTP				
*** CP-00405986	8/31/2022	98.75	0.00	09/09/2022				No	0
013-130-601500 Gas, Oil & Tires					Fuel Charges on Cardlock - WWTP				
*** CP-00405986	8/31/2022	1,062.78	0.00	09/09/2022				No	0
011-110-601500 Gas, Oil & Tires					Fuel Charges on Cardlock - PW				
*** CP-00405986	8/31/2022	1,062.78	0.00	09/09/2022				No	0
012-125-601500 Gas, Oil & Tires					Fuel Charges on Cardlock - PW				
*** CP-00405986	8/31/2022	1,062.79	0.00	09/09/2022				No	0
013-135-601500 Gas, Oil & Tires					Fuel Charges on Cardlock - PW				
*** CP-00405986	8/31/2022	1,062.79	0.00	09/09/2022				No	0
001-650-601500 Gas, Oil & Tires					Fuel Charges on Cardlock - PW				
CP-00405986 Total:		4,663.02							
CP-00406400	8/31/2022	1,878.38	0.00	09/09/2022				No	0
001-500-601500 Gas, Oil & Tires					Fuel Charges on Cardlock - Fire Dept				
CP-00406400 Total:		1,878.38							
CP-00406710	8/31/2022	992.43	0.00	09/09/2022				No	0
001-400-601500 Gas, Oil & Tires					Fuel Charges on Cardlock - Police Dept				
CP-00406710 Total:		992.43							
CECO, INC. Total:		7,533.83							
Cintas First Aid & Safety									
cinta									
5123206224	9/2/2022	180.22	0.00	09/09/2022				No	0
001-400-608100 Contract & Other Services					First Aid Kit Items Replenished - Police Dept				
5123206224 Total:		180.22							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
5123206241	9/2/2022	7.15	0.00	09/09/2022				No	0
001-500-608100 Contract & Other Services				First Aid Kit Items Replenished - Fire Station					
5123206241 Total:		7.15							
5123206262	9/2/2022	179.54	0.00	09/09/2022				No	0
001-650-608100 Contract & Other Services				First Aid Kit Items Replenished - PW Shop					
5123206262 Total:		179.54							
5123206296	9/2/2022	14.46	0.00	09/09/2022				No	0
001-650-608100 Contract & Other Services				First Aid Kit Items Replenished - City Hall					
5123206296 Total:		14.46							
Cintas First Aid & Safety T		381.37							
CivicPlus, LLC									
civpl									
234746	7/22/2022	350.00	0.00	09/09/2022				No	0
001-900-608100 Contract & Other Services				MuniDocs Annual Subscription Renewal Fee-7/1/22-6/30/2.					
234746 Total:		350.00							
CivicPlus, LLC Total:		350.00							
Civil West Engineering									
civwe									
2902.001.005	9/1/2022	520.00	0.00	09/09/2022				No	0
013-135-608100 Contract & Other Services				General Services - Period 8/1 - 8/31/22					
2902.001.005 Total:		520.00							
Civil West Engineering Tota		520.00							
Corporate Payment Systems									
CORPA									

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description			Reference		
***	8/25/2022	49.33	0.00	09/09/2022				No	0
001-400-608100 Contract & Other Services				UPS-Shipping Inv #R292-PD					
***	8/25/2022	203.93	0.00	09/09/2022				No	0
001-700-600100 Office Supplies				Amazon - Computer for Library					
***	8/25/2022	407.86	0.00	09/09/2022				No	0
001-100-600100 Office Supplies				Amazon - Computer for City Hall					
***	8/25/2022	325.99	0.00	09/09/2022				No	0
001-900-608000 Supplies				Amazon - Print Head					
***	8/25/2022	97.05	0.00	09/09/2022				No	0
001-100-600100 Office Supplies				Amazon - Office Supplies					
***	8/25/2022	25.70	0.00	09/09/2022				No	0
001-400-608100 Contract & Other Services				UPS - Shipping Inv #R302-PD					
***	8/25/2022	81.88	0.00	09/09/2022				No	0
001-100-600100 Office Supplies				Costco - Office Supplies					
***	8/25/2022	53.17	0.00	09/09/2022				No	0
001-400-608100 Contract & Other Services				UPS - Shipping Inv #R312 - PD					
***	8/25/2022	29.69	0.00	09/09/2022				No	0
001-400-608100 Contract & Other Services				UPS - Shipping Inv #R322 - PD					
***	8/25/2022	19.06	0.00	09/09/2022				No	0
001-100-600100 Office Supplies				Staples - City Hall Supplies					
***	8/25/2022	260.76	0.00	09/09/2022				No	0
001-800-600600 Travel & Training				Paypal - OACA Conference - Elmore					
***	8/25/2022	175.00	0.00	09/09/2022				No	0
001-900-608100 Contract & Other Services				PSI Services - Training - Justin Brown					
***	8/25/2022	714.82	0.00	09/09/2022				No	0
001-900-600150 Data Processing Support				Ubiquiti Inc - Server Supplies					
***	8/25/2022	39.49	0.00	09/09/2022				No	0
001-100-600100 Office Supplies				Amazon - Brochure Holders					
***	8/25/2022	19.98	0.00	09/09/2022				No	0
001-900-600150 Data Processing Support				Crashplan - Offsite Backup Monthly Fee					
***	8/25/2022	33.24	0.00	09/09/2022				No	0
001-100-600100 Office Supplies				Amazon - Keyboard & Mouse					
***	8/25/2022	499.98	0.00	09/09/2022				No	0
001-900-600150 Data Processing Support				Go Daddy - Renewal Fee					
***	8/25/2022	37.74	0.00	09/09/2022				No	0
001-700-606500 Youth Program Support				JC Market - Snacks for Youth Program					
***	8/25/2022	50.00	0.00	09/09/2022				No	0
001-700-600100 Office Supplies				Stamps.com-Office Supplies					
***	8/25/2022	8.00	0.00	09/09/2022				No	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
001-700-606550 Adult Program Support ***	8/25/2022	75.45	0.00	09/09/2022	Pair Domains-Domain Name Registration (1 Yr) - thefreebi			No	0
001-700-606550 Adult Program Support ***	8/25/2022	75.45	0.00	09/09/2022	Sweetwater - Cable, Mic, Mic Stand & Bass Drum			No	0
001-700-606500 Youth Program Support ***	8/25/2022	7.00	0.00	09/09/2022	Sweetwater - Cable, Mic, Mic Stand & Bass Drum			No	0
001-700-606550 Adult Program Support ***	8/25/2022	59.00	0.00	09/09/2022	Libsyn - Podcast Service Fee			No	0
001-700-606550 Adult Program Support ***	8/25/2022	-59.00	0.00	09/09/2022	Pair Domains - SSL Certificate for thefreebinpod.com			No	0
001-700-606550 Adult Program Support ***	8/25/2022	41.98	0.00	09/09/2022	Pair Domains - REFUND - SSL Certificate for thefreebinpo			No	0
001-700-606500 Youth Program Support ***	8/25/2022	14.99	0.00	09/09/2022	Chicago Books & Journals - Poster & Book Mark			No	0
001-700-600100 Office Supplies ***	8/25/2022	8.83	0.00	09/09/2022	Adobe - Acrobat Pro			No	0
001-700-600100 Office Supplies ***	8/25/2022	117.56	0.00	09/09/2022	Amazon - Office Supplies			No	0
001-700-603500 Books & Materials ***	8/25/2022	5.49	0.00	09/09/2022	Amazon - Books & Materials			No	0
001-700-600100 Office Supplies ***	8/25/2022	50.00	0.00	09/09/2022	Amazon - Office Supplies			No	0
001-700-600100 Office Supplies ***	8/25/2022	51.53	0.00	09/09/2022	Stamps.com - Office Supplies			No	0
001-700-603500 Books & Materials ***	8/25/2022	50.00	0.00	09/09/2022	Amazon - Books & Materials			No	0
001-700-600100 Office Supplies ***	8/25/2022	7.99	0.00	09/09/2022	Stamps.com - Office Supplies			No	0
001-700-600100 Office Supplies ***	8/25/2022	17.99	0.00	09/09/2022	Amazon - Office Supplies			No	0
001-700-600100 Office Supplies ***	8/25/2022	109.12	0.00	09/09/2022	Stamps.com - Office Supplies			No	0
001-650-608000 Supplies ***	8/25/2022	806.40	0.00	09/09/2022	Walmart - Flowers & Plants			No	0
012-125-608000 Supplies ***	8/25/2022	-14.99	0.00	09/09/2022	Olympic Foundry - Valve Can Risers for Sturdevant			No	0
012-120-608000 Supplies ***	8/25/2022	91.19	0.00	09/09/2022	Amazon Prime - REFUND - Membership Fee			No	0
011-110-608000 Supplies					Jacks Small Engines & Gen - Walk-Behind Saw				

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
***	8/25/2022	-91.19	0.00	09/09/2022				No	0
011-110-608000 Supplies					Jacks Small Engines & Gen-REFUND-Walk-Behind Saw				
***	8/25/2022	725.23	0.00	09/09/2022				No	0
012-120-600300 Equipment Maint & Repair					OR Industrial Resource-Part for Hydrocell Pump Repair				
***	8/25/2022	215.99	0.00	09/09/2022				No	0
041-410-620520 Systems					Feed Corral - Fencing				
***	8/25/2022	592.08	0.00	09/09/2022				No	0
001-400-606600 Community Programs					US Chefstore - Food Items for Nat'l Night Out				
***	8/25/2022	149.70	0.00	09/09/2022				No	0
001-400-606600 Community Programs					US Chefstore - Food Items for Nat'l Night Out				
***	8/25/2022	39.40	0.00	09/09/2022				No	0
001-400-606600 Community Programs					US Chefstore - Food Trays & Napkins for Nat'l Night Out				
***	8/25/2022	225.00	0.00	09/09/2022				No	0
001-400-600600 Travel & Training					OACP-Conference Fee-Chief Pace				
***	8/25/2022	50.31	0.00	09/09/2022				No	0
001-400-600600 Travel & Training					Towne Pump - Fuel - Training - W Pickell				
***	8/25/2022	14.65	0.00	09/09/2022				No	0
001-400-606600 Community Programs					Towne Pump-Propane for Nat'l Night Out				
***	8/25/2022	967.73	0.00	09/09/2022				No	0
034-340-620500 Equipment					HeadsetPlus - Dispatch Headsets				
***	8/25/2022	65.00	0.00	09/09/2022				No	0
001-400-608000 Supplies					Cobblestone Pizza - Food - Patrol Meeting				
***	8/25/2022	35.12	0.00	09/09/2022				No	0
001-400-606600 Community Programs					JC Market - Driniking Water for Nat'l Night Out				
***	8/25/2022	16.49	0.00	09/09/2022				No	0
001-400-606600 Community Programs					Amazon - Food Trays & Basket for Nat'l Night Out				
***	8/25/2022	3.65	0.00	09/09/2022				No	0
001-400-606600 Community Programs					Amazon - Nametags for Nat'l Night Out				
***	8/25/2022	114.98	0.00	09/09/2022				No	0
001-400-606600 Community Programs					Amazon - Survival Kits for Nat'l Night Out				
***	8/25/2022	48.69	0.00	09/09/2022				No	0
001-400-608000 Supplies					Amazon - Kitchen Supplies				
***	8/25/2022	16.19	0.00	09/09/2022				No	0
001-400-606600 Community Programs					Amazon - Mental Health Court Supplies				
***	8/25/2022	9.99	0.00	09/09/2022				No	0
001-400-600100 Office Supplies					Amazon - Stamp - Office Supplies				
***	8/25/2022	31.98	0.00	09/09/2022				No	0
001-400-600100 Office Supplies					Amazon - Office Supplies				
***	8/25/2022	18.69	0.00	09/09/2022				No	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description			Reference		
001-400-608000 Supplies ***	8/25/2022	49.49	0.00	09/09/2022	Amazon - Supplies			No	0
001-400-600100 Office Supplies ***	8/25/2022	20.36	0.00	09/09/2022	Amazon - Paper - Office Supplies			No	0
001-400-608000 Supplies ***	8/25/2022	17.52	0.00	09/09/2022	Amazon - Evidence Supplies			No	0
001-400-600100 Office Supplies ***	8/25/2022	63.68	0.00	09/09/2022	Amazon - Tape - Office Supplies			No	0
001-400-608000 Supplies ***	8/25/2022	27.98	0.00	09/09/2022	Amazon - Kitchen Supplies			No	0
001-400-600100 Office Supplies ***	8/25/2022	9.88	0.00	09/09/2022	Amazon - Pens - Office Supplies			No	0
001-400-608000 Supplies ***	8/25/2022	22.69	0.00	09/09/2022	Amazon - Face Masks			No	0
001-400-608000 Supplies ***	8/25/2022	901.00	0.00	09/09/2022	Amazon - Evidence Supplies			No	0
075-750-608500 Employee Appreciation ***	8/25/2022	25.00	0.00	09/09/2022	Hearth & Table Events-Catering Charge-Employee Appreci			No	0
001-100-608100 Contract & Other Services ***	8/25/2022	54.99	0.00	09/09/2022	Facebook - Art Toledo Event Advertisement			No	0
001-900-600700 Membership & Subscription ***	8/25/2022	15.00	0.00	09/09/2022	Zoom Meeting - Platform Subscription			No	0
001-100-608100 Contract & Other Services ***	8/25/2022	551.61	0.00	09/09/2022	Facebook - Art Toledo Advertising			No	0
001-900-603700 City Council ***	8/25/2022	15.00	0.00	09/09/2022	Best West Agate Beach-Hotel Rm-OR Mayors Assoc Summ			No	0
001-100-600230 Advertising & Notices					Craigslist-Job Posting-Asst City Mgr/HR				
Total:		9,672.53							
Corporate Payment System		9,672.53							
Department of Admin Services DAS ARQ24726	8/26/2022	500.00	0.00	09/09/2022				No	0
001-900-600700 Membership & Subscription					OR Cooperative Procurement Program Svc Billing-7/1/22-6				
ARQ24726 Total:		500.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
Department of Admin Serv		500.00							
Dept of Transportation, DMV Services									
depmv									
L0037617174	8/31/2022	23.00	0.00	09/09/2022					
001-400-608100 Contract & Other Services				Inquiry Fee					
L0037617174 Total:		23.00							
Dept of Transportation, D		23.00							
Do It Best Hardware									
doitb									
***	8/31/2022	19.14	0.00	09/09/2022					
001-400-600300 Equipment Maint & Repair				Hardware for Police Dept Speed Signs					
***	8/31/2022	19.53	0.00	09/09/2022					
001-500-600300 Equipment Maint & Repair				2" Tarp/Rope Hook & Slide Bolt Latch - Fire Dept					
***	8/31/2022	31.39	0.00	09/09/2022					
001-500-600350 Vehicle Maint & Repair				Hardware for Vehicle Maintenance & Repair - Fire Dept					
***	8/31/2022	11.28	0.00	09/09/2022					
001-500-608000 Supplies				Drywall Screw & Grommet Kit - Fire Dept					
***	8/31/2022	69.83	0.00	09/09/2022					
001-650-600400 Facility Needs				Hose Washer, Battey, Stud Finder, Pruner, Wasp Spray-PW					
***	8/31/2022	78.38	0.00	09/09/2022					
001-650-608000 Supplies				Drum Liners, Garden Hose, Hardware, Super Glue & Spray					
***	8/31/2022	3.79	0.00	09/09/2022					
001-650-608050 Janitorial Supplies				65-Watt Light Bulb - Janitorial Supplies					
***	8/31/2022	2.79	0.00	09/09/2022					
011-110-600300 Equipment Repair				Clamp - PW					
***	8/31/2022	6.99	0.00	09/09/2022					
011-110-600350 Vehicle Maint & Repair				Galvanized Bushing - PW					
***	8/31/2022	96.31	0.00	09/09/2022					
011-110-600420 Systems Repair				Drum Liner & Hardware-PW					
***	8/31/2022	166.79	0.00	09/09/2022					
011-110-608000 Supplies				Rope, Black Primer, Padlock & Hardware-PW					
***	8/31/2022	4.50	0.00	09/09/2022					
011-110-600400 Facility Needs				Hardware for Chamber Sign					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
***	8/31/2022	38.34	0.00	09/09/2022				No	0
012-120-608000 Supplies				Paint Brushes & Trays & 9-Volt Batteries-PW					
***	8/31/2022	41.93	0.00	09/09/2022				No	0
012-125-600420 Systems Repair				Sealant, Hardware & Blue Spray Paint-PW					
***	8/31/2022	144.92	0.00	09/09/2022				No	0
013-130-600420 Systems Repair				Hardware-PW					
***	8/31/2022	188.58	0.00	09/09/2022				No	0
013-130-608000 Supplies				Hardware & Three 8X50 Ft Blu with Derby Rope - WWTP					
***	8/31/2022	4.76	0.00	09/09/2022				No	0
013-135-608000 Supplies				3-Inch Reflectors & Hardware - PW					
Total:		929.25							
Do It Best Hardware Total		929.25							
Eugene Weekly									
eugwe									
35392	8/29/2022	376.00	0.00	09/09/2022				No	0
065-650-605260 Main St Program				Advertising for AOB Events, Including Inserts					
35392 Total:		376.00							
Eugene Weekly Total:		376.00							
Grace Wins Haven									
grawi									
	9/8/2022	1,000.00	0.00	09/09/2022				No	0
001-900-603975 Contributions				Contribution Committee					
Total:		1,000.00							
Grace Wins Haven Total:		1,000.00							
Idea Print Works, Inc.									
idepr									
13843	8/31/2022	64.00	0.00	09/09/2022				No	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
001-400-608000 Supplies				Four XL Work Shirts with Names Embroidered - Police Dep					
13843 Total:		64.00							
Idea Print Works, Inc. Tota		64.00							
JC Market									
jcmr									
***	9/6/2022	10.07	0.00	09/09/2022				No	0
001-100-608100 Contract & Other Services				Crushed Ice & Eating Utensils for AOB Volunteers					
***	9/6/2022	65.54	0.00	09/09/2022				No	0
001-400-608000 Supplies				Condiments & Ice for Nat'l Night Out - Fire Dept					
***	9/6/2022	173.67	0.00	09/09/2022				No	0
001-500-600600 Travel & Training				Food & Beverages for Boat Training & NOAA Drill-Fire D					
***	9/6/2022	51.82	0.00	09/09/2022				No	0
001-500-608000 Supplies				32-Pack Water, Granola Bars & Batteries - Fire Dept					
***	9/6/2022	12.35	0.00	09/09/2022				No	0
011-110-607500 Special Purchases				Food & Beverages for Safety Training - PW					
***	9/6/2022	12.35	0.00	09/09/2022				No	0
012-125-607500 Special Purchases				Food & Beverages for Safety Training - PW					
***	9/6/2022	12.35	0.00	09/09/2022				No	0
013-135-607500 Special Purchases				Food & Beverages for Safety Training - PW					
Total:		338.15							
JC Market Total:		338.15							
Lincoln County Clerk									
Incoc									
140741	8/5/2022	265.00	0.00	09/09/2022				No	0
012-120-608100 Contract & Other Services				Recording Fees					
140741 Total:		265.00							
Lincoln County Clerk Tota		265.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
Lincoln County Public Works									
linpw									
6336	9/1/2022	1,383.62	0.00	09/09/2022				No	0
001-400-601500 Gas, Oil & Tires				Fuel & Car Washes - Aug 2022 - Police Dept					
6336 Total:		1,383.62							
Lincoln County Public Wor		1,383.62							
Moonlight BPO LLC									
moobpo									
*** 131902	8/31/2022	171.56	0.00	09/09/2022				No	0
012-120-600150 Data Processing Support				Utillity Billing Inserts - August 2022					
*** 131902	8/31/2022	171.56	0.00	09/09/2022				No	0
012-125-600150 Data Processing Support				Utillity Billing Inserts - August 2022					
*** 131902	8/31/2022	171.56	0.00	09/09/2022				No	0
013-130-600150 Data Processing Support				Utillity Billing Inserts - August 2022					
*** 131902	8/31/2022	171.57	0.00	09/09/2022				No	0
013-135-600150 Data Processing Support				Utillity Billing Inserts - August 2022					
131902 Total:		686.25							
*** 131922	8/31/2022	268.14	0.00	09/09/2022				No	0
012-120-600150 Data Processing Support				Utillity Billing Statements - August 2022					
*** 131922	8/31/2022	268.15	0.00	09/09/2022				No	0
012-125-600150 Data Processing Support				Utillity Billing Statements - August 2022					
*** 131922	8/31/2022	268.15	0.00	09/09/2022				No	0
013-130-600150 Data Processing Support				Utillity Billing Statements - August 2022					
*** 131922	8/31/2022	268.15	0.00	09/09/2022				No	0
013-135-600150 Data Processing Support				Utillity Billing Statements - August 2022					
131922 Total:		1,072.59							
Moonlight BPO LLC Total		1,758.84							
My Sister's Place									
mysis									
***	9/8/2022	5,000.00	0.00	09/09/2022				No	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
020-200-607500 Special Purchases				Donation per Toledo City Council					
Total:		5,000.00							
My Sister's Place Total:		5,000.00							
NW Natural Gas Co. nwnat									
22-C-071385-B	8/23/2022	1,995.22	0.00	09/09/2022				No	0
013-135-607500 Special Purchases				Cost to Repair Sewer Main-645 Westwood St					
22-C-071385-B Total:		1,995.22							
NW Natural Gas Co. Total		1,995.22							
One Call Concepts, Inc. oneca									
*** 2080502	8/31/2022	14.40	0.00	09/09/2022				No	0
012-125-608100 Contract & Other Services				Call Tickets					
*** 2080502	8/31/2022	14.40	0.00	09/09/2022				No	0
013-135-608100 Contract & Other Services				Call Tickets					
2080502 Total:		28.80							
One Call Concepts, Inc. To		28.80							
Peterson, Justin juspe									
***	9/9/2022	321.75	0.00	09/09/2022				No	0
001-100-600600 Travel & Training				Travel Reimbursement - August 2022					
Total:		321.75							
Peterson, Justin Total:		321.75							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
Rachael Maddock-Hughes seqco 99	9/8/2022	5,218.75	0.00	09/09/2022				No	0
001-100-608100 Contract & Other Services				Consulting Svcs - ART Grants, ART Toledo & AOB Events					
99 Total:		5,218.75							
Rachael Maddock-Hughes		5,218.75							
Samaritan Occupational Medicin samoc *** 2596	8/2/2022	294.00	0.00	09/09/2022				No	0
001-500-608100 Contract & Other Services				Screenings - Guarantor # 2596					
2596 Total:		294.00							
Samaritan Occupational M		294.00							
Springbrook Holding Company LLC spsoc *** INV-010378	9/6/2022	343.00	0.00	09/09/2022				No	0
012-125-600100 Office Supplies				Civic Pay Transaction Fee - Aug 2022					
*** INV-010378	9/6/2022	343.00	0.00	09/09/2022				No	0
013-135-600100 Office Supplies				Civic Pay Transaction Fee - Aug 2022					
INV-010378 Total:		686.00							
TM INV-005599	8/30/2022	1,211.98	0.00	09/09/2022				No	0
011-110-608100 Contract & Other Services				Charge for Standard Prof Svcs-Premise Upgrade-July 2022					
TM INV-005599 Total:		1,211.98							
Springbrook Holding Comp		1,897.98							
Toledo Ace Hardware tolac ***	8/31/2022	5.98	0.00	09/09/2022				No	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description			Reference		
001-500-600300 Equipment Maint & Repair ***	8/31/2022	17.98	0.00	09/09/2022	Hex Brush & Air Valve - Fire Dept			No	0
001-650-600400 Facility Needs ***	8/31/2022	39.99	0.00	09/09/2022	V-Notch Trowel & Floor Glue for Library Downstairs Tiles			No	0
001-650-608000 Supplies ***	8/31/2022	17.18	0.00	09/09/2022	Hose Reel for City Hall			No	0
011-110-600420 Systems Repair ***	8/31/2022	64.21	0.00	09/09/2022	Mortar Mix for Graham & Beech Sts' Catch Basin			No	0
011-110-608000 Supplies ***	8/31/2022	359.86	0.00	09/09/2022	Measuring Wheel, Auto Fuses & Bicycle Hook			No	0
012-120-608000 Supplies ***	8/31/2022	17.38	0.00	09/09/2022	Bleach, Hardware, Paint Equipment, Pliers, Sprayer & Batte			No	0
013-135-600300 Equipment Maint & Repair ***	8/31/2022	9.58	0.00	09/09/2022	Silicone Sealer, Weather Stripping & Hardware			No	0
013-135-608000 Supplies					Glass Cleaner & Tire Cleaner				
Total:		532.16							
Toledo Ace Hardware Tota		532.16							
Trusty, Deborah trude ***	9/9/2022	27.50	0.00	09/09/2022				No	0
001-700-606500 Youth Program Support					Employee Reimbursement - Kids' Activity Kits Purchased f				
Total:		27.50							
Trusty, Deborah Total:		27.50							
Wall Street Journal walst *** 062586017143	8/20/2022	35.00	0.00	09/09/2022				No	0
001-700-603500 Books & Materials					Subscription Renewal - Acct # 062586017143				
062586017143 Total:		35.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number					Description	Reference			

Wall Street Journal Total:	35.00
----------------------------	-------

Report Total:	46,014.17
---------------	-----------

Accounts Payable

To Be Paid Proof List

User: ksteenolk
 Printed: 09/19/2022 - 10:03AM
 Batch: 00005.09.2022 - AP 09.19.2022



Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
Also									
also									
LPOR2873275	8/3/2022	32.99	0.00	09/19/2022				No	0
011-110-608100 Contract & Other Services				LAUNDRY					
LPOR2873275 Total:		32.99							
LPOR2873278	8/2/2022	43.32	0.00	09/19/2022				No	0
012-120-600400 Facility Needs				LAUNDRY					
LPOR2873278 Total:		43.32							
LPOR2877075	8/10/2022	32.99	0.00	09/19/2022				No	0
011-110-608100 Contract & Other Services				LAUNDRY					
LPOR2877075 Total:		32.99							
LPOR2877078	8/10/2022	61.54	0.00	09/19/2022				No	0
013-130-608100 Contract & Other Services				LAUNDRY					
LPOR2877078 Total:		61.54							
LPOR2880519	8/17/2022	32.99	0.00	09/19/2022				No	0
011-110-608100 Contract & Other Services				LAUNDRY					
LPOR2880519 Total:		32.99							
LPOR2880522	8/17/2022	43.96	0.00	09/19/2022				No	0
012-120-608100 Contract & Other Services				LAUNDRY					
LPOR2880522 Total:		43.96							
LPOR2884124	8/24/2022	32.99	0.00	09/19/2022				No	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description			Reference		
011-110-608100 Contract & Other Services				LAUNDRY					
LPOR2884124 Total:		32.99							
LPOR2884128	8/24/2022	61.54	0.00	09/19/2022				No	0
013-130-608000 Supplies				LAUNDRY					
LPOR2884128 Total:		61.54							
LPOR2887643	8/31/2022	32.99	0.00	09/19/2022				No	0
011-110-608100 Contract & Other Services				LAUNDRY					
LPOR2887643 Total:		32.99							
LPOR2887646	8/31/2022	43.32	0.00	09/19/2022				No	0
012-120-600400 Facility Needs				LAUNDRY					
LPOR2887646 Total:		43.32							
AlSCO Total:		418.63							
Axon Enterprises, Inc axoen									
INUS095849	9/1/2022	675.58	0.00	09/19/2022				No	0
001-400-608000 Supplies				Basic License, Body Worn Camera TAP & AB2 Camera Bu					
INUS095849 Total:		675.58							
Axon Enterprises, Inc Tota		675.58							
Baker & Taylor, LLC bakta									
2036993807	9/8/2022	483.51	0.00	09/19/2022				No	0
001-700-603500 Books & Materials				Books & Materials					
2036993807 Total:		483.51							
H62406530	9/7/2022	22.93	0.00	09/19/2022				No	0
001-700-603500 Books & Materials				Books & Materials					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	H62406530 Total:	22.93							
	Baker & Taylor, LLC Total	506.44							
Barrett Business Services, Inc barbu									
3217556	8/12/2022	2,051.34	0.00	09/19/2022				No	0
001-500-608100 Contract & Other Services				Temp Svcs-Fire Dept-Ayarza,Davis,Naggar & Wood- Endin					
	3217556 Total:	2,051.34							
3218169-2	8/19/2022	434.72	0.00	09/19/2022				No	0
001-500-608100 Contract & Other Services				Temp Svcs-Fire Dept-Christian Bailey-Period Ending 08/07					
	3218169-2 Total:	434.72							
3218189	8/19/2022	3,287.57	0.00	09/19/2022				No	0
001-500-608100 Contract & Other Services				Temp Svcs-FD-Ayarza,Bailey,Davis,Naggar,Rogers,Wood-(					
	3218189 Total:	3,287.57							
3218803-1	8/26/2022	3,178.89	0.00	09/19/2022				No	0
001-500-608100 Contract & Other Services				Temp Svcs-FD-Ayarza,Bailey,Davis & Wood-Period Ending					
	3218803-1 Total:	3,178.89							
3219385	9/2/2022	2,499.64	0.00	09/19/2022				No	0
001-500-608100 Contract & Other Services				Temp Svcs-FD-Ayarza,Bailey,Davis,Naggar,Rogers & Woo					
	3219385 Total:	2,499.64							
3219892	9/9/2022	543.40	0.00	09/19/2022				No	0
001-500-608100 Contract & Other Services				Temp Svcs - Fire Dept- Ryan Harris - Period Ending 08/28/					
	3219892 Total:	543.40							
3219955	9/9/2022	1,901.90	0.00	09/19/2022				No	0
001-500-608100 Contract & Other Services				Temp Svcs-FD-Ayarza,Naggar,O'Donnell & Wood-Ending (					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	3219955 Total:	1,901.90							
	Barrett Business Services, I	13,897.46							
Best Pots, Inc.									
bespo									
A-479128	8/31/2022	65.00	0.00	09/19/2022				No	0
001-650-608100 Contract & Other Services				Customer Unit-East Slope Park					
	A-479128 Total:	65.00							
A-479454	8/31/2022	131.90	0.00	09/19/2022				No	0
001-650-608100 Contract & Other Services				Unit at "A" Street Skate Park					
	A-479454 Total:	131.90							
A-479509	8/31/2022	95.00	0.00	09/19/2022				No	0
001-650-608100 Contract & Other Services				Customer Unit - Public Works Shop					
	A-479509 Total:	95.00							
A-479510	8/31/2022	230.00	0.00	09/19/2022				No	0
001-650-608100 Contract & Other Services				Customer Unit - Memorial Field - Industrial Park Way & N					
	A-479510 Total:	230.00							
A-479543	8/31/2022	35.85	0.00	09/19/2022				No	0
001-650-608100 Contract & Other Services				Customer Unit - East Slope Park					
	A-479543 Total:	35.85							
	Best Pots, Inc. Total:	557.75							
Cascade Centers									
casce									
*** 115064	9/1/2022	46.55	0.00	09/19/2022				No	0
001-700-504800 Health Insurance				Employee Assistant Prog - Library Volunteers					
*** 115064	9/1/2022	2.45	0.00	09/19/2022				No	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
001-400-504800 Health Insurance *** 115064	9/1/2022	98.00	0.00	Employee Assistant Prog - Police Reserves 09/19/2022				No	0
001-500-504800 Health Insurance				Employee Assistant Prog - Firefighter Volunteers					
115064 Total:		147.00							
Cascade Centers Total:		147.00							
CenturyLink centl ***	9/5/2022	415.20	0.00	09/19/2022				No	0
001-400-600220 Communication Services ***	9/5/2022	51.83	0.00	09/19/2022	Phones, Alarms & Internet			No	0
011-110-600250 Alarms ***	9/5/2022	310.33	0.00	09/19/2022	Phones, Alarms & Internet			No	0
012-120-600220 Communication Services ***	9/5/2022	492.42	0.00	09/19/2022	Phones, Alarms & Internet			No	0
013-135-600250 Alarms				Phones, Alarms & Internet					
Total:		1,269.78							
CenturyLink Total:		1,269.78							
Corporate Payment Systems CORPA ***	8/25/2022	27.98	0.00	09/19/2022				No	0
001-500-608000 Supplies ***	8/25/2022	63.30	0.00	09/19/2022	Amazon - Giveaways for kids			No	0
001-500-608000 Supplies ***	8/25/2022	165.59	0.00	09/19/2022	Stop the Bleed - Giveaways			No	0
001-500-608000 Supplies ***	8/25/2022	46.25	0.00	09/19/2022	Stop the Bleed - Giveaways			No	0
001-500-600600 Travel & Training ***	8/25/2022	33.99	0.00	09/19/2022	DPSST - Fingerprints			No	0
001-500-600300 Equipment Maint & Repair ***	8/25/2022	562.50	0.00	09/19/2022	Amazon - Programming Cable for Radios			No	0
001-500-600300 Equipment Maint & Repair				Amazon - Batteries for Hand-held Radios					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
***	8/25/2022	68.23	0.00	09/19/2022				No	0
001-500-600600 Travel & Training					Staples - Office Supplies				
***	8/25/2022	343.42	0.00	09/19/2022				No	0
001-500-600600 Travel & Training					Holiday Inn Express - Hotel Room for July Training Session				
***	8/25/2022	-343.42	0.00	09/19/2022				No	0
001-500-600600 Travel & Training					Holiday Inn Express-CREDIT-Hotel Room for July Training				
***	8/25/2022	141.91	0.00	09/19/2022				No	0
001-500-600300 Equipment Maint & Repair					Amazon - Shop Supplies				
***	8/25/2022	20.99	0.00	09/19/2022				No	0
001-500-600300 Equipment Maint & Repair					Amazon - Shop Supplies				
***	8/25/2022	424.24	0.00	09/19/2022				No	0
001-500-607500 Special Purchases					Live Action Safety-Training Supplies-ORH Grant				
***	8/25/2022	98.25	0.00	09/19/2022				No	0
001-500-607500 Special Purchases					Amazon - Training Supplies-ORH Grant				
***	8/25/2022	543.99	0.00	09/19/2022				No	0
001-500-607500 Special Purchases					Amazon - Training Supplies-ORH Grant				
***	8/25/2022	303.43	0.00	09/19/2022				No	0
001-500-607500 Special Purchases					Tarheel Emergency Svcs-Helmet Parts-GP Grant				
***	8/25/2022	412.26	0.00	09/19/2022				No	0
001-500-600600 Travel & Training					Public Safety Chaplaincy-Chaplain Classes				
***	8/25/2022	58.00	0.00	09/19/2022				No	0
001-500-600600 Travel & Training					Amazon - CPR Training Supplies				
***	8/25/2022	599.00	0.00	09/19/2022				No	0
001-500-600600 Travel & Training					Amazon - CPR Training Supplies				
***	8/25/2022	900.00	0.00	09/19/2022				No	0
001-500-600600 Travel & Training					Umpqua Community College-CPR Card				
***	8/25/2022	350.98	0.00	09/19/2022				No	0
001-500-607500 Special Purchases					Stop the Bleeding-Training				
***	8/25/2022	380.00	0.00	09/19/2022				No	0
001-500-600600 Travel & Training					Fire Protection Publications-Training Books				
***	8/25/2022	71.99	0.00	09/19/2022				No	0
001-500-600350 Vehicle Maint & Repair					Amazon - Vehicle Parts				
***	8/25/2022	39.00	0.00	09/19/2022				No	0
001-500-600350 Vehicle Maint & Repair					Amazon - Vehicle Parts				
***	8/25/2022	-171.71	0.00	09/19/2022				No	0
001-500-600600 Travel & Training					Holiday Inn Express-CREDIT-Hotel Room for July Training				
Total:		5,140.17							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
	Corporate Payment System	5,140.17							
CTX Business Solutions Inc.									
ctxco									
IN2919401	9/6/2022	106.44	0.00	09/19/2022				No	0
001-500-600700 Membership & Subscription				Contract Overage Charge - 8/3 - 9/2/22 - Fire Dept					
	IN2919401 Total:	106.44							
IN2919403	9/6/2022	140.32	0.00	09/19/2022				No	0
001-100-600100 Office Supplies				Contract Overage Charge - 8/3 - 9/2/22 - City Hall					
	IN2919403 Total:	140.32							
	CTX Business Solutions In	246.76							
Englund Marine Supply Co.									
engmar									
998894/6	8/13/2022	46.82	0.00	09/19/2022				No	0
012-120-608000 Supplies				S/S Cable, Nicropress Sleeve, Snap Hook & Eye Bolts w/ N					
	998894/6 Total:	46.82							
	Englund Marine Supply Co	46.82							
Graham, Kyle									
graky									
***	9/19/2022	41.56	0.00	09/19/2022				No	0
011-110-608000 Supplies				Employee Reimbursement-Safety Boot Purchase-PW					
***	9/19/2022	41.56	0.00	09/19/2022				No	0
012-125-608000 Supplies				Employee Reimbursement-Safety Boot Purchase-PW					
***	9/19/2022	41.56	0.00	09/19/2022				No	0
013-135-608000 Supplies				Employee Reimbursement-Safety Boot Purchase-PW					
***	9/19/2022	41.57	0.00	09/19/2022				No	0
001-650-608000 Supplies				Employee Reimbursement-Safety Boot Purchase-PW					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	Total:	166.25							
	Graham, Kyle Total:	166.25							
Grainger Company									
Grain									
9403988836	8/8/2022	80.22	0.00	09/19/2022				No	0
013-130-600420 Systems Repair				One 5-Gallon of Cleaner/Degreaser					
	9403988836 Total:	80.22							
9420301468	8/22/2022	24.35	0.00	09/19/2022				No	0
011-110-600420 Systems Repair				Adapter for Paint Barrels - PW					
	9420301468 Total:	24.35							
9429514798	8/30/2022	186.00	0.00	09/19/2022				No	0
001-650-600400 Facility Needs				One Container 5-Gallon-Size Anti-Graffiti Barrier					
	9429514798 Total:	186.00							
	Grainger Company Total:	290.57							
GSI Water Solutions									
watso									
00413.005-9	9/14/2022	3,447.50	0.00	09/19/2022				No	0
065-650-625370 Drinking Water Source Protect				Prof Svcs-08/01-08/31/22-Drinking Water Protect Plan Dev					
	00413.005-9 Total:	3,447.50							
00413.006-3	9/14/2022	776.25	0.00	09/19/2022				No	0
012-120-608100 Contract & Other Services				Prof Svcs-08/01-08/31/22-WMCP Progress Report					
	00413.006-3 Total:	776.25							
	GSI Water Solutions Total:	4,223.75							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
Lee Enterprises, Inc. midva									
138-60028844	8/28/2022	645.00	0.00	09/19/2022				No	0
065-650-605260 Main St Program				City Event Advertising-Mid-Valley Newspapers-Period 8/1-					
138-60028844 Total:		645.00							
Lee Enterprises, Inc. Total:		645.00							
Linn Benton Tractor linnb									
*** P98267	9/6/2022	27.95	0.00	09/19/2022				No	0
011-110-601500 Gas, Oil & Tires				Maintenance Service Charges for Side-by-Side - PW					
*** P98267	9/6/2022	27.96	0.00	09/19/2022				No	0
012-125-601500 Gas, Oil & Tires				Maintenance Service Charges for Side-by-Side - PW					
*** P98267	9/6/2022	27.96	0.00	09/19/2022				No	0
013-135-601500 Gas, Oil & Tires				Maintenance Service Charges for Side-by-Side - PW					
*** P98267	9/6/2022	27.96	0.00	09/19/2022				No	0
001-650-601500 Gas, Oil & Tires				Maintenance Service Charges for Side-by-Side - PW					
P98267 Total:		111.83							
Linn Benton Tractor Total:		111.83							
LN Curtis & Sons Incur									
INV629268	9/6/2022	28.00	0.00	09/19/2022				No	0
001-400-608000 Supplies				Name Tags - A. Pitcher - PD					
INV629268 Total:		28.00							
LN Curtis & Sons Total:		28.00							
Pioneer Printing, Inc. piopr									
78906	9/1/2022	137.90	0.00	09/19/2022				No	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
001-400-600100 Office Supplies				Count of 500 Warning Ordinance Door Hangers Printed					
78906 Total:		137.90							
Pioneer Printing, Inc. Total		137.90							
Police Legal Sciences polle 11293	9/9/2022	960.00	0.00	09/19/2022				No	0
034-340-608100 Contract & Other Services				Renew Dispatch Pro-16-Lesson Yrly Subscription-10/22 - 0					
11293 Total:		960.00							
Police Legal Sciences Total:		960.00							
Power Motors, Inc. powmo *** 15291	8/25/2022	93.92	0.00	09/19/2022				No	0
011-110-600350 Vehicle Maint & Repair				Compressor Clutch for 1701 - PW					
*** 15291	8/25/2022	93.93	0.00	09/19/2022				No	0
012-125-600350 Vehicle Maint & Repair				Compressor Clutch for 1701 - PW					
*** 15291	8/25/2022	93.93	0.00	09/19/2022				No	0
013-135-600350 Vehicle Maint & Repair				Compressor Clutch for 1701 - PW					
15291 Total:		281.78							
*** 15383	9/9/2022	156.07	0.00	09/19/2022				No	0
011-110-600350 Vehicle Maint & Repair				A/C Pump for 1701 - PW					
*** 15383	9/9/2022	156.08	0.00	09/19/2022				No	0
012-125-600350 Vehicle Maint & Repair				A/C Pump for 1701 - PW					
*** 15383	9/9/2022	156.08	0.00	09/19/2022				No	0
013-135-600350 Vehicle Maint & Repair				A/C Pump for 1701 - PW					
*** 15383	9/9/2022	156.08	0.00	09/19/2022				No	0
001-650-600350 Vehicle Maint & Repair				A/C Pump for 1701 - PW					
15383 Total:		624.31							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	Power Motors, Inc. Total:	906.09							
Pump Tech, Inc. pumte									
0184666-IN	9/9/2022	667.98	0.00	09/19/2022				No	0
012-120-600300 Equipment Maint & Repair				Svc Technician's Labor to Install Seal at Intake Station on 7/					
	0184666-IN Total:	667.98							
	Pump Tech, Inc. Total:	667.98							
Staples Advantage STAAD									
8067478895	9/3/2022	42.99	0.00	09/19/2022				No	0
001-400-600100 Office Supplies				One 8.5 X 11 Copy CS - PD					
	8067478895 Total:	42.99							
	Staples Advantage Total:	42.99							
The Automation Group autgr									
W12119	9/8/2022	5,342.21	0.00	09/19/2022				No	0
013-130-600420 Systems Repair				SCADA Failure Reboot & Repairs - WWTP					
	W12119 Total:	5,342.21							
	The Automation Group To	5,342.21							
TMG Services, Inc. tmgse									
0048834-IN	8/31/2022	2,380.06	0.00	09/19/2022				No	0
012-120-608100 Contract & Other Services				OSEC Annual Maintenance - WTP					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	0048834-IN Total:	2,380.06							
	TMG Services, Inc. Total:	2,380.06							
Toledo Feed & Seed tolfe 8560	8/30/2022	503.37	0.00	09/19/2022				No	0
012-120-608000 Supplies				63 Units (40#) Extra Course Rock Salt					
	8560 Total:	503.37							
	Toledo Feed & Seed Total:	503.37							
USA BlueBook usabl 083948	8/18/2022	334.95	0.00	09/19/2022				No	0
013-130-608000 Supplies				One 15 Liter Lowboy Carboy & One Skimming Net 1/4" M					
	083948 Total:	334.95							
	USA BlueBook Total:	334.95							
Wave Coasc *** 0009691	9/1/2022	163.89	0.00	09/19/2022				No	0
001-400-600220 Communication Services				Phones - PD					
*** 0009691	9/1/2022	51.22	0.00	09/19/2022				No	0
001-500-600220 Communication Services				Phones - Fire Dept					
*** 0009691	9/1/2022	101.22	0.00	09/19/2022				No	0
001-700-600220 Communication Services				Phones - Library					
*** 0009691	9/1/2022	10.24	0.00	09/19/2022				No	0
001-650-600220 Communication Services				Phones - Prop Maint					
*** 0009691	9/1/2022	8.19	0.00	09/19/2022				No	0
011-110-600220 Communication Services				Phones - PW					
*** 0009691	9/1/2022	8.19	0.00	09/19/2022				No	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description			Reference		
012-120-600220 Communication Services *** 0009691	9/1/2022	8.19	0.00	09/19/2022	Phones - PW			No	0
012-125-600220 Communication Services *** 0009691	9/1/2022	8.19	0.00	09/19/2022	Phones - PW			No	0
013-130-600220 Communication Services *** 0009691	9/1/2022	8.20	0.00	09/19/2022	Phones - PW			No	0
013-135-600220 Communication Services *** 0009691	9/1/2022	153.65	0.00	09/19/2022	Phones - PW			No	0
001-100-600220 Communication Services					Phones - City Hall/Admin				
0009691 Total:		521.18							
Wave Total:		521.18							
Willamette Week wilwe									
2022-338554	9/19/2022	400.00	0.00	09/19/2022				No	0
065-650-605260 Main St Program					Newsletter Weekly - Native Ad - 8/24/22				
2022-338554 Total:		400.00							
Willamette Week Total:		400.00							
Yaquina Boat Equipment yaqbo									
41669	8/23/2022	281.25	0.00	09/19/2022				No	0
011-110-608000 Supplies					20 Ft Mild Steel C Channel - Shop Stock - PD				
41669 Total:		281.25							
Yaquina Boat Equipment T		281.25							
Report Total:		40,849.77							

Accounts Payable

To Be Paid Proof List

User: ksteenkolk
 Printed: 09/23/2022 - 8:38AM
 Batch: 00007.09.2022 - AP 09.23.2022



Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
Airgas USA, LLC									
airno									
9991253136	8/31/2022	129.20	0.00	09/23/2022				No	0
011-110-608175 Street Sweeping				Monthly Charge for Gas Cylinder Rentals - 8/1-8/31/22 - P\					
9991253136 Total:		129.20							
Airgas USA, LLC Total:		129.20							
Allen Trench Safety Corporation									
allet									
*** 6672	9/19/2022	2,166.24	0.00	09/23/2022				No	0
013-135-600420 Systems Repair				One 4X7 Badger Box 186 lbs - No Spreaders - PW					
*** 6672	9/19/2022	2,166.24	0.00	09/23/2022				No	0
013-135-607500 Special Purchases				One 4X7 Badger Box 186 lbs - No Spreaders - PW					
6672 Total:		4,332.48							
Allen Trench Safety Corpo		4,332.48							
Analytical Lab & Consultants									
anala									
151484	9/9/2022	219.00	0.00	09/23/2022				No	0
012-120-608000 Supplies				Coliform Test-Sample Date 9/7/22-Sept 2022					
151484 Total:		219.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description			Reference		
	Analytical Lab & Consulta	219.00							
AT&T Mobility attwi									
*** X09112022	9/3/2022	28.25	0.00	09/23/2022				No	0
011-110-600220 Communication Services					Cell Phones - Chatterton & Group 1				
*** X09112022	9/3/2022	28.25	0.00	09/23/2022				No	0
012-125-600220 Communication Services					Cell Phones - Chatterton & Group 1				
*** X09112022	9/3/2022	28.24	0.00	09/23/2022				No	0
013-135-600220 Communication Services					Cell Phones - Chatterton & Group 1				
*** X09112022	9/3/2022	64.92	0.00	09/23/2022				No	0
013-130-600220 Communication Services					Cell Phones - COT Pump Stations				
	X09112022 Total:	149.66							
	AT&T Mobility Total:	149.66							
Baker & Taylor, LLC bakta									
2037020071	9/20/2022	153.15	0.00	09/23/2022				No	0
001-700-603500 Books & Materials					Books & Materials				
	2037020071 Total:	153.15							
H62167531	8/4/2022	19.23	0.00	09/23/2022				No	0
001-700-603500 Books & Materials					DVD				
	H62167531 Total:	19.23							
H62464430	9/15/2022	25.89	0.00	09/23/2022				No	0
001-700-603500 Books & Materials					DVD				
	H62464430 Total:	25.89							
H62509670	9/21/2022	14.79	0.00	09/23/2022				No	0
001-700-603500 Books & Materials					DVD				
	H62509670 Total:	14.79							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description			Reference		
T24143870	9/10/2022	22.19	0.00	09/23/2022				No	0
001-700-603500 Books & Materials				Book					
	T24143870 Total:	22.19							
	Baker & Taylor, LLC Total	235.25							
Blackstone Publishing blapu									
2064031	9/19/2022	77.90	0.00	09/23/2022				No	0
001-700-603500 Books & Materials				DVDs					
	2064031 Total:	77.90							
	Blackstone Publishing Tota	77.90							
Cascade Fire Equipment Co. casfi									
126612	9/6/2022	1,166.54	0.00	09/23/2022				No	0
001-500-608000 Supplies				Hose Clamps, Brackets, Adapters, & Reducers - Fire Dept					
	126612 Total:	1,166.54							
	Cascade Fire Equipment Co	1,166.54							
Central Lincoln PUD cenli									
***	9/7/2022	855.10	0.00	09/23/2022				No	0
001-400-600210 Electricity				Electricity & Street Lights					
***	9/7/2022	351.85	0.00	09/23/2022				No	0
011-110-600210 Electricity				Electricity & Street Lights					
***	9/7/2022	627.80	0.00	09/23/2022				No	0
012-125-600210 Electricity				Electricity & Street Lights					
***	9/7/2022	3,278.25	0.00	09/23/2022				No	0
013-130-600210 Electricity				Electricity & Street Lights					
***	9/7/2022	1,643.39	0.00	09/23/2022				No	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
013-135-600210 Electricity ***	9/7/2022	451.71	0.00	09/23/2022	Electricity & Street Lights			No	0
001-100-600210 Electricity ***	9/7/2022	589.33	0.00	09/23/2022	Electricity & Street Lights			No	0
001-500-600210 Electricity ***	9/7/2022	123.87	0.00	09/23/2022	Electricity & Street Lights			No	0
001-650-600210 Electricity ***	9/7/2022	468.97	0.00	09/23/2022	Electricity & Street Lights			No	0
001-700-600210 Electricity ***	9/7/2022	11,902.23	0.00	09/23/2022	Electricity & Street Lights			No	0
001-900-604400 Street Lights ***	9/7/2022	3,821.93	0.00	09/23/2022	Electricity & Street Lights			No	0
012-120-600210 Electricity					Electricity & Street Lights				
Total:		24,114.43							
Central Lincoln PUD Total		24,114.43							
CenturyLink centl ***	9/13/2022	65.00	0.00	09/23/2022				No	0
001-400-600220 Communication Services ***	9/13/2022	170.68	0.00	09/23/2022	Phones, Alarms & Internet - New Police Bldg			No	0
012-120-600220 Communication Services					Phones, Alarms & Internet				
Total:		235.68							
CenturyLink Total:		235.68							
Elmore, Janet elmja	9/23/2022	199.58	0.00	09/23/2022				No	0
001-100-600600 Travel & Training					Employee Reimburse-Transportation-Springbrook 22 Conf-				
Total:		199.58							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
Elmore, Janet Total:		199.58							
Gale/CENGAGE Learning									
gale									
78945751	9/6/2022	56.98	0.00	09/23/2022				No	0
001-700-603500 Books & Materials				Books					
78945751 Total:		56.98							
Gale/CENGAGE Learning		56.98							
GenXsys Solutions LLC									
GENX									
13807	9/15/2022	179.80	0.00	09/23/2022				No	0
001-900-600700 Membership & Subscription				Domain Spam & Virus Filter - Oct 2022					
13807 Total:		179.80							
GenXsys Solutions LLC T		179.80							
Industrial Hearing Services									
indhe									
*** 22142	9/19/2022	296.00	0.00	09/23/2022				No	0
001-400-608100 Contract & Other Services				Employee Hearing Tests - PD					
*** 22142	9/19/2022	65.80	0.00	09/23/2022				No	0
013-130-608100 Contract & Other Services				Employee Hearing Tests - WWTP					
*** 22142	9/19/2022	87.73	0.00	09/23/2022				No	0
011-110-608100 Contract & Other Services				Employee Hearing Tests - PW					
*** 22142	9/19/2022	87.73	0.00	09/23/2022				No	0
012-125-608100 Contract & Other Services				Employee Hearing Tests - PW					
*** 22142	9/19/2022	87.74	0.00	09/23/2022				No	0
013-135-608100 Contract & Other Services				Employee Hearing Tests - PW					
22142 Total:		625.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
Industrial Hearing Services		625.00							
Lincoln County Fleet Services									
linfo									
47522	9/14/2022	219.76	0.00	09/23/2022				No	0
001-400-601500 Gas, Oil & Tires					Vehicle Service-2021 Ford Interceptor SUV - PD				
47522 Total:		219.76							
*** 47537	9/15/2022	1,132.95	0.00	09/23/2022				No	0
001-400-601500 Gas, Oil & Tires					Vehicle Service-2015 Ford Interceptor SUV - PD				
*** 47537	9/15/2022	137.76	0.00	09/23/2022				No	0
001-400-600350 Vehicle Maint & Repair					Vehicle Service-2015 Ford Interceptor SUV - PD				
47537 Total:		1,270.71							
Lincoln County Fleet Servi		1,490.47							
NW Natural Gas Co.									
nwnat									
***	9/15/2022	28.48	0.00	09/23/2022				No	0
001-700-600240 Natural Gas					Natural Gas Bill - Library				
***	9/15/2022	16.06	0.00	09/23/2022				No	0
001-100-600240 Natural Gas					Natural Gas Bill - City Hall				
***	9/15/2022	89.50	0.00	09/23/2022				No	0
001-500-600240 Natural Gas					Natural Gas Bill - Fire Dept				
***	9/15/2022	18.29	0.00	09/23/2022				No	0
001-400-600240 Natural Gas					Natural Gas Bill - Police Station				
Total:		152.33							
NW Natural Gas Co. Total		152.33							
OR Assoc of Water Utilities									
orawu									
33604	9/16/2022	325.00	0.00	09/23/2022				No	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
012-125-607500 Special Purchases					Water Utilities Operators' Conf 2022 - Class CEU's - Bill Zi				
33604 Total:		325.00							
OR Assoc of Water Utilitie		325.00							
Rickreall Farm Supply									
ricfs									
72395	9/16/2022	140.82	0.00	09/23/2022				No	0
011-110-600300 Equipment Repair					Manual for Side-By-Side - PW				
72395 Total:		140.82							
Rickreall Farm Supply Tot		140.82							
Road & Driveway Co., Inc.									
roadr									
0029135-IN	9/8/2022	128.80	0.00	09/23/2022				No	0
011-110-600420 Systems Repair					Level 2 1/2 " HMAc - "A" St Storm Drain Repair - Arcadia				
0029135-IN Total:		128.80							
Road & Driveway Co., Inc		128.80							
Ronnie Frigulti									
poltr									
22	9/16/2022	400.00	0.00	09/23/2022				No	0
001-400-600600 Travel & Training					Payment for Armorers Course-10/24-10/25/22-Marshall De				
22 Total:		400.00							
Ronnie Frigulti Total:		400.00							
TIAA Commercial Finance, Inc.									
TIAAB									

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
9141406	9/12/2022	189.13	0.00	09/23/2022				No	0
001-700-608100 Contract & Other Services				Library Copier Contract Charge					
9141406 Total:		189.13							
TIAA Commercial Finance		189.13							
Toledo Auto Parts tolau									
262964	8/2/2022	24.47	0.00	09/23/2022				No	0
013-135-600300 Equipment Maint & Repair				Heat Shrink Tubing for Sewer Camera Repair					
262964 Total:		24.47							
263118	8/4/2022	35.99	0.00	09/23/2022				No	0
011-110-600350 Vehicle Maint & Repair				Bulb and Sign for New Tractor					
263118 Total:		35.99							
*** 263179	8/5/2022	11.29	0.00	09/23/2022				No	0
013-135-608000 Supplies				Gauge for Shop					
*** 263179	8/5/2022	16.99	0.00	09/23/2022				No	0
011-110-600350 Vehicle Maint & Repair				Tail Light for 0704					
263179 Total:		28.28							
263199	8/5/2022	11.69	0.00	09/23/2022				No	0
012-125-608000 Supplies				One GL Whit for Graham Street Tank Repairs					
263199 Total:		11.69							
263272	8/8/2022	10.99	0.00	09/23/2022				No	0
011-110-601500 Gas, Oil & Tires				Oil Filter for 0902					
263272 Total:		10.99							
263323	8/9/2022	22.47	0.00	09/23/2022				No	0
011-110-600350 Vehicle Maint & Repair				Grease Gun Fitting for Gas Dump Truck & Paint for Case					
263323 Total:		22.47							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description			Reference		
263386	8/10/2022	278.63	0.00	09/23/2022				No	0
011-110-600350 Vehicle Maint & Repair				Regulator & Safety Valve for 0902 & Axle Bearing for Law					
263386 Total:		278.63							
263405	8/10/2022	18.08	0.00	09/23/2022				No	0
001-650-600300 Equipment Maint & Repair				One Fractional Horsepower Belt					
263405 Total:		18.08							
263510	8/12/2022	130.67	0.00	09/23/2022				No	0
001-650-600300 Equipment Maint & Repair				V-Ribbed Belt & Wheel Bearing for Mower					
263510 Total:		130.67							
263666	8/16/2022	15.99	0.00	09/23/2022				No	0
011-110-600300 Equipment Repair				One Front Wiper Blade for 2018 Ford F250 Truck 1802					
263666 Total:		15.99							
263762	8/17/2022	2.99	0.00	09/23/2022				No	0
001-500-600300 Equipment Maint & Repair				One Tire Valve - FD					
263762 Total:		2.99							
263924	8/22/2022	4.99	0.00	09/23/2022				No	0
011-110-608000 Supplies				Brake Grease for Shop					
263924 Total:		4.99							
263969	8/23/2022	32.99	0.00	09/23/2022				No	0
011-110-600300 Equipment Repair				One Cabin Air Filter for 1701					
263969 Total:		32.99							
264037	8/24/2022	106.97	0.00	09/23/2022				No	0
011-110-600300 Equipment Repair				2 Front Wheel Seals & Front Brake Pads for 0601					
264037 Total:		106.97							
264099	8/25/2022	60.98	0.00	09/23/2022				No	0
011-110-608175 Street Sweeping				Two U-Joints for Street Sweeper 2003					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	264099 Total:	60.98							
264116	8/25/2022	163.98	0.00	09/23/2022				No	0
011-110-600350	Vehicle Maint & Repair			Oil Filter for 1601 & Battery for 1104					
	264116 Total:	163.98							
264120	8/25/2022	3.29	0.00	09/23/2022				No	0
011-110-600350	Vehicle Maint & Repair			Battery Terminal for 1104					
	264120 Total:	3.29							
264321	8/30/2022	21.99	0.00	09/23/2022				No	0
011-110-600350	Vehicle Maint & Repair			Light for Black Trailer					
	264321 Total:	21.99							
	Toledo Auto Parts Total:	975.44							
USA BlueBook usabl									
*** 791228,022147	6/22/2022	101.26	0.00	09/23/2022				No	0
012-120-608000	Supplies			Hach Surcharge Related to Invoice # 022147					
	791228,022147 Total:	101.26							
*** 796578,041902	7/12/2022	155.52	0.00	09/23/2022				No	0
012-120-608000	Supplies			Hach Surcharge Related to Invoice # 041902					
	796578,041902 Total:	155.52							
	USA BlueBook Total:	256.78							
WesTech westh									
88091	9/12/2022	8,492.56	0.00	09/23/2022				No	0
013-130-600420	Systems Repair			Parts for Clarifier for WWTP					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number					Description	Reference			
	88091 Total:	8,492.56							
	WesTech Total:	8,492.56							
	Report Total:	44,272.83							

Accounts Payable

To Be Paid Proof List

User: ksteenolk
 Printed: 09/29/2022 - 3:07PM
 Batch: 00009.09.2022 - AP 09.30.2022



Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
Barrett Business Services, Inc barbu									
3216333	7/29/2022	260.82	0.00	09/30/2022				No	0
001-700-608100 Contract & Other Services				Temp Svcs-Library-Haley Bentsen-Period Ending 7/24/22					
3216333 Total:		260.82							
3220508	9/16/2022	760.76	0.00	09/30/2022				No	0
001-500-600700 Membership & Subscription				Temp Svcs - Fire Dept - Dawn Davis - Period Ending 9/4/22					
3220508 Total:		760.76							
3220552	9/16/2022	2,323.04	0.00	09/30/2022				No	0
001-500-600700 Membership & Subscription				Temp Svcs-FD-Davis,Nagggar,Rogers & Wood-Period Endir					
3220552 Total:		2,323.04							
3220553	9/16/2022	414.00	0.00	09/30/2022				No	0
001-100-608100 Contract & Other Services				Temp Svcs - Admin - Leslie Zuspan - Period Ending 9/11/22					
3220553 Total:		414.00							
3221067	9/23/2022	434.72	0.00	09/30/2022				No	0
001-500-600700 Membership & Subscription				Temp Svcs - Fire Dept - Donald Ayarza - Period Ending 9/1					
3221067 Total:		434.72							
3221141	9/23/2022	469.20	0.00	09/30/2022				No	0
001-100-608100 Contract & Other Services				Temp Svcs - Admin - Leslie Zuspan - Period Ending 9/18/22					
3221141 Total:		469.20							
3221142	9/23/2022	1,738.88	0.00	09/30/2022				No	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
001-500-600700 Membership & Subscription				Temp Svcs-Fire Dept-Ayarza, Naggar & Wood-Period Endii					
3221142 Total:		1,738.88							
Barrett Business Services, I		6,401.42							
Blackstone Publishing blapu									
2062589	9/9/2022	30.94	0.00	09/30/2022				No	0
001-700-603500 Books & Materials				Books on CD					
2062589 Total:		30.94							
2064269	9/19/2022	7.95	0.00	09/30/2022				No	0
001-700-603500 Books & Materials				Books on CD					
2064269 Total:		7.95							
Blackstone Publishing Tota		38.89							
CenturyLink centl									
***	9/17/2022	104.98	0.00	09/30/2022				No	0
011-110-600250 Alarms				Phones, Internet & Alarms					
***	9/17/2022	145.61	0.00	09/30/2022				No	0
012-120-600250 Alarms				Phones, Internet & Alarms					
Total:		250.59							
CenturyLink Total:		250.59							
Cintas First Aid & Safety cinta									
5115598059	7/8/2022	65.72	0.00	09/30/2022				No	0
001-500-608100 Contract & Other Services				First Aid Kit Replenishment - Fire Dept					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
	5115598059 Total:	65.72							
5119791136	8/9/2022	118.26	0.00	09/30/2022				No	0
001-500-608100 Contract & Other Services				First Aid Kit Replenishment - Fire Dept					
	5119791136 Total:	118.26							
	Cintas First Aid & Safety T	183.98							
CivicPlus, LLC civpl 239707	9/1/2022	2,247.00	0.00	09/30/2022				No	0
001-900-608100 Contract & Other Services				Municode Web Prem Civic Open Subscription-9/1/22-8/31/					
	239707 Total:	2,247.00							
	CivicPlus, LLC Total:	2,247.00							
Complete Wireless Solutions comwi 98658	5/27/2022	1,045.00	0.00	09/30/2022				No	0
001-400-600300 Equipment Maint & Repair				Converted Base Radios Back to Repeater-Baber Mtn & One					
	98658 Total:	1,045.00							
99403	9/14/2022	125.50	0.00	09/30/2022				No	0
001-400-600350 Vehicle Maint & Repair				Purchased Right Angle Connector & Svc to Dodge Unit's R					
	99403 Total:	125.50							
S95682	9/13/2022	1,006.88	0.00	09/30/2022				No	0
001-400-600350 Vehicle Maint & Repair				Kenwood Mobile Radio, Tuning & Set Up & Related Equip					
	S95682 Total:	1,006.88							
	Complete Wireless Solution	2,177.38							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference				
CTX Business Solutions Inc.									
ctxco									
*** IN2919402	9/6/2022	164.84	0.00	09/30/2022				No	0
001-100-600100 Office Supplies				Printers - City Hall					
*** IN2919402	9/6/2022	10.13	0.00	09/30/2022				No	0
011-110-600100 Office Supplies				Printers - PW					
*** IN2919402	9/6/2022	10.13	0.00	09/30/2022				No	0
012-125-600100 Office Supplies				Printers - PW					
*** IN2919402	9/6/2022	10.13	0.00	09/30/2022				No	0
013-135-600100 Office Supplies				Printers - PW					
*** IN2919402	9/6/2022	10.13	0.00	09/30/2022				No	0
012-120-600100 Office Supplies				Printers - PW					
*** IN2919402	9/6/2022	10.14	0.00	09/30/2022				No	0
013-130-600100 Office Supplies				Printers - PW					
*** IN2919402	9/6/2022	10.14	0.00	09/30/2022				No	0
001-650-600100 Office Supplies				Printers - PW					
*** IN2919402	9/6/2022	90.64	0.00	09/30/2022				No	0
001-400-600300 Equipment Maint & Repair				Printers - Police Dept					
*** IN2919402	9/6/2022	48.64	0.00	09/30/2022				No	0
001-700-600100 Office Supplies				Printers - Library					
*** IN2919402	9/6/2022	30.40	0.00	09/30/2022				No	0
012-120-608100 Contract & Other Services				Printers - WTP					
*** IN2919402	9/6/2022	30.40	0.00	09/30/2022				No	0
013-130-608100 Contract & Other Services				Printers - WWTP					
IN2919402 Total:		425.72							
CTX Business Solutions In		425.72							
Demco Inc.									
demco									
7192201	9/26/2022	188.56	0.00	09/30/2022				No	0
001-700-608000 Supplies				1 CTN Paperfold Book Jacket Cover & 2 Rolls Vistafoil Lai					
7192201 Total:		188.56							
Demco Inc. Total:		188.56							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description			Reference		
Driftwood Consulting drico ***	9/26/2022	200.00	0.00	09/30/2022				No	0
001-900-608100 Contract & Other Services				Preparation of City Newsletter for October 2022					
Total:		200.00							
Driftwood Consulting Tota		200.00							
DS Services of America, Inc. siesp									
21793440 091722	9/17/2022	35.95	0.00	09/30/2022				No	0
001-500-608100 Contract & Other Services				Monthly DrinkingWater Service - Fire Dept					
21793440 091722 Total:		35.95							
21799201 091722	9/17/2022	61.95	0.00	09/30/2022				No	0
001-400-600100 Office Supplies				Monthly DrinkingWater Service - Police Dept					
21799201 091722 Total:		61.95							
21799226 091722	9/17/2022	63.95	0.00	09/30/2022				No	0
011-110-608100 Contract & Other Services				Monthly DrinkingWater Service - PW Shops					
21799226 091722 Total:		63.95							
21799251 091722	9/17/2022	30.95	0.00	09/30/2022				No	0
013-130-608100 Contract & Other Services				Monthly DrinkingWater Service - WWTP					
21799251 091722 Total:		30.95							
DS Services of America, Inc		192.80							
Ferguson #3011 Waterworks feren									
1138164	9/13/2022	77.30	0.00	09/30/2022				No	0
013-135-600420 Systems Repair				Two 8 AC DI X 8CI PVC Coup - D1-D2 Sewer Line Replac					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
1138164 Total:		77.30							
Ferguson #3011 Waterwork		77.30							
Ferguson Enterprises Inc. #3325									
polwa									
*** 0220709	9/7/2022	67.66	0.00	09/30/2022				No	0
001-650-608000 Supplies					Count of 15 1-3/4 P/Lock Keyed Alike-PW Shop Supplies				
*** 0220709	9/7/2022	67.66	0.00	09/30/2022				No	0
011-110-608000 Supplies					Count of 15 1-3/4 P/Lock Keyed Alike-PW Shop Supplies				
*** 0220709	9/7/2022	67.67	0.00	09/30/2022				No	0
012-125-608000 Supplies					Count of 15 1-3/4 P/Lock Keyed Alike-PW Shop Supplies				
*** 0220709	9/7/2022	67.67	0.00	09/30/2022				No	0
013-135-608000 Supplies					Count of 15 1-3/4 P/Lock Keyed Alike-PW Shop Supplies				
0220709 Total:		270.66							
Ferguson Enterprises Inc. #		270.66							
Howry, Joseph R.									
howin									
2238	9/19/2022	8,270.00	0.00	09/30/2022				No	0
042-420-620550 I & I Improvement					Charges to Move Equip, John Deere Excavator & Rock Del				
2238 Total:		8,270.00							
Howry, Joseph R. Total:		8,270.00							
News-Times									
newti									
INV162626	7/27/2022	200.00	0.00	09/30/2022				No	0
001-100-600230 Advertising & Notices					Notice of Land Use 28-03				
INV162626 Total:		200.00							
INV162630	7/27/2022	90.00	0.00	09/30/2022				No	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description			Reference		
001-100-600230 Advertising & Notices				Notice of Ballot 35-27					
INV162630 Total:		90.00							
INV162631	7/27/2022	275.00	0.00	09/30/2022				No	0
001-100-600230 Advertising & Notices				Advertisement for Bids 36-03					
INV162631 Total:		275.00							
INV168904	8/12/2022	2.00	0.00	09/30/2022				No	0
001-100-600230 Advertising & Notices				Help Wanted					
INV168904 Total:		2.00							
INV168909	8/12/2022	211.75	0.00	09/30/2022				No	0
001-100-600230 Advertising & Notices				Help Wanted					
INV168909 Total:		211.75							
INV171640	8/12/2022	50.00	0.00	09/30/2022				No	0
001-100-600230 Advertising & Notices				Help Wanted-Asst City Mgr					
INV171640 Total:		50.00							
News-Times Total:		828.75							
North Central Laboratories norcl									
476125	9/9/2022	1,166.02	0.00	09/30/2022				No	0
013-130-608000 Supplies				Chemicals for WWTP					
476125 Total:		1,166.02							
North Central Laboratories		1,166.02							
Peterson, Justin juspe									
***	9/30/2022	275.00	0.00	09/30/2022				No	0
001-100-608100 Contract & Other Services				Mileage Reimbursement for Plannning Svcs Provided-Sept					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
Total:		275.00							
Peterson, Justin Total:		275.00							
Rachael Maddock-Hughes									
seqco									
82	7/13/2022	62.00	0.00	09/30/2022				No	0
065-650-605260 Main St Program				Facebook Boost / Ads					
82 Total:		62.00							
Rachael Maddock-Hughes		62.00							
The Dyer Partnership Engineers & Planners, Inc.									
dyepa									
29135	8/31/2022	3,944.20	0.00	09/30/2022				No	0
011-110-620520 Systems				Prof Svcs-NW French & Coulson Improvements-Period 7/2					
29135 Total:		3,944.20							
29136	8/31/2022	2,595.00	0.00	09/30/2022				No	0
011-110-620520 Systems				Prof Svcs-NW Westwood Terr Improvements-Period 7/27-8					
29136 Total:		2,595.00							
The Dyer Partnership Engi		6,539.20							
Toledo Chamber of Commerce									
tolcc									
***	10/1/2022	125.00	0.00	09/30/2022				No	0
001-900-600700 Membership & Subscription				2022 Toledo Chamber of Commerce Annual Membership R					
Total:		125.00							
Toledo Chamber of Comme		125.00							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
TWGW Inc. Napa Auto Parts									
twgw									
*** 982073	9/7/2022	29.99	0.00	09/30/2022				No	0
011-110-600350 Vehicle Maint & Repair					Refrigerant Refills for 1701 & Bucket Truck				
*** 982073	9/7/2022	29.99	0.00	09/30/2022				No	0
012-125-600350 Vehicle Maint & Repair					Refrigerant Refills for 1701 & Bucket Truck				
*** 982073	9/7/2022	29.99	0.00	09/30/2022				No	0
013-135-600350 Vehicle Maint & Repair					Refrigerant Refills for 1701 & Bucket Truck				
982073 Total:		89.97							
983793	9/15/2022	63.49	0.00	09/30/2022				No	0
011-110-608000 Supplies					Coupler for A/C Line Connector				
983793 Total:		63.49							
TWGW Inc. Napa Auto Pa		153.46							
USA BlueBook									
usabl									
096314	8/30/2022	1,145.32	0.00	09/30/2022				No	0
012-120-608000 Supplies					Tubing, 4 Hach pH Buffers, Clear Braid PVC Hose & Sulfu				
096314 Total:		1,145.32							
100167	9/2/2022	102.95	0.00	09/30/2022				No	0
012-120-608000 Supplies					One Clear Braid PVC Hose - Plumbing Supplies - WTP				
100167 Total:		102.95							
USA BlueBook Total:		1,248.27							
Western States Electrical									
wesse									
22642	9/28/2022	947.00	0.00	09/30/2022				No	0
013-135-600300 Equipment Maint & Repair					Pump Installation at High School Lift Station-Svc Call 9/14.				

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number	Description				Reference				
	22642 Total:	947.00							
	Western States Electrical To	947.00							
Witmer Public Safety Group,Inc witpu									
INV105711	9/19/2022	791.60	0.00	09/30/2022				No	0
001-500-607500 Special Purchases				Count of 18 Leather Fronts Type 1 Decals - Fire Dept					
	INV105711 Total:	791.60							
	Witmer Public Safety Grou	791.60							
	Report Total:	33,060.60							

General Fund Consolidated

1st Quarter Financial Report 2022-2023

Period 01 - 03
Fiscal Year 2023

REVENUES

Fund	Dept	Account Number	Description	Budget	Beg Bal	Period Amt	End Bal	% Of Budget
001	000	400100	Beginning Fund Balance	\$ (2,118,272)	\$ (1,955,406)	\$ -	\$ (1,955,406)	92%
001	000	400200	Current Taxes	\$ (2,050,000)	\$ -	\$ (2,382)	\$ (10,931)	1%
001	000	400300	Delinquent Taxes	\$ (55,000)	\$ -	\$ (2,781)	\$ (16,508)	30%
001	000	400400	Interest	\$ (13,000)	\$ -	\$ (3,426)	\$ (8,915)	69%
001	000	401300	Natural Gas Franchise	\$ (21,550)	\$ -	\$ -	\$ (5,832)	27%
001	000	401400	Telephone Franchise	\$ (2,500)	\$ -	\$ -	\$ -	0%
001	000	401450	Telecommunications Franchise	\$ (3,000)	\$ -	\$ -	\$ (1,094)	36%
001	000	401500	Television Franchise	\$ (22,000)	\$ -	\$ -	\$ (5,647)	26%
001	000	401600	Garbage Franchise	\$ (75,000)	\$ -	\$ -	\$ (109,965)	147%
001	000	401700	Electric Franchise	\$ (850,000)	\$ -	\$ (75,356)	\$ (192,805)	23%
001	000	401750	Street Light Utility Fees	\$ (57,000)	\$ -	\$ (5,986)	\$ (17,913)	31%
001	000	401900	Beverage License	\$ (250)	\$ -	\$ -	\$ (25)	10%
001	000	402000	Business License	\$ (19,000)	\$ -	\$ (1,552)	\$ (17,492)	92%
001	000	402100	Building Permits	\$ (500)	\$ -	\$ -	\$ (52)	10%
001	000	402200	State Liquor Fees	\$ (70,000)	\$ -	\$ (6,090)	\$ (18,054)	26%
001	000	402300	Cigarette Tax	\$ (3,200)	\$ -	\$ (214)	\$ (721)	23%
001	000	402350	Marijuana Tax	\$ (5,300)	\$ -	\$ (1,376)	\$ (1,376)	26%
001	000	402500	State Revenue Sharing	\$ (60,000)	\$ -	\$ -	\$ (13,523)	23%
001	000	402700	Refunds & Misc	\$ (35,000)	\$ -	\$ (232)	\$ (8,612)	25%
001	000	402710	Lien Searches	\$ (1,000)	\$ -	\$ -	\$ -	0%
001	000	402735	Public Records Request	\$ (250)	\$ -	\$ (30)	\$ (99)	40%
001	000	402740	Notary Fee	\$ (500)	\$ -	\$ (30)	\$ (201)	40%
001	000	402750	Land Use Fees	\$ (1,000)	\$ -	\$ (730)	\$ (1,660)	166%
001	000	402800	Toledo Rural Fire Protect	\$ (195,000)	\$ -	\$ -	\$ -	0%
001	000	402825	Fire Protection Services	\$ (5,000)	\$ -	\$ -	\$ -	0%
001	000	403000	Municipal Court Fines	\$ (70,000)	\$ -	\$ (7,574)	\$ (25,906)	37%
001	000	403050	Towing Fees	\$ (4,000)	\$ -	\$ (300)	\$ (1,000)	25%
001	000	403100	Library Receipts	\$ (500)	\$ -	\$ (72)	\$ (276)	55%
001	000	403140	Library Service District	\$ (92,000)	\$ -	\$ -	\$ -	0%
001	000	403150	Siletz Agreement	\$ (20,400)	\$ -	\$ (1,700)	\$ (3,400)	17%

001	000	405250	Grants	\$	(20,000)	\$	-	\$	(36,161)	\$	(44,911)	225%
001	000	405380	Rents and Leases	\$	(15,000)	\$	-	\$	(1,350)	\$	(4,200)	28%
001	000	405385	Transfer from Grants Fund	\$	(240,000)	\$	-	\$	-	\$	-	0%
001	000	405390	Transfer from Urban Renewal	\$	(30,000)	\$	-	\$	-	\$	-	0%
Revenue Total				\$	6,155,222	\$	1,955,406	\$	147,341	\$	2,466,524	40%

EXPENSES

001	400	620500	Equipment	\$	27,000	\$	-	\$	-	\$	-	0%
001	400	620520	Systems	\$	-	\$	-	\$	-	\$	7,541	0%
001	400	CAPITAL OUTLAY		\$	27,000	\$	-	\$	-	\$	7,541	28%

001	900	631000	Transfer to PW Reserve	\$	50,000	\$	-	\$	-	\$	-	0%
001	900	631600	Transfer to General Reserve	\$	228,000	\$	-	\$	-	\$	-	0%
001	900	631960	Trans to Bldg & Property Res	\$	232,500	\$	-	\$	-	\$	-	0%
001	900	631970	Trans to CC Strategic Reserve	\$	145,000	\$	-	\$	-	\$	-	0%
001	900	631975	Transfer to Grants Fund	\$	325,000	\$	-	\$	-	\$	-	0%
001	900	TRANSFERS		\$	980,500	\$	-	\$	-	\$	-	0%

001	900	640100	Contingency	\$	200,000	\$	-	\$	-	\$	-	0%
001	900	CONTINGENCY		\$	200,000	\$	-	\$	-	\$	-	0%

001	100	500010	City Manager	\$	103,064	\$	-	\$	8,341	\$	25,022	24%
001	400	500012	Police Chief	\$	106,594	\$	-	\$	8,642	\$	27,494	26%
001	500	500014	Fire Chief	\$	105,358	\$	-	\$	8,143	\$	26,043	25%
001	100	500015	Asst. City Manager/HR Assist	\$	69,221	\$	-	\$	-	\$	-	0%
001	650	500016	Public Works Director	\$	9,608	\$	-	\$	778	\$	2,539	26%
001	100	500020	Accounting Supervisor	\$	53,000	\$	-	\$	4,326	\$	13,576	26%
001	400	500022	Police Sergeant	\$	90,679	\$	-	\$	7,348	\$	24,984	28%
001	900	500024	Information Systems Admin	\$	39,903	\$	-	\$	3,229	\$	10,327	26%
001	650	500026	Public Works Op Supervisor	\$	6,672	\$	-	\$	535	\$	1,684	25%
001	100	500028	City Recorder	\$	65,108	\$	-	\$	5,507	\$	17,588	27%
001	650	500030	Lead/Senior Facility Operator	\$	6,735	\$	-	\$	-	\$	811	12%
001	500	500034	Line Staff	\$	168,110	\$	-	\$	13,788	\$	41,347	25%
001	400	500036	Police Officer	\$	312,600	\$	-	\$	25,880	\$	76,288	24%
001	400	500040	Head Dispatcher	\$	72,000	\$	-	\$	5,786	\$	18,440	26%
001	700	500042	Library Director	\$	87,630	\$	-	\$	7,089	\$	22,685	26%
001	100	500053	Accounting Clerk 3	\$	23,450	\$	-	\$	1,899	\$	5,696	24%
001	400	500056	Dispatcher	\$	293,000	\$	-	\$	17,672	\$	56,671	19%
001	650	500057	Muni/Grounds Maint Worker	\$	47,024	\$	-	\$	3,909	\$	12,464	27%

001	400	500058	Community Services Officer	\$	40,000	\$	-	\$	2,940	\$	9,000	23%
001	700	500064	Library Assistant Director	\$	59,700	\$	-	\$	4,755	\$	15,224	26%
001	800	500066	Utility Billing Clerk	\$	9,260	\$	-	\$	737	\$	2,214	24%
001	650	500067	PT Muni/Grounds Maint Worker	\$	24,660	\$	-	\$	5,595	\$	17,225	70%
001	650	500068	Custodian	\$	36,148	\$	-	\$	2,997	\$	9,556	26%
001	700	500072	Library Tech Services Op	\$	36,300	\$	-	\$	3,821	\$	11,915	33%
001	700	500076	Library Clerk	\$	16,229	\$	-	\$	1,227	\$	3,586	22%
001	100	500082	City Planner	\$	77,600	\$	-	\$	6,280	\$	20,084	26%
001	100	500084	Assistant Planner	\$	22,000	\$	-	\$	1,603	\$	5,280	24%
001	500	500088	Wildland Firefighter	\$	15,000	\$	-	\$	-	\$	-	0%
001	500	501400	Call Time	\$	15,000	\$	-	\$	996	\$	3,438	23%
001	800	501500	Overtime	\$	148,000	\$	-	\$	14,137	\$	38,385	26%
001	500	501501	Overtime Wildland Firefighters	\$	2,500	\$	-	\$	-	\$	-	0%
001	400	501600	Grant Overtime	\$	12,000	\$	-	\$	556	\$	2,773	23%
001	900	504700	Social Security	\$	150,337	\$	-	\$	13,058	\$	40,329	27%
001	900	504800	Health Insurance	\$	571,818	\$	-	\$	36,781	\$	117,533	21%
001	500	504850	Personal Holiday	\$	49,262	\$	-	\$	4,436	\$	12,295	25%
001	900	504900	Workers' Comp	\$	63,740	\$	-	\$	53	\$	63,099	99%
001	900	505000	Retirement	\$	347,670	\$	-	\$	28,285	\$	87,128	25%
001	100	505100	Auto Allowance	\$	3,600	\$	-	\$	300	\$	900	25%
001	900	604000	Unemployment	\$	30,000	\$	-	\$	-	\$	-	0%
001	900		PERSONNEL SERVICES	\$	3,390,580	\$	-	\$	251,427	\$	843,621	25%
001	800	600100	Office Supplies	\$	17,350	\$	-	\$	1,879	\$	4,689	27%
001	900	600150	Data Processing Support	\$	17,500	\$	-	\$	1,235	\$	10,368	59%
001	700	600210	Electricity	\$	34,240	\$	-	\$	2,489	\$	7,514	22%
001	700	600220	Communication Services	\$	60,300	\$	-	\$	1,990	\$	14,202	24%
001	100	600230	Advertising & Notices	\$	5,500	\$	-	\$	1,064	\$	1,064	19%
001	700	600240	Natural Gas	\$	7,600	\$	-	\$	152	\$	512	7%
001	700	600300	Equipment Maint & Repair	\$	20,750	\$	-	\$	2,862	\$	3,625	17%
001	650	600350	Vehicle Maint & Repair	\$	42,000	\$	-	\$	2,513	\$	4,951	12%
001	650	600400	Facility Needs	\$	30,000	\$	-	\$	344	\$	4,925	16%
001	800	600600	Travel & Training	\$	33,200	\$	-	\$	4,408	\$	9,756	29%
001	900	600700	Membership & Subscription	\$	18,650	\$	-	\$	1,937	\$	9,319	50%
001	650	601500	Gas, Oil & Tires	\$	54,000	\$	-	\$	6,698	\$	13,616	25%
001	900	601700	Insurance	\$	127,000	\$	-	\$	-	\$	113,229	89%
001	700	603000	Network Services	\$	6,800	\$	-	\$	-	\$	-	0%
001	700	603500	Books & Materials	\$	28,000	\$	-	\$	1,700	\$	7,166	26%
001	900	603600	Safety Committee	\$	5,000	\$	-	\$	-	\$	136	3%

001	900	603700	City Council	\$	6,000	\$	-	\$	552	\$	1,562	26%
001	900	603800	Planning Commission	\$	1,500	\$	-	\$	-	\$	261	17%
001	900	603900	Economic Development	\$	15,000	\$	-	\$	-	\$	-	0%
001	900	603950	Abatement	\$	75,000	\$	-	\$	-	\$	-	0%
001	900	603975	Contributions	\$	11,775	\$	-	\$	1,000	\$	11,350	96%
001	900	604400	Street Lights	\$	140,000	\$	-	\$	11,902	\$	35,143	25%
001	700	606500	Youth Program Support	\$	5,000	\$	-	\$	183	\$	346	7%
001	700	606550	Adult Program Support	\$	1,000	\$	-	\$	90	\$	263	26%
001	400	606600	Community Programs	\$	1,000	\$	-	\$	982	\$	982	98%
001	700	607500	Special Purchases	\$	39,000	\$	-	\$	3,565	\$	6,008	15%
001	900	608000	Supplies	\$	71,000	\$	-	\$	7,819	\$	14,151	20%
001	650	608050	Janitorial Supplies	\$	5,000	\$	-	\$	4	\$	54	1%
001	900	608100	Contract & Other Services	\$	250,000	\$	-	\$	32,175	\$	64,165	26%
001	900	608125	Audit Services	\$	15,000	\$	-	\$	-	\$	-	0%
001	500	608150	Volunteer Program	\$	53,000	\$	-	\$	4,167	\$	12,500	24%
001	500		MATERIALS & SERVICES	\$	1,197,165	\$	-	\$	91,711	\$	351,858	29%
001	900	801000	Unappropriated Surplus	\$	306,747	\$	-	\$	-	\$	-	0%
001	900		UNAPPROPRIATED	\$	306,747	\$	-	\$	-	\$	-	0%
001	900	630200	Samaritan Treatment Facility	\$	15,000	\$	-	\$	-	\$	15,000	100%
001	900	631980	Greater Toledo Pool District	\$	38,230	\$	-	\$	-	\$	38,229	100%
001	900		SPECIAL PAYMENTS	\$	53,230	\$	-	\$	-	\$	53,229	100%
			Expense	\$	6,155,222	\$	-	\$	343,138	\$	1,256,249	20%
			NET	\$	-	\$	1,955,406	\$	(195,797)	\$	1,210,274	

Administration Department

1st Quarter Financial Report 2022-2023

Period 01 - 03
Fiscal Year 2023

Fund	Dept	Account Number	Description	Budget	Beg Bal	Period Amt	End Bal	% Of Budget
001	100	500010	City Manager	\$103,064	\$0	\$8,341	\$25,022	24%
001	100	500015	Asst. City Manager/HR Assist	\$69,221	\$0	\$0	\$0	0%
001	100	500020	Accounting Supervisor	\$53,000	\$0	\$4,326	\$13,576	26%
001	100	500028	City Recorder	\$65,108	\$0	\$5,507	\$17,588	27%
001	100	500053	Accounting Clerk 3	\$23,450	\$0	\$1,899	\$5,696	24%
001	100	500082	City Planner	\$77,600	\$0	\$6,280	\$20,084	26%
001	100	500084	Assistant Planner	\$22,000	\$0	\$1,603	\$5,280	24%
001	100	501500	Overtime	\$1,500	\$0	\$0	\$0	0%
001	100	504700	Social Security	\$30,000	\$0	\$2,142	\$6,684	22%
001	100	504800	Health Insurance	\$120,012	\$0	\$7,789	\$23,368	19%
001	100	504900	Workers' Comp	\$1,500	\$0	\$7	\$2,314	154%
001	100	505000	Retirement	\$60,154	\$0	\$4,324	\$13,506	22%
001	100	505100	Auto Allowance	\$3,600	\$0	\$300	\$900	25%
001	100		PERSONNEL SERVICES	\$630,209	\$0	\$42,516	\$134,017	21%
001	100	600100	Office Supplies	\$5,000	\$0	\$984	\$2,369	47%
001	100	600210	Electricity	\$6,500	\$0	\$452	\$1,316	20%
001	100	600220	Communication Services	\$2,500	\$0	\$154	\$505	20%
001	100	600230	Advertising & Notices	\$5,500	\$0	\$1,064	\$1,064	19%
001	100	600240	Natural Gas	\$500	\$0	\$16	\$48	10%
001	100	600300	Equipment Maint & Repair	\$1,000	\$0	\$0	\$0	0%
001	100	600600	Travel & Training	\$4,500	\$0	\$507	\$3,218	72%
001	100	600700	Membership & Subscription	\$3,000	\$0	\$0	\$180	6%
001	100	607500	Special Purchases	\$4,000	\$0	\$0	\$1,178	29%
001	100	608000	Supplies	\$3,000	\$0	\$0	\$254	8%
001	100	608100	Contract & Other Services	\$90,000	\$0	\$6,942	\$9,882	11%
001	100		MATERIALS & SERVICES	\$125,500	\$0	\$10,117	\$20,013	16%
			Expense Total	\$755,709	\$0	\$52,633	\$154,030	20%

Police Department

1st Quarter Financial Report 2022-2023

Period 01 - 03
Fiscal Year 2023

Fund	Dept	Account Number	Description	Budget	Beg Bal	Period Amt	End Bal	% Of Budget
001	400	620500	Equipment	\$27,000	\$0	\$0	\$7,541	28%
001	400	620520	Systems	\$0	\$0	\$0	\$0	0%
001	400		CAPITAL OUTLAY	\$27,000	\$0	\$0	\$7,541	28%
001	400	631600	Transfer to General Reserve	\$46,500	\$0	\$0	\$0	0%
001	400	631960	Trans to Bldg & Property Res	\$20,000	\$0	\$0	\$0	0%
001	400		TRANSFERS	\$66,500	\$0	\$0	\$0	0%
001	400	500012	Police Chief	\$106,594	\$0	\$8,642	\$27,494	26%
001	400	500022	Police Sergeant	\$90,679	\$0	\$7,348	\$24,984	28%
001	400	500036	Police Officer	\$312,600	\$0	\$25,880	\$76,288	24%
001	400	500040	Head Dispatcher	\$72,000	\$0	\$5,786	\$18,440	26%
001	400	500056	Dispatcher	\$293,000	\$0	\$17,672	\$56,671	19%
001	400	500058	Community Services Officer	\$40,000	\$0	\$2,940	\$9,000	23%
001	400	501500	Overtime	\$110,000	\$0	\$12,269	\$29,794	27%
001	400	501600	Grant Overtime	\$12,000	\$0	\$556	\$2,773	23%
001	400	504700	Social Security	\$67,500	\$0	\$6,376	\$19,167	28%
001	400	504800	Health Insurance	\$292,607	\$0	\$16,842	\$57,520	20%
001	400	504850	Personal Holiday	\$40,000	\$0	\$3,674	\$10,029	25%
001	400	504900	Workers' Comp	\$25,000	\$0	\$25	\$20,256	81%
001	400	505000	Retirement	\$171,617	\$0	\$13,567	\$41,103	24%
001	400		PERSONNEL SERVICES	\$1,633,597	\$0	\$121,576	\$393,518	24%
001	400	600100	Office Supplies	\$5,000	\$0	\$428	\$930	19%
001	400	600210	Electricity	\$10,000	\$0	\$855	\$2,553	26%
001	400	600220	Communication Services	\$52,500	\$0	\$1,593	\$13,008	25%
001	400	600240	Natural Gas	\$600	\$0	\$18	\$58	10%
001	400	600300	Equipment Maint & Repair	\$4,000	\$0	\$1,581	\$1,762	44%
001	400	600350	Vehicle Maint & Repair	\$11,000	\$0	\$2,215	\$4,003	36%
001	400	600600	Travel & Training	\$12,000	\$0	\$1,175	\$1,804	15%
001	400	600700	Membership & Subscriptions	\$2,700	\$0	\$971	\$1,946	72%
001	400	601500	Gas, Oil & Tires	\$23,000	\$0	\$3,729	\$7,123	31%
001	400	606600	Community Programs	\$1,000	\$0	\$982	\$982	98%
001	400	607500	Special Purchases	\$15,000	\$0	\$0	\$0	0%
001	400	608000	Supplies	\$15,000	\$0	\$1,242	\$3,062	20%
001	400	608100	Contract & Other Services	\$25,000	\$0	\$727	\$11,666	47%
001	400		MATERIALS & SERVICES	\$176,800	\$0	\$15,516	\$48,899	28%
			Expense Total	\$1,903,897	\$0	\$137,092	\$449,958	24%

Fire Department

1st Quarter Financial Report 2022-2023

Period 01 - 03
Fiscal Year 2023

Fund	Dept	Account Number	Description	Budget	Beg Bal	Period Amt	End Bal	% Of Budget
001	500	631600	Transfer to General Reserve	\$110,000	\$0	\$0	\$0	0%
001	500	631960	Trans to Bldg & Property Res	\$15,000	\$0	\$0	\$0	0%
001	500		TRANSFERS	\$125,000	\$0	\$0	\$0	0%
001	500	500014	Fire Chief	\$105,358	\$0	\$8,143	\$26,043	25%
001	500	500034	Line Staff	\$168,110	\$0	\$13,788	\$41,347	25%
001	500	500088	Wildland Firefighter	\$15,000	\$0	\$0	\$0	0%
001	500	501400	Call Time	\$15,000	\$0	\$996	\$3,438	23%
001	500	501500	Overtime	\$35,000	\$0	\$1,637	\$8,215	23%
001	500	501501	Overtime Wildland Firefighters	\$2,500	\$0	\$0	\$0	0%
001	500	504700	Social Security	\$25,000	\$0	\$1,902	\$6,115	24%
001	500	504800	Health Insurance	\$65,000	\$0	\$4,685	\$14,393	22%
001	500	504850	Personal Holiday	\$9,262	\$0	\$762	\$2,266	24%
001	500	504900	Workers' Comp	\$34,000	\$0	\$7	\$35,486	104%
001	500	505000	Retirement	\$57,000	\$0	\$4,996	\$15,913	28%
001	500		PERSONNEL SERVICES	\$531,230	\$0	\$36,915	\$153,216	29%
001	500	600100	Office Supplies	\$2,000	\$0	\$0	\$131	7%
001	500	600210	Electricity	\$8,240	\$0	\$589	\$1,687	20%
001	500	600220	Communication Services	\$2,500	\$0	\$131	\$328	13%
001	500	600240	Natural Gas	\$4,500	\$0	\$90	\$282	6%
001	500	600300	Equipment Maint & Repair	\$13,000	\$0	\$1,132	\$1,452	11%
001	500	600350	Vehicle Maint & Repair	\$30,000	\$0	\$142	\$791	3%
001	500	600600	Travel & Training	\$14,000	\$0	\$2,466	\$4,185	30%
001	500	600700	Membership & Subscription	\$1,200	\$0	\$106	\$106	9%
001	500	601500	Gas, Oil & Tires	\$20,000	\$0	\$1,878	\$3,731	19%
001	500	607500	Special Purchases	\$9,500	\$0	\$2,512	\$3,443	36%
001	500	608000	Supplies	\$40,000	\$0	\$5,627	\$6,283	16%
001	500	608100	Contract & Other Services	\$16,000	\$0	\$19,676	\$21,586	135%
001	500	608150	Volunteer Program	\$53,000	\$0	\$4,167	\$12,500	24%
001	500		MATERIALS & SERVICES	\$213,940	\$0	\$38,517	\$56,506	26%
			Expense Total	\$870,170	\$0	\$75,432	\$209,723	24%

Property Maintenance Department

1st Quarter Financial Report 2022-2023

Period 01 - 03
Fiscal Year 2023

Fund	Dept	Account Number	Description	Budget	Beg Bal	Period Amt	End Bal	% Of Budget
001	650	631600	Transfer to General Reserve	\$21,500	\$0	\$0	\$0	0%
001	650	631960	Trans to Bldg & Property Res	\$22,500	\$0	\$0	\$0	0%
001	650		TRANSFERS	\$44,000	\$0	\$0	\$0	0%
001	650	500016	Public Works Director	\$9,608	\$0	\$778	\$2,539	26%
001	650	500026	Public Works Op Supervisor	\$6,672	\$0	\$535	\$1,684	25%
001	650	500030	Lead/Senior Facility Operator	\$6,735	\$0	\$0	\$811	12%
001	650	500057	Muni/Grounds Maint Worker	\$47,024	\$0	\$3,909	\$12,464	27%
001	650	500067	PT Muni/Grounds Maint Worker	\$24,660	\$0	\$5,595	\$17,225	70%
001	650	500068	Custodian	\$36,148	\$0	\$2,997	\$9,556	26%
001	650	501500	Overtime	\$1,000	\$0	\$232	\$376	38%
001	650	504700	Social Security	\$9,970	\$0	\$1,053	\$3,350	34%
001	650	504800	Health Insurance	\$26,864	\$0	\$2,701	\$8,098	30%
001	650	504900	Worker's Comp	\$2,500	\$0	\$6	\$4,678	187%
001	650	505000	Retirement	\$19,387	\$0	\$2,094	\$6,177	32%
001	650		PERSONNEL SERVICES	\$190,568	\$0	\$19,900	\$66,958	35%
001	650	600100	Office Supplies	\$650	\$0	\$10	\$30	5%
001	650	600210	Electricity	\$2,500	\$0	\$124	\$374	15%
001	650	600220	Communication Services	\$1,500	\$0	\$10	\$34	2%
001	650	600300	Equipment Maint & Repair	\$2,000	\$0	\$149	\$411	21%
001	650	600350	Vehicle Maint & Repair	\$1,000	\$0	\$156	\$156	16%
001	650	600400	Facility Needs	\$30,000	\$0	\$344	\$4,925	16%
001	650	600600	Travel & Training	\$400	\$0	\$0	\$288	72%
001	650	600700	Memberships & Subscriptions	\$200	\$0	\$0	\$0	0%
001	650	601500	Gas, Oil & Tires	\$11,000	\$0	\$1,091	\$2,762	25%
001	650	607500	Special Purchases	\$8,000	\$0	\$1,053	\$1,068	13%
001	650	608000	Supplies	\$9,000	\$0	\$436	\$3,548	39%
001	650	608050	Janitorial Supplies	\$5,000	\$0	\$4	\$54	1%
001	650	608100	Contract & Other Services	\$20,000	\$0	\$752	\$3,534	18%
001	650		MATERIALS & SERVICES	\$91,250	\$0	\$4,129	\$17,184	19%
Expense Total				\$325,818	\$0	\$24,029	\$84,141	26%

Library Department

1st Quarter Financial Report 2022-2023

Period 01 - 03
Fiscal Year 2023

Fund	Dept	Account Number	Description	Budget	Beg Bal	Period Amt	End Bal	% Of Budget
001	700	631600	Trans to General Reserve	\$10,000	\$0	\$0	\$0	0%
001	700	631960	Trans to Bldg & Property Res	\$25,000	\$0	\$0	\$0	0%
001	700		TRANSFERS	\$35,000	\$0	\$0	\$0	0%
001	700	500042	Library Director	\$87,630	\$0	\$7,089	\$22,685	26%
001	700	500064	Library Assistant Director	\$59,700	\$0	\$4,755	\$15,224	26%
001	700	500072	Library Tech Services Op	\$36,300	\$0	\$3,821	\$11,915	33%
001	700	500076	Library Clerk	\$16,229	\$0	\$1,227	\$3,586	22%
001	700	504700	Social Security	\$14,000	\$0	\$1,286	\$4,067	29%
001	700	504800	Health Insurance	\$57,000	\$0	\$3,944	\$11,692	21%
001	700	504900	Workers' Comp	\$500	\$0	\$6	\$289	58%
001	700	505000	Retirement	\$32,307	\$0	\$2,713	\$8,560	27%
001	700		PERSONNEL SERVICES	\$303,666	\$0	\$24,841	\$78,018	26%
001	700	600100	Office Supplies	\$4,000	\$0	\$458	\$1,159	29%
001	700	600150	Data Processing Support	\$2,500	\$0	\$0	\$0	0%
001	700	600210	Electricity	\$7,000	\$0	\$469	\$1,584	23%
001	700	600220	Communication Services	\$1,300	\$0	\$101	\$327	25%
001	700	600240	Natural Gas	\$2,000	\$0	\$28	\$124	6%
001	700	600300	Equipment Maint & Repair	\$750	\$0	\$0	\$0	0%
001	700	600600	Travel & Training	\$500	\$0	\$0	\$0	0%
001	700	600700	Membership & Subscription	\$300	\$0	\$0	\$132	44%
001	700	603000	Network Services	\$6,800	\$0	\$0	\$0	0%
001	700	603500	Books & Materials	\$28,000	\$0	\$1,700	\$7,166	26%
001	700	606500	Youth Program Support	\$5,000	\$0	\$183	\$346	7%
001	700	606550	Adult Program Support	\$1,000	\$0	\$90	\$263	26%
001	700	607500	Special Purchases	\$2,500	\$0	\$0	\$319	13%
001	700	608000	Supplies	\$2,000	\$0	\$189	\$655	33%
001	700	608100	Contract & Other Services	\$6,000	\$0	\$450	\$2,814	47%
001	700		MATERIALS & SERVICES	\$69,650	\$0	\$3,669	\$14,888	21%
			Expense Total	\$408,316	\$0	\$28,510	\$92,906	23%

Municipal Court Department

1st Quarter Financial Report 2022-2023

Period 01 - 03
Fiscal Year 2023

Fund	Dept	Account Number	Description	Budget	Beg Bal	Period Amt	End Bal	% Of Budget
001	800	500066	Utility Billing Clerk	\$9,260	\$0	\$737	\$2,214	24%
001	800	501500	Overtime	\$500	\$0	\$0	\$0	0%
001	800	504700	Social Security	\$750	\$0	\$53	\$159	21%
001	800	504800	Health Insurance	\$5,255	\$0	\$417	\$1,251	24%
001	800	504900	Workers' Comp	\$140	\$0	\$0	\$1	1%
001	800	505000	Retirement	\$1,320	\$0	\$110	\$330	25%
001	800		PERSONNEL SERVICES	\$17,225	\$0	\$1,318	\$3,955	23%
001	800	600100	Office Supplies	\$700	\$0	\$0	\$70	10%
001	800	600600	Travel & Training	\$1,800	\$0	\$261	\$261	14%
001	800	600700	Membership & Subscription	\$250	\$0	\$0	\$0	0%
001	800	608100	Contract & Other Services	\$13,000	\$0	\$279	\$5,234	40%
001	800		MATERIALS & SERVICES	\$15,750	\$0	\$540	\$5,565	35%
			Expense	\$32,975	\$0	\$1,857	\$9,520	29%

General Services Department

1st Quarter Financial Report 2022-2023

Period 01 - 03

Fiscal Year 2023

Fund	Dept	Account Number	Description	Budget	Beg Bal	Period Amt	End Bal	% Of Budget
001	900	631000	Transfer to PW Reserve	\$50,000	\$0	\$0	\$0	0%
001	900	631600	Transfer to General Reserve	\$40,000	\$0	\$0	\$0	0%
001	900	631960	Trans to Bldg & Property Res	\$150,000	\$0	\$0	\$0	0%
001	900	631970	Trans to CC Strategic Reserve	\$145,000	\$0	\$0	\$0	0%
001	900	631975	Transfer to Grants Fund	\$325,000	\$0	\$0	\$0	0%
001	900		TRANSFERS	\$710,000	\$0	\$0	\$0	0%
001	900	640100	Contingency	\$200,000	\$0	\$0	\$0	0%
001	900		CONTINGENCY	\$200,000	\$0	\$0	\$0	0%
001	900	500024	Information Systems Admin	\$39,903	\$0	\$3,229	\$10,327	26%
001	900	504700	Social Security	\$3,117	\$0	\$246	\$787	25%
001	900	504800	Health Insurance	\$5,080	\$0	\$403	\$1,210	24%
001	900	504900	Workers' Comp	\$100	\$0	\$1	\$75	75%
001	900	505000	Retirement	\$5,885	\$0	\$482	\$1,540	26%
001	900	604000	Unemployment	\$30,000	\$0	\$0	\$0	0%
001	900		PERSONNEL SERVICES	\$84,085	\$0	\$4,361	\$13,939	17%
001	900	600150	Data Processing Support	\$15,000	\$0	\$1,235	\$10,368	69%
001	900	600700	Membership & Subscription	\$11,000	\$0	\$860	\$6,954	63%
001	900	601700	Insurance	\$127,000	\$0	\$0	\$113,229	89%
001	900	603600	Safety Committee	\$5,000	\$0	\$0	\$136	3%
001	900	603700	City Council	\$6,000	\$0	\$552	\$1,562	26%
001	900	603800	Planning Commission	\$1,500	\$0	\$0	\$261	17%
001	900	603900	Economic Development	\$15,000	\$0	\$0	\$0	0%
001	900	603950	Abatement	\$75,000	\$0	\$0	\$0	0%
001	900	603975	Contributions	\$11,775	\$0	\$1,000	\$11,350	96%
001	900	604400	Street Lights	\$140,000	\$0	\$11,902	\$35,143	25%
001	900	608000	Supplies	\$2,000	\$0	\$326	\$350	18%
001	900	608100	Contract & Other Services	\$80,000	\$0	\$3,349	\$9,449	12%
001	900	608125	Audit Services	\$15,000	\$0	\$0	\$0	0%
001	900		MATERIALS & SERVICES	\$504,275	\$0	\$19,224	\$188,803	37%
001	900	801000	Unappropriated Surplus	\$306,747	\$0	\$0	\$0	0%
001	900		UNAPPROPRIATED	\$306,747	\$0	\$0	\$0	0%
001	900	630200	Samaritan Treatment Facility	\$15,000	\$0	\$0	\$15,000	100%
001	900	631980	Greater Toledo Pool District	\$38,230	\$0	\$0	\$38,229	100%
001	900		SPECIAL PAYMENTS	\$53,230	\$0	\$0	\$53,229	100%
			Expense Total	\$1,858,337	\$0	\$23,585	\$255,971	14%

Streets Department

1st Quarter Financial Report 2022-2023

Period 01 - 03

Fiscal Year 2023

REVENUE

Fund	Dept	Account Number	Description	Budget	Beg Bal	Period Amt	End Bal	% Of Budget
011	000	400100	Beginning Fund Balance	\$ (2,489,421)	\$ (2,511,749)	\$ -	\$ (2,511,749)	101%
011	000	400400	Interest	\$ (15,000)	\$ -	\$ (4,654)	\$ (12,092)	81%
011	000	401300	Natural Gas Franchise	\$ (12,000)	\$ -	\$ -	\$ (3,888)	32%
011	000	401400	Telephone Franchise	\$ (2,000)	\$ -	\$ -	\$ -	0%
011	000	401450	Telecommunications Franchise	\$ (2,500)	\$ -	\$ -	\$ (729)	29%
011	000	401500	Television Franchise	\$ (13,000)	\$ -	\$ -	\$ (3,764)	29%
011	000	401600	Garbage Franchise	\$ (50,000)	\$ -	\$ -	\$ (73,310)	147%
011	000	401700	Electric Franchise	\$ (550,000)	\$ -	\$ (50,238)	\$ (128,537)	23%
011	000	402050	Truck Permits	\$ (2,500)	\$ -	\$ (8)	\$ (8)	0%
011	000	402400	Oregon State Highway Tax	\$ (250,000)	\$ -	\$ (24,546)	\$ (67,040)	27%
011	000	402700	Refunds & Misc	\$ (5,500)	\$ -	\$ (3,174)	\$ (4,474)	81%
011	000	403600	Road Maintenance Fees	\$ (100,000)	\$ -	\$ (8,725)	\$ (26,180)	26%
011	000	405250	Grants	\$ (100,000)	\$ -	\$ -	\$ -	0%
Revenue Total				\$ 3,591,921	\$ 2,511,749	\$ 91,344	\$ 2,831,771	79%

EXPENSES

011	110	620500	Equipment	\$ 95,000	\$ -	\$ -	\$ 96,000	101%
011	110	620520	Systems	\$ 1,969,181	\$ -	\$ 6,539	\$ 58,311	3%
011	110	620540	Road Maintenance Expenditures	\$ 305,000	\$ -	\$ -	\$ -	0%
011	110	CAPITAL OUTLAY		\$ 2,369,181	\$ -	\$ 6,539	\$ 154,311	7%
011	110	631000	Transfer to PW Equip Reserve	\$ 35,000	\$ -	\$ -	\$ -	0%
011	110	631850	Transfer to Street Reserve	\$ 380,000	\$ -	\$ -	\$ -	0%
011	110	TRANSFERS		\$ 415,000	\$ -	\$ -	\$ -	0%
011	110	640100	Contingency	\$ 228,277	\$ -	\$ -	\$ -	0%
011	110	CONTINGENCY		\$ 228,277	\$ -	\$ -	\$ -	0%
011	110	500010	City Manager	\$ 2,407	\$ -	\$ 177	\$ 532	22%
011	110	500015	Asst. City Manager/HR Assist	\$ 4,520	\$ -	\$ -	\$ -	0%
011	110	500016	Public Works Director	\$ 30,894	\$ -	\$ 2,335	\$ 7,616	25%
011	110	500020	Accounting Supervisor	\$ 2,873	\$ -	\$ 216	\$ 679	24%

011	110	500024	Information Systems Admin	\$	8,588	\$	-	\$	646	\$	2,065	24%
011	110	500026	Public Works Op Supervisor	\$	20,984	\$	-	\$	1,606	\$	5,051	24%
011	110	500028	City Recorder	\$	1,555	\$	-	\$	117	\$	374	24%
011	110	500030	Lead/Senior Facility Ops	\$	21,429	\$	-	\$	-	\$	2,434	11%
011	110	500045	Maintenance Worker 4B	\$	26,997	\$	-	\$	2,036	\$	6,108	23%
011	110	500046	Maint Worker 4A	\$	16,198	\$	-	\$	1,222	\$	3,665	23%
011	110	500053	Accounting Clerk 3	\$	4,901	\$	-	\$	380	\$	1,139	23%
011	110	500057	Muni/Ground Maint Worker	\$	80,283	\$	-	\$	6,009	\$	18,859	23%
011	110	500082	City Planner	\$	5,568	\$	-	\$	419	\$	1,339	24%
011	110	500084	Assistant Planner	\$	5,740	\$	-	\$	425	\$	1,401	24%
011	110	501400	Call Time	\$	6,500	\$	-	\$	607	\$	1,600	25%
011	110	501500	Overtime	\$	2,500	\$	-	\$	340	\$	625	25%
011	110	504700	Social Security	\$	15,006	\$	-	\$	1,237	\$	4,005	27%
011	110	504800	Health Insurance	\$	50,290	\$	-	\$	3,929	\$	11,792	23%
011	110	504900	Workers' Comp	\$	14,000	\$	-	\$	6	\$	11,144	80%
011	110	505000	Retirement	\$	33,030	\$	-	\$	2,494	\$	7,732	23%
011	110		PERSONNEL SERVICES	\$	354,263	\$	-	\$	24,201	\$	88,159	25%
011	110	600100	Office Supplies	\$	500	\$	-	\$	10	\$	34	7%
011	110	600210	Electricity	\$	7,000	\$	-	\$	352	\$	4,391	63%
011	110	600220	Communication Services	\$	2,500	\$	-	\$	36	\$	112	4%
011	110	600250	Alarms	\$	2,500	\$	-	\$	262	\$	575	23%
011	110	600300	Equipment Repair	\$	15,000	\$	-	\$	636	\$	1,532	10%
011	110	600350	Vehicle Maint & Repair	\$	10,000	\$	-	\$	830	\$	1,362	14%
011	110	600400	Facility Needs	\$	200	\$	-	\$	5	\$	5	2%
011	110	600420	Systems Repair	\$	90,000	\$	-	\$	1,350	\$	2,539	3%
011	110	600600	Travel & Training	\$	500	\$	-	\$	-	\$	288	58%
011	110	600700	Membership & Subscription	\$	500	\$	-	\$	-	\$	-	0%
011	110	601500	Gas, Oil & Tires	\$	20,000	\$	-	\$	1,242	\$	2,913	15%
011	110	601700	Insurance	\$	22,000	\$	-	\$	-	\$	20,493	93%
011	110	607500	Special Purchases	\$	3,500	\$	-	\$	12	\$	12	0%
011	110	608000	Supplies	\$	25,000	\$	-	\$	953	\$	3,018	12%
011	110	608100	Contract & Other Services	\$	14,000	\$	-	\$	1,835	\$	3,780	27%
011	110	608175	Street Sweeping	\$	12,000	\$	-	\$	190	\$	2,615	22%
011	110		MATERIALS & SERVICES	\$	225,200	\$	-	\$	7,712	\$	43,668	19%
Expense Total				\$	3,591,921	\$	-	\$	38,452	\$	286,138	8%
NET					\$	2,511,749	\$	52,892	\$	2,545,633		

Water Department

1st Quarter Financial Report 2022-2023

Period 01 - 03

Fiscal Year 2023

REVENUES

Fund	Dept	Account Number	Description	Budget	Beg Bal	Period Amt	End Bal	% Of Budget
012	000	400100	Beginning Fund Balance	\$ (954,587)	\$ (872,005)	\$ -	\$ (872,005)	91%
012	000	400400	Interest	\$ (1,200)	\$ -	\$ (337)	\$ (874)	73%
012	000	402700	Refunds & Misc	\$ (1,000)	\$ -	\$ (33)	\$ (150)	15%
012	000	402730	Haulable Water	\$ (1,400)	\$ -	\$ (900)	\$ (1,225)	88%
012	000	403700	Sale of Water	\$ (1,442,000)	\$ -	\$ (138,275)	\$ (422,904)	29%
012	000	403800	Meter Charges-Connection Fees	\$ (2,500)	\$ -	\$ -	\$ (4,021)	161%
012	000	403900	Service Fees	\$ (1,800)	\$ -	\$ (208)	\$ (672)	37%
012	000	403950	Delinquent Fees	\$ (10,000)	\$ -	\$ (1,744)	\$ (4,665)	47%
012	000	404100	Sale of Water to Seal Rock	\$ (100,000)	\$ -	\$ (6,222)	\$ (41,846)	42%
012	000	404125	H2O Program Donations	\$ (600)	\$ -	\$ (79)	\$ (179)	30%
012	000	404130	Fees and Adjustments	\$ (100)	\$ -	\$ -	\$ -	0%
012	000	404200	Water Deposit	\$ -	\$ -	\$ (435)	\$ (435)	0%
Revenue Total				\$ 2,515,187	\$ 872,005	\$ 148,232	\$ 1,348,977	54%

WATER PLANT EXPENSES

Fund	Dept	Account Number	Description	Budget	Beg Bal	Period Amt	End Bal	% Of Budget
012	120	620500	Equipment	\$ 15,000	\$ -	\$ -	\$ 6,784	45%
012	120		CAPITAL OUTLAY	\$ 15,000	\$ -	\$ -	\$ 6,784	45%
012	120	631000	Transfer to PW Reserve	\$ 12,500	\$ -	\$ -	\$ -	0%
012	120	631800	Transfer to Water Reserve	\$ 124,700	\$ -	\$ -	\$ -	0%
012	120		TRANSFERS	\$ 137,200	\$ -	\$ -	\$ -	0%
012	120	500010	City Manager	\$ 1,204	\$ -	\$ 89	\$ 266	22%
012	120	500015	Asst. City Manager/HR Assist	\$ 4,520	\$ -	\$ -	\$ -	0%
012	120	500016	Public Works Director	\$ 15,447	\$ -	\$ 1,168	\$ 3,808	25%
012	120	500020	Accounting Supervisor	\$ 2,873	\$ -	\$ 216	\$ 679	24%
012	120	500024	Information Systems Admin	\$ 8,588	\$ -	\$ 646	\$ 2,065	24%
012	120	500028	City Recorder	\$ 777	\$ -	\$ 59	\$ 187	24%
012	120	500030	Lead/Senior Facility Ops	\$ 66,140	\$ -	\$ 4,931	\$ 15,728	24%
012	120	500038	Facility Ops	\$ 59,271	\$ -	\$ 4,703	\$ 14,109	24%
012	120	500048	Facility Operator Trainee	\$ 26,770	\$ -	\$ 2,014	\$ 6,043	23%
012	120	500053	Accounting Clerk 3	\$ 4,901	\$ -	\$ 380	\$ 1,139	23%
012	120	500066	Utility Billing Clerk 1	\$ 6,944	\$ -	\$ 553	\$ 1,660	24%
012	120	500082	City Planner	\$ 5,568	\$ -	\$ 419	\$ 1,339	24%
012	120	500084	Assistant Planner	\$ 2,649	\$ -	\$ 196	\$ 647	24%
012	120	501400	Call Time	\$ 23,000	\$ -	\$ 1,640	\$ 5,013	22%

012	120	501500	Overtime	\$ 20,000	\$ -	\$ 628	\$ 961	5%
012	120	504700	Social Security	\$ 15,500	\$ -	\$ 1,323	\$ 4,017	26%
012	120	504800	Health Insurance	\$ 25,132	\$ -	\$ 3,192	\$ 10,298	41%
012	120	504900	Workers' Comp	\$ 4,950	\$ -	\$ 5	\$ 7,172	145%
012	120	505000	Retirement	\$ 28,622	\$ -	\$ 1,973	\$ 6,114	21%
012	120		PERSONNEL SERVICES	\$ 322,856	\$ -	\$ 24,134	\$ 81,246	25%
012	120	600100	Office Supplies	\$ 600	\$ -	\$ 10	\$ 30	5%
012	120	600150	Data Processing Support	\$ 5,000	\$ -	\$ 440	\$ 1,309	26%
012	120	600210	Electricity	\$ 62,000	\$ -	\$ 3,822	\$ 11,216	18%
012	120	600220	Communication Services	\$ 9,000	\$ -	\$ 584	\$ 1,754	19%
012	120	600250	Alarms	\$ 3,000	\$ -	\$ 291	\$ 582	19%
012	120	600300	Equipment Maint & Repair	\$ 10,000	\$ -	\$ 1,393	\$ 1,393	14%
012	120	600350	Vehicle Maint & Repair	\$ 1,000	\$ -	\$ -	\$ -	0%
012	120	600400	Facility Needs	\$ 10,000	\$ -	\$ 236	\$ 5,424	54%
012	120	600420	Systems Repair	\$ 8,000	\$ -	\$ -	\$ -	0%
012	120	600600	Travel & Training	\$ 1,500	\$ -	\$ -	\$ 522	35%
012	120	600700	Membership & Subscription	\$ 3,000	\$ -	\$ -	\$ 2,000	67%
012	120	601500	Gas, Oil & Tires	\$ 4,000	\$ -	\$ 1,017	\$ 1,262	32%
012	120	601700	Insurance	\$ 38,000	\$ -	\$ -	\$ 35,336	93%
012	120	607500	Special Purchases	\$ 20,000	\$ -	\$ -	\$ 12	0%
012	120	608000	Supplies	\$ 50,000	\$ -	\$ 5,917	\$ 6,382	13%
012	120	608100	Contract & Other Services	\$ 39,000	\$ -	\$ 3,496	\$ 3,645	9%
012	120		MATERIALS & SERVICES	\$ 264,100	\$ -	\$ 17,206	\$ 70,866	27%
Water Plant Expense Total				\$ 739,156	\$ -	\$ 41,340	\$ 158,896	22%

WATER DISTRIBUTION EXPENSES

Fund	Dept	Account Number	Description	Budget	Beg Bal	Period Amt	End Bal	% Of Budget
012	125	631000	Transfer to PW Reserve	\$ 12,500	\$ -	\$ -	\$ -	0%
012	125	631800	Transfer to Water Reserve	\$ 528,042	\$ -	\$ -	\$ -	0%
012	125		TRANSFERS	\$ 540,542	\$ -	\$ -	\$ -	0%
012	125	640100	Contingency	\$ 300,000	\$ -	\$ -	\$ -	0%
012	125		CONTINGENCY	\$ 300,000	\$ -	\$ -	\$ -	0%
012	125	500010	City Manager	\$ 1,204	\$ -	\$ 89	\$ 266	22%
012	125	500015	Asst. City Manager/HR Assist	\$ 4,520	\$ -	\$ -	\$ -	0%
012	125	500016	Public Works Director	\$ 15,447	\$ -	\$ 1,168	\$ 3,808	25%
012	125	500020	Accounting Supervisor	\$ 2,873	\$ -	\$ 216	\$ 679	24%
012	125	500024	Information Systems Admin	\$ 8,588	\$ -	\$ 646	\$ 2,065	24%
012	125	500026	Public Works Op Supervisor	\$ 20,984	\$ -	\$ 1,606	\$ 5,051	24%
012	125	500028	City Recorder	\$ 777	\$ -	\$ 59	\$ 187	24%
012	125	500030	Lead/Senior Facility Ops	\$ 21,429	\$ -	\$ -	\$ 2,434	11%

012	125	500045	Maint Worker 4B/Maint Tech	\$	13,499	\$	-	\$	1,018	\$	3,054	23%
012	125	500046	Maint Worker 4A/Equip Op	\$	18,898	\$	-	\$	1,425	\$	4,276	23%
012	125	500053	Accounting Clerk 3	\$	4,901	\$	-	\$	380	\$	1,139	23%
012	125	500054	Maint/Clerical Worker 3	\$	29,593	\$	-	\$	2,323	\$	7,384	25%
012	125	500057	Maintenance Worker 2	\$	26,832	\$	-	\$	2,040	\$	6,510	24%
012	125	500066	Utility Billing Clerk 1	\$	11,573	\$	-	\$	922	\$	2,767	24%
012	125	500082	City Planner	\$	5,568	\$	-	\$	419	\$	1,339	24%
012	125	500084	Assistant Planner	\$	5,740	\$	-	\$	425	\$	1,401	24%
012	125	501400	Call Time	\$	5,500	\$	-	\$	551	\$	1,799	33%
012	125	501500	Overtime	\$	3,000	\$	-	\$	399	\$	1,095	37%
012	125	504700	Social Security	\$	13,842	\$	-	\$	1,018	\$	3,371	24%
012	125	504800	Health Insurance	\$	56,394	\$	-	\$	3,788	\$	11,365	20%
012	125	504900	Workers' Comp	\$	8,828	\$	-	\$	5	\$	489	6%
012	125	505000	Retirement	\$	27,907	\$	-	\$	2,069	\$	6,630	24%
012	125		PERSONNEL SERVICES	\$	307,897	\$	-	\$	20,565	\$	67,112	22%
012	125	600100	Office Supplies	\$	5,000	\$	-	\$	353	\$	767	15%
012	125	600150	Data Processing Support	\$	9,000	\$	-	\$	440	\$	2,861	32%
012	125	600210	Electricity	\$	10,300	\$	-	\$	628	\$	1,748	17%
012	125	600220	Communication Services	\$	3,000	\$	-	\$	36	\$	112	4%
012	125	600250	Alarms	\$	1,200	\$	-	\$	-	\$	-	0%
012	125	600300	Equipment Maint & Repair	\$	6,000	\$	-	\$	-	\$	536	9%
012	125	600350	Vehicle Maint & Repair	\$	4,000	\$	-	\$	280	\$	632	16%
012	125	600400	Facility Needs	\$	2,000	\$	-	\$	-	\$	-	0%
012	125	600420	Systems Repair	\$	65,000	\$	-	\$	42	\$	826	1%
012	125	600600	Travel & Training	\$	3,000	\$	-	\$	-	\$	899	30%
012	125	600700	Membership & Subscription	\$	1,500	\$	-	\$	-	\$	2,000	133%
012	125	601500	Gas, Oil & Tires	\$	16,000	\$	-	\$	1,091	\$	2,763	17%
012	125	601700	Insurance	\$	9,500	\$	-	\$	-	\$	11,834	125%
012	125	603980	H2O Program Expenses	\$	400	\$	-	\$	-	\$	-	0%
012	125	607500	Special Purchases	\$	10,000	\$	-	\$	337	\$	439	4%
012	125	608000	Supplies	\$	40,000	\$	-	\$	4,709	\$	6,972	17%
012	125	608100	Contract & Other Services	\$	23,000	\$	-	\$	1,475	\$	5,985	26%
012	125		MATERIALS & SERVICES	\$	208,900	\$	-	\$	9,392	\$	38,374	18%
012	125	702000	2012 Debt Repayment/Bond 2016	\$	277,500	\$	-	\$	-	\$	-	0%
012	125	702500	Rev Bond 2016 - Interet/Fees	\$	141,192	\$	-	\$	70,596	\$	70,596	50%
012	125		DEBT SERVICES	\$	418,692	\$	-	\$	70,596	\$	70,596	17%

Water Distribution Expense Total	\$	1,776,031	\$	-	\$	100,553	\$	176,081	10%
---	-----------	------------------	-----------	----------	-----------	----------------	-----------	----------------	------------

NET TOTALS	\$	872,005	\$	6,339	\$	1,014,000
-------------------	-----------	----------------	-----------	--------------	-----------	------------------

Sewer Department

1st Quarter Financial Report 2022-2023

Period 01 - 03
Fiscal Year 2023

REVENUES

Fund	Dept	Account Number	Description	Budget	Beg Bal	Period Amt	End Bal	% Of Budget
013	000	400100	Beginning Fund Balance	\$ (619,634)	\$ (623,827)	\$ -	\$ (623,827)	101%
013	000	400400	Interest	\$ (1,800)	\$ -	\$ (543)	\$ (1,411)	78%
013	000	402700	Refunds & Misc	\$ (4,000)	\$ -	\$ (33)	\$ (150)	4%
013	000	402720	Public Works Inspection Fee	\$ (300)	\$ -	\$ -	\$ (161)	54%
013	000	404400	Sewer Charges	\$ (1,500,000)	\$ -	\$ (137,711)	\$ (424,670)	28%
013	000	404500	Sewer Connection Fees	\$ -	\$ -	\$ -	\$ (130)	0%
Revenue Total				\$ 2,125,734	\$ 623,827	\$ 138,287	\$ 1,050,349	49%

SEWER PLANT EXPENSES

Fund	Dept	Account Number	Description	Budget	Beg Bal	Period Amt	End Bal	% Of Budget
013	130	631000	Transfer to PW Reserve	\$ 12,500	\$ -	\$ -	\$ -	0%
013	130	631900	Transfer to Sewer Reserve	\$ 50,000	\$ -	\$ -	\$ -	0%
013	130	TRANSFERS		\$ 62,500	\$ -	\$ -	\$ -	0%
013	130	500010	City Manager	\$ 1,204	\$ -	\$ 89	\$ 266	22%
013	130	500015	Asst. City Manager/HR Assist	\$ 4,520	\$ -	\$ -	\$ -	0%
013	130	500016	Public Works Director	\$ 15,447	\$ -	\$ 1,168	\$ 3,808	25%
013	130	500020	Accounting Supervisor	\$ 2,873	\$ -	\$ 216	\$ 679	24%
013	130	500024	Information Systems Admin	\$ 8,588	\$ -	\$ 646	\$ 2,065	24%
013	130	500028	City Recorder	\$ 777	\$ -	\$ 59	\$ 187	24%
013	130	500030	Lead/Senior Facility Ops	\$ 67,956	\$ -	\$ 5,382	\$ 16,840	25%
013	130	500038	Facility Ops	\$ 59,645	\$ -	\$ 4,646	\$ 14,794	25%
013	130	500048	Facility Operator Trainee	\$ 26,770	\$ -	\$ 2,015	\$ 6,044	23%
013	130	500053	Accounting Clerk 3	\$ 4,901	\$ -	\$ 380	\$ 1,139	23%
013	130	500066	Utility Billing Clerk 1	\$ 6,944	\$ -	\$ 553	\$ 1,660	24%
013	130	500082	City Planner	\$ 5,568	\$ -	\$ 419	\$ 1,339	24%
013	130	500084	Assistant Planner	\$ 2,749	\$ -	\$ 196	\$ 647	24%
013	130	501400	Call Time	\$ 25,000	\$ -	\$ 1,619	\$ 5,097	20%
013	130	501500	Overtime	\$ 14,000	\$ -	\$ 350	\$ 2,215	16%
013	130	504700	Social Security	\$ 17,500	\$ -	\$ 1,320	\$ 4,233	24%
013	130	504800	Health Insurance	\$ 52,500	\$ -	\$ 4,590	\$ 13,771	26%
013	130	504900	Workers' Comp	\$ 8,500	\$ -	\$ 5	\$ 4,719	56%
013	130	505000	Retirement	\$ 28,500	\$ -	\$ 2,358	\$ 7,611	27%
013	130	PERSONNEL SERVICES		\$ 353,942	\$ -	\$ 26,010	\$ 87,113	25%

013	130	600100	Office Supplies	\$	500	\$	-	\$	10	\$	30	6%
013	130	600150	Data Processing Support	\$	7,000	\$	-	\$	440	\$	1,309	19%
013	130	600210	Electricity	\$	48,000	\$	-	\$	3,278	\$	9,537	20%
013	130	600220	Communication Services	\$	3,500	\$	-	\$	168	\$	507	14%
013	130	600250	Alarms	\$	2,500	\$	-	\$	-	\$	-	0%
013	130	600300	Equipment Maint & Repair	\$	20,000	\$	-	\$	-	\$	-	0%
013	130	600350	Vehicle Maint & Repair	\$	500	\$	-	\$	-	\$	-	0%
013	130	600400	Facility Needs	\$	5,000	\$	-	\$	-	\$	-	0%
013	130	600420	Systems Repair	\$	67,000	\$	-	\$	14,060	\$	14,346	21%
013	130	600600	Travel & Training	\$	1,500	\$	-	\$	-	\$	522	35%
013	130	600700	Membership & Subscription	\$	1,500	\$	-	\$	-	\$	190	13%
013	130	601500	Gas, Oil & Tires	\$	3,000	\$	-	\$	99	\$	651	22%
013	130	601700	Insurance	\$	52,000	\$	-	\$	-	\$	46,881	90%
013	130	607500	Special Purchases	\$	10,000	\$	-	\$	510	\$	510	5%
013	130	608000	Supplies	\$	55,000	\$	-	\$	3,702	\$	9,038	16%
013	130	608100	Contract & Other Services	\$	32,000	\$	-	\$	189	\$	433	1%
013	130		MATERIALS & SERVICES	\$	309,000	\$	-	\$	22,456	\$	83,955	27%

Sewer Plant Expense Totals

\$	725,442	\$	-	\$	48,466	\$	171,069	24%
-----------	----------------	-----------	----------	-----------	---------------	-----------	----------------	------------

SEWER COLLECTION EXPENSES

Fund	Dept	Account Number	Description	Budget	Beg Bal	Period Amt	End Bal	% Of Budget
013	135	631000	Transfer to PW Reserve	\$	12,500	\$	-	0%
013	135	631900	Transfer to Sewer Reserve	\$	611,895	\$	-	0%
013	135		TRANSFERS	\$	624,395	\$	-	0%
013	135	640100	Contingency	\$	100,000	\$	-	0%
013	135		CONTINGENCY	\$	100,000	\$	-	0%
013	135	500010	City Manager	\$	1,204	\$	89	22%
013	135	500015	Asst. City Manager/HR Assist	\$	4,520	\$	-	0%
013	135	500016	Public Works Director	\$	15,447	\$	1,168	25%
013	135	500020	Accounting Supervisor	\$	2,873	\$	216	24%
013	135	500024	Information Systems Admin	\$	8,588	\$	646	24%
013	135	500026	Public Works Op Supervisor	\$	20,984	\$	1,606	24%
013	135	500028	City Recorder	\$	777	\$	59	24%
013	135	500030	Lead/Senior Facility Ops	\$	21,429	\$	-	11%
013	135	500045	Maint Worker 4B/Maint Tech	\$	13,499	\$	1,018	23%
013	135	500046	Maint Worker 4A/Equip Op	\$	18,898	\$	1,425	23%
013	135	500053	Accounting Clerk 3	\$	4,901	\$	380	23%
013	135	500054	Maint/Clerical Worker 3	\$	29,593	\$	2,323	25%
013	135	500057	Maintenance Worker 2	\$	25,970	\$	1,955	23%
013	135	500066	Utility Billing Clerk 1	\$	11,573	\$	922	24%
013	135	500082	City Planner	\$	5,568	\$	419	24%
013	135	500084	Assistant Planner	\$	5,740	\$	425	24%

013	135	501400	Call Time	\$	6,500	\$	-	\$	464	\$	1,679	26%
013	135	501500	Overtime	\$	3,000	\$	-	\$	138	\$	781	26%
013	135	504700	Social Security	\$	13,445	\$	-	\$	986	\$	3,292	24%
013	135	504800	Health Insurance	\$	49,377	\$	-	\$	3,650	\$	10,950	22%
013	135	504900	Workers' Comp	\$	8,775	\$	-	\$	5	\$	489	6%
013	135	505000	Retirement	\$	27,950	\$	-	\$	2,005	\$	6,469	23%
013	135		PERSONNEL SERVICES	\$	300,611	\$	-	\$	19,896	\$	65,375	22%
013	135	600100	Office Supplies	\$	4,700	\$	-	\$	353	\$	767	16%
013	135	600150	Data Processing Support	\$	8,500	\$	-	\$	440	\$	2,861	34%
013	135	600210	Electricity	\$	36,000	\$	-	\$	1,643	\$	5,797	16%
013	135	600220	Communication Services	\$	3,000	\$	-	\$	36	\$	112	4%
013	135	600250	Alarms	\$	5,500	\$	-	\$	492	\$	1,467	27%
013	135	600300	Equipment Maint & Repair	\$	16,000	\$	-	\$	989	\$	1,676	10%
013	135	600350	Vehicle Maint & Repair	\$	4,000	\$	-	\$	280	\$	632	16%
013	135	600400	Building Repair	\$	4,500	\$	-	\$	-	\$	-	0%
013	135	600420	Systems Repair	\$	40,000	\$	-	\$	2,244	\$	5,117	13%
013	135	600600	Travel & Training	\$	2,000	\$	-	\$	-	\$	809	40%
013	135	600700	Membership & Subscription	\$	600	\$	-	\$	-	\$	-	0%
013	135	601500	Gas, Oil & Tires	\$	15,000	\$	-	\$	1,608	\$	3,279	22%
013	135	601700	Insurance	\$	8,418	\$	-	\$	-	\$	10,942	130%
013	135	607500	Special Purchases	\$	20,000	\$	-	\$	4,349	\$	4,349	22%
013	135	608000	Supplies	\$	10,000	\$	-	\$	135	\$	1,061	11%
013	135	608100	Contract & Other Services	\$	17,000	\$	-	\$	2,046	\$	5,069	30%
013	135		MATERIALS & SERVICES	\$	195,218	\$	-	\$	14,615	\$	43,938	23%
013	135	702000	DEQ Loan Repayment-Principal	\$	97,500	\$	-	\$	-	\$	-	0%
013	135	702500	Rev Bond 2016 - Interest/Fees	\$	49,068	\$	-	\$	24,804	\$	24,804	51%
013	135	703000	W/WW Loan 2019 - Principal	\$	33,500	\$	-	\$	-	\$	-	0%
013	135		DEBT SERVICES	\$	180,068	\$	-	\$	24,804	\$	24,804	14%
Sewer Collection Expense Totals				\$	1,400,292	\$	-	\$	59,316	\$	134,116	10%
NET					\$	623,827	\$	30,506	\$	745,164		