

To: City Council, Mayor, City Recorder and Planning Commission.

Before continuing I would like to take a moment to thank each and everyone for taking hours out of your busy lives to volunteer precious time to keep a beautiful coastal town operating in a viable and inviting manner for visitors, home and business owners. You keep the great American dream going.

Thanks

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All

Having set through two years of development that was proposed to be a Yachats Village brings me to write this letter.

There are many facets about the City of Yachats using public money for projects that are semi- public.

Coastal cities are destination communities for recreation and vacation enjoyment. Yes, service industries provide the lower wage jobs to supply this service. Since this is a coastal transient community and many of the workers are transient, I don't see that public housing , should be given public, public monies.

Ask yourselves the questions: 1-How many store front properties are vacant, 2- How many for-closures are in Lincoln County and specifically in the Yachats area, 3- how many vacant lots have not been built on in Yachats and why?

Question regarding the proposed townhouses.

- Define why families with less than 50% AMI are even living in this area?
- Define decent affordable housing?
- Define affordable eligible persons?
- Define ground leasing and why the rest of the vacant lots in Yachats have not proposed ground leasing?
- What is the definition of permanent affordability of sold units?
- What has been the sale and movement of townhouses and other forms of non- standard single or multiple family dwellings?

Given these questions are answered in a logical professional, intelligent manner. I would like to propose the next set of questions.

- What will be the return on the investment of \$10,000 from the city?
- What has been the total SDC charges collected from developers in the last ten years?
- Where have the SDC charges that were collected gone? In a deferred account for repairs? In an account for studies? Or just used for every day expenses and then property taxes are re-assessed for bonds and further debt charges have gone to the properties? Wasn't a new sewer system built and did not the water system get updated? Cheap housing is not the answer in a coastal recreation area.
- How much has been received? 90% of an unknown number?

- Why are system development charges imposed by a small community a material part of development projects? Shouldn't the project development value which then adds to the infrastructure of the community?
- Goal J is? Does not the City's Comprehensive Land Use Plan (how many total acres) have greater responsibility to the total populace citizens than the citizens who are taking from the total?
- When a great project is great, why doesn't the greatness provide for self support and not rely on government or socialistic support.

Point of concern: I note that Nancy Batchelder is on the Board of Directors and is she not the City Recorder who will be writing the check or checks for the funds from the city? What a candy cane of events.

I'll be waiting for your responses.

Thank very much

Dick Beers