

**NEWBERG AFFORDABLE HOUSING
ACTION COMMITTEE
Wednesday, February 10, 2010
7 p.m. to 9 p.m.
Newberg City Hall
Permit Center Conference Room
414 E. First Street, Newberg, OR**

- I. OPEN MEETING**
- II. ROLL CALL**
- III. APPROVAL OF FULL COMMITTEE MEETING MINUTES – DECEMBER 9, 2009**
- IV. APPROVAL OF MEETING SUMMARIES BY SUBCOMMITTEE**
- V. LEGISLATION SUBCOMMITTEE REPORT**
- VI. CITY HOUSING PROGRAM SUBCOMMITTEE REPORT**
- VII. EDUCATION/OUTREACH SUBCOMMITTEE REPORT**
- VIII. FEES/FINANCE SUBCOMMITTEE REPORT**
- IX. OTHER BUSINESS**
- X. NEXT FULL COMMITTEE MEETING – WEDNESDAY, APRIL 28, 2010
7 PM, CITY HALL, PERMIT
CENTER CONFERENCE ROOM**
 - A. Legislation Subcommittee – February 24, 2010 4:00 p.m.**
 - B. City Housing Program Subcommittee – February 24, 2010 7:00 p.m.**
 - C. Education/Outreach Subcommittee – March 10, 2010, 4:00 p.m.**
 - D. Fees/Finance Subcommittee – March 10, 2010, 7:00 p.m.**
- XI. ADJOURN**

ATTACHMENTS: Affordable Housing Action Committee – December 9, 2009 meeting minutes
Legislative Subcommittee meeting summary – January 13, 2010
City Housing Program Subcommittee meeting summary – January 13, 2010
Education/Outreach Subcommittee meeting summary – January 27, 2010
Fees/Finance Subcommittee memo from Barton Brierley
City Budget Committee meeting schedule
Email from Roy Gathercoal

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**NEWBERG AFFORDABLE HOUSING
ACTION COMMITTEE
Wednesday, December 9, 2009
7 p.m. to 9 p.m.
Newberg City Hall
Permit Center Conference Room
414 E. First Street, Newberg, OR**

I. OPEN MEETING:

Chair Cathy Stuhr opened the meeting at 7:06 p.m.

II. ROLL CALL:

Present:	Cathy Stuhr, Chair	Councilor Denise Bacon
	Rick Rogers	Ken Austin, Jr. Stuart Brown
	Doug Bartlett	Mike Willcuts Charles Harris
	Dennis Russell	

Absent: Mike Gougler (excused for Citizen Rate Review Meeting)

Staff Present: Barton Brierley, Planning & Building Director
David Beam, Economic Development Planner
Dawn Karen Bevill, Recording Secretary

Others Present: Saj Jivanjee

III. INTRODUCTIONS:

Cathy Stuhr was appointed to the Newberg Planning Commission in 2005 and worked on the Ad Hoc Committee for Newberg's Future.

Stuart Brown is Principal Broker of Valley Mortgage. He's been part of the community for 25 years and has personally been involved in real-estate development and urban planning outside of Dallas/Fort Worth, Texas, which is similar in demographics to Newberg. His goal is to become more involved here in our community.

Denise Bacon is a City Councilor and was a member of the Phase I Affordable Housing Committee.

Rick Rogers is the Executive Director of Habitat for Humanity and served on the Ad Hoc Committee for Newberg's Future and on the Phase I Affordable Housing Committee.

Charles Harris works with the Community and Shelter Assistance Corp. (CASA) and served on the Phase I Affordable Housing Committee.

Saj Jivanjee moved to Newberg three years ago and is an Architect/Planner. Although he is not a member of this committee, he hopes to contribute towards design and economics. He was invited to participate by David Beam.

Mike Willcuts, Willcuts Company & Coyote Homes, is a local builder/developer and was a member of the Phase I Affordable Housing Committee.

Ken Austin is a native of Newberg and has lived here his whole life. His family owns much property on the north side of town.

Dennis Russell, of Friendsview Retirement Community, also served on the Phase I Affordable Housing Committee.

Barton Brierley, Planning & Building Director, has been with the City for 11 years. Through the years, he was involved with the Ad Hoc Committee on Newberg's Future. That committee looked at a broad-range of strategies regarding the growth of Newberg. One strategy that came out of it was to promote affordable housing.

David Beam, Economic Development Planner, has been with the City for 11 years as well, and was also involved in the Phase I Affordable Housing process.

IV. COMMITTEE PURPOSE:

David Beam gave a PowerPoint presentation and reviewed the Purpose Statement for the Affordable Housing Action Committee Plan as stated in Resolution 2009-2857. The committee shall develop and refine various tools identified in the Newberg Affordable Housing Action Plan that will assist with the implementation of the plan. The committee consists of local citizens that represent a broad range of interests in affordable housing issues. The Affordable Housing Action Committee will serve until it completes its task. It is anticipated that this committee will serve up to two years.

V. INTRODUCTION OF COMMITTEE CHAIR:

David Beam introduced Cathy Stuhr and stated Mayor Bob Andrews requested she serve as Chair for this committee. Mayor Andrews asked the committee to appoint a Vice Chair.

VI. PLAN OVERVIEW:

David Beam presented the project history in Phase I on the PowerPoint presentation. Mr. Beam reviewed the ethical, economic, environmental, and social reasons to promote affordable housing (see official meeting packet for details). "Affordable Housing" is defined as when a family spends no more than 30% of its income for housing. Currently, 35% of mortgage owners are paying over 30% of their household income and 37% of renters are paying over 30% of their household income on housing in Newberg.

Mr. Beam reviewed the chart, which showed what kind of housing could be afforded in Newberg from very low- to middle-income families. Barton Brierley stated the table was updated in the handout from this past December 2009. The Newberg Urban Area Residential Land Needs and Supply was reviewed as of January 1, 2009.

David Beam reviewed the Plan Strategies and Actions in the Plan. (See official meeting packet for details.) The Phase I Committee spent an evening reviewing maps on what lands could be converted for more density housing. Unfortunately, not many opportunities were found for redevelopment or rezoning. The Planning Commission has made many refinements to the proposed changes to the development code standards outlined in Strategy #4 of the Plan.

In the last year, Newberg has worked on the South Industrial Master Plan since there are not nearly enough sizes or types of land for business growth needs in Newberg. It was accepted by the City Council a few months ago.

Charles Harris asked for an update regarding the Plan Actions and decisions being made by the Planning Commission and the City Council. David Beam stated the Planning Commission has gone through the recommended Development Code changes in the Plan and most of it has stayed intact. The Planning Commission is hoping to finalize its recommendations at the December 10, 2009 meeting and have a comprehensive resolution regarding all the recommended development code changes that can be sent on to City Council for their consideration.

VII. SUBCOMMITTEE TASKS AND SELECTION OF SUBCOMMITTEE MEMBERS:

David Beam referred to the Affordable Housing Action Committee Draft Work Program Schedule handout and the Affordable Housing Action Plan Committee Work Program Priority Draft handout. The tasks have been divided into three categories:

- Planning Commission/City Council/NUAMC
- Affordable Housing Citizen Committees
- City Staff and Staff of other Public/Quasi-Public Agencies

Staff is proposing four subcommittees from the Citizen Committees as follows:

- Fees/Finance Subcommittee
- City Housing Program Subcommittee
- Legislation Subcommittee
- Education-Outreach Subcommittee

The entire committee will be meeting every couple of months, while the subcommittees will be meeting more frequently to work on ideas and recommendations to bring before the entire committee for review. Subcommittees will make their own meeting schedules. Barton Brierley stated the subcommittees can bring in other people from the community to help with ideas and input, as well.

The committee members volunteered for the following subcommittees:

<u>Fees/Finance:</u>	<u>City Housing Program:</u>	<u>Legislation:</u>	<u>Education-Outreach:</u>
Mike Gougler	Rick Rogers	Mike Willcuts	Cathy Stuhr
Dennis Russell	Cathy Stuhr	Denise Bacon	Stuart Brown
Ken Austin, Jr.	Ken Austin, Jr.	Doug Bartlett	Denise Bacon
Charles Harris	Charles Harris	Mike Gougler	Doug Bartlett

VIII. MEETING SCHEDULES (COMMITTEE AND SUBCOMMITTEES):

Chair Stuhr stated the subcommittee meetings also need to be open to the public. Barton Brierley stated it is important through this process to program in specific times for the public to attend one to two meetings, and if they also want to attend the subcommittee meetings that's fine too. Dennis Russell stated some of the early subcommittee organizing may not be as much of an interest to the public, but their attendance will be critical when the committee is discussing how it will affect the public. Saj Jivanjee suggested a working web page that catalogs what is being done and could be made accessible to the public. Also, high school students could get involved by adding their input and hopefully encouraging their parents to become involved. Barton Brierley stated a scribe will not be attending the subcommittee meetings, but staff members will be taking notes.

IX. UPDATE ON CITIZEN RATE REVIEW COMMITTEE WORK -

Barton Brierley referred to the meeting memorandum regarding potential SDC reductions for affordable housing and explained the Citizen Rate Review Committee (CRRC) started meeting in September 2009 and is currently discussing sewer, water, and storm drainage SDCs and rates. Mr. Brierley explained the CRRC is looking at an 11% increase in sewer and water rates to cover the ongoing system maintenance needs in Newberg. Mike Gougler is on the CRRC as well as Matson Haug, who is also on the Planning Commission. Staff met with the CRRC at the beginning of their process, informing them that Strategy #5 of the Plan, which is to amend the Development Fee Schedule, identify, and establish City development fees that can be reduced/waived for affordable housing projects. Since the CRRC will be concluding their meetings in January, it is important that the Affordable Housing Committee consider action right away. Barton Brierley referred to the three attachments included in the memorandum and explained them in detail. The Phase I Committee recommended that the entire city share in the burden of the fee reductions, rather than have it fall on specific segments of the population, as seen in Attachment #1. There are different ways that could be distributed through sewer and water rates. Barton Brierley asked if the committee is in favor of staff giving this concept to the Public Works Department so they can calculate costs and have the CRRC and fees subcommittee review it at the next CRRC meeting. The committee was in favor.

Chair Stuhr stated the City needs to be careful how much of these costs is being pushed down to the payers. She suggested running the calculations backwards to see what the general population will accept and what that looks like.

X. APPOINTMENT OF COMMITTEE VICE CHAIR:

Motion: Rogers/Brown moved to nominate Dennis Russell as the Ad Hoc Affordable Housing Action Committee Vice-Chair. (9 Yes/ 0 No/ 1 Absent [Gougler]) Motion carried.

XI. OTHER BUSINESS - none

XII. ADJOURN: The meeting adjourned at 9:00 p.m.

Approved by the Affordable Housing Action Committee this 10th day February, 2010.

AYES:

NO:

ABSTAIN:
(list names)

ABSENT:

Affordable Housing Recording Secretary

Affordable Housing Committee Chair

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**NEWBERG AFFORDABLE HOUSING
ACTION COMMITTEE – LEGISLATION SUBCOMMITTEE
Wednesday, January 13, 2010
4 p.m. to 6 p.m.
Newberg City Hall
Permit Center Conference Room
414 E. First Street, Newberg, OR**

I. OPEN MEETING:

The committee agreed to use the consensus process to reach decisions, and to have the secretary (Barton Brierley) record the consensus in the minutes, rather than electing a subcommittee chair.

II. ROLL CALL:

Present: Denise Bacon, Mike Gougler, Doug Bartlett
Absent: Mike Willcuts
Staff Present: Barton Brierley, Planning & Building Director

III. REVIEW OF SUBCOMMITTEE TASKS:

The Committee discussed street standards, including street width and block length. Mike Gougler pointed out that street widths were a small component of developing an affordable housing project. Discussion also could include utility/storm drainage options. The committee liked having options rather than a single standard for all situations.

The committee also discussed the expedited annexation concept. They discussed possibilities of modifying the annexation process, which could or could not include the election part of the process. The committee felt this could raise a lot of interest in the community. The current process tilts the table away from being able to provide affordable housing. Discussion was whether the recommendations should focus on a fast track process for a specific property, or for annexation to provide adequate land for affordable housing residential use in general. The committee discussed the challenges of having affordable housing only on the edge of the city. Discussion was that the full subcommittee should hold a public discussion on the issue. The committee would like some proposals from staff to review. They would like to look at what other cities do.

Barton Brierley discussed the concepts for manufactured home parks. The R-4 zone could be a candidate for an expedited annexation process. The committee liked the concept of an ordinance that would encourage the preservation of existing parks rather than discouraging conversion. They discussed the concept of having each park develop a trust fund, funded by monthly rents, for the purpose of improvement or replacement of the park. The committee did not want to be heavy-handed against park owners. The committee thought to invite an owner and a manager of a park to come in and discuss their situation. We also can invite Charlie Harris.

IV. DISCUSSION OF WORK PROGRAM:

The committee chose to start with street standards, and then move to annexation standards. They then would proceed to considering the manufactured home standards. Other topics may arise during their discussions.

V. OTHER BUSINESS:

None.

VI. ADJOURN: The meeting adjourned at 5:45 p.m.

Approved by the Affordable Housing Action Committee – Legislative Subcommittee this 10th day February, 2010.

Legislative Subcommittee Secretary

Legislation Subcommittee Work Program

Street Standards

Meeting #1: Invite stakeholders as suggested above. Review current street standards. Identify specific needs and issues. Discuss possible advantages and disadvantages of modifying current standards.

Meeting #2: Field trip to look at different street widths, and large apparatus (fire trucks, garbage trucks, etc.)

Meeting #3: Consider optional street standards. Review options with stakeholders group.

Meeting #4: Community open house.

Meeting #5: Committee recommendation

Annexation Standards

Meeting #1: Look at current annexation laws and processes. Look at the realm of possibilities for changes. Choose which possibilities should undergo further consideration.

Meeting #2: Look at most likely possibilities, consider pros and cons, and choose options to further pursue.

Meeting #3: Consider draft proposal language.

Meeting #4: Community open house.

Meeting #5: Committee recommendation

Manufactured Dwelling Parks

Meeting #1: Look at current laws and limitation. Look at the realm of possibilities for changes. Choose which possibilities should undergo further consideration.

Meeting #2: Invite manufacture home park manager and/or owner. Look at most likely possibilities, consider pros and cons, and choose options to further pursue.

Meeting #3: Consider draft proposal language.

Meeting #4: Community open house.

Meeting #5: Committee recommendation

**NEWBERG AFFORDABLE HOUSING
ACTION COMMITTEE – CITY HOUSING PROGRAM SUBCOMMITTEE
Wednesday, January 13, 2010
7 p.m. to 9 p.m.
Newberg City Hall
Permit Center Conference Room
414 E. First Street, Newberg, OR**

I. Open meeting. Mr. Beam opened the meeting.

II. Roll Call. Subcommittee Attendees: Rick Rogers
Cathy Stuhr
Charlie Harris

Absent members: Ken Austin, Jr. (excused)

Guest: Stuart Brown

City Staff: David Beam, Economic Development Planner

III. Subcommittee’s Tasks. Mr. Beam led a discussion about the about the tasks that were assigned to the subcommittee by the full committee. He pointed out that they were listed in the meeting packet materials and that these tasks were taken directly from the Newberg Affordable Housing Action Plan.

IV. Housing Rehabilitation Funds – Existing and Potential. Mr. Beam provided an overview of the City’s recent efforts to assist with housing rehabilitation projects for low income persons. In 2009, the City received a \$100k grant from the State and the City gave out loans to local homeowners for home rehab projects. Loans are low or no interest and will be paid back over time or at the time of the home’s sale. The City may pursue another similar grant this year, if feasible. Mr. Beam also mentioned that the City has about \$246k (from an old federal grant) in housing rehabilitation funds that could probably be used more effectively. Mr. Beam stated he had talked to Diane Ochs of AHYC to inquire about other housing rehab opportunities. Ms. Ochs mentioned that she believed that Habitat for Humanity had a concept program in which the homeowner would supply the materials for a housing rehab project and the Habitat volunteers would do the labor. Mr. Rogers responded that Habitat did indeed have this concept, but it had not yet been put into action. Ms. Ochs also mentioned that YCAP had a home weatherization program and funds. Mr. Beam also mentioned the potential funds from the recent documents recording fee enacted, with most of those funds for creation of rental housing for low income persons. At this time, it is unclear whether or not these funds could be used for housing rehabilitation project. Mr. Beam handed out an article about the document recording fee program. Committee members

V. Creation of a housing trust fund. Mr. Beam pointed out the two background pieces that he provided in the meeting packet regarding this subject. One was a *2007 Housing Trust Fund Progress Report* by the Housing Trust Fund Project of the Center for Community Change.

The other document was *A Workbook for Creating a Housing Trust Fund* by the Center for Community Change. The group discussed the tasks that would need to be accomplished to establish a housing trust fund. They agreed that we shouldn't reinvent the wheel and we should build on the work done by other trust fund programs. They also wanted direction from the full committee on what sort of outcomes are expected from the subcommittee. Who would the fund serve? How many? How much funding will be available? The group would like to City Budget Committee meeting schedule.

VI. Other business. The subcommittee created a schedule of future meeting and the topics to be discussed at those meetings (Exhibit A.)

VII. Next Meeting: Wednesday, February 24, 2010 at 7:00 pm in City Hall (Permit Center Conference Room.)

VIII. Adjourn: 8:40 pm

Approved by the Affordable Housing Action Committee – City Housing Program Subcommittee this 10th day February, 2010.

City Housing Program Subcommittee Secretary

**NEWBERG AFFORDABLE HOUSING
ACTION COMMITTEE –EDUCATION/OUTREACH SUBCOMMITTEE
Wednesday, January 27, 2010
4 p.m. to 6 p.m.
Newberg City Hall
Permit Center Conference Room
414 E. First Street, Newberg, OR**

I. Open meeting. Mr. Beam opened the meeting.

II. Roll Call. Subcommittee Attendees: Denise Bacon
Stuart Brown
Cathy Stuhr
Doug Bartlett

Absent members: None

Guest: None

City Staff: David Beam, Economic Development Planner

III. Subcommittee’s Tasks. Mr. Beam led a discussion about the about the tasks that were assigned to the subcommittee by the full committee. He pointed out that they were listed in the meeting packet materials and that these tasks were taken directly from the Newberg Affordable Housing Action Plan.

IV. 2009 Housing Fair review. Mr. Beam reviewed last year’s housing fair. He stated that in general it went well, but the turnout was not as good as hoped for due to it being on the first great spring day of the year and competition with lots of other local events. At a future meeting, the subcommittee felt they needed to determine whether or not to continue doing the fair, as they take a lot of effort to put on. If so, they need to define what is a successful event. When should they hold it? Where? In conjunction with another event? Should they target a specific audience?

Mr. Beam also handed out information regarding all the housing assistance offered by the HAYC’s Yamhill Regional Housing Resource Center.

V. Housing maintenance, workforce skills development, employer assistance, and transitional housing.

Housing Maintenance. Mr. Beam handed out a *Homeowner’s Maintenance Handbook* by the City of Wichita Housing and Community Services Department. It was suggested that perhaps we could modify such a document to fit Newberg’s needs. Another suggestion was to establish a community tool loan library like those in Molalla and Portland. Another suggestion was to have Ace Hardware hold maintenance workshops like they do at Home Depot. Finally, we could hold a “Christmas in July” event like they

do in Sacramento, CA, which is like a GFU Serve Day event, but with a focus on helping folks with home maintenance work.

Workforce skills development. Mr. Beam stated that he works with individual businesses in the community and tries to find resources to help upgrade employee skills as needed. Climax Potable Machine Tools has an internship program and is trying to establish a local internship center that other local businesses can take advantage of. The new PCC campus should also help with workforce skills training. Chemeketa Community College also does a lot of skills training for local companies. Mr. Beam handed out some information about both the PCC and the Chemeketa Community College programs.

Employer assistance. Mr. Beam handed out some materials regarding some employer assistance program. Many programs have to do with transportation assistance. These can be “win/win” situations, as the employer gets tax credits and the employee gets lower transportation costs. Other programs can help with housing costs, like VIDA, which develops funds with employee/employer match funds. The subcommittee felt that these programs need to be publicized much more.

Transitional Housing. Mr. Beam stated that he was aware of only two programs: YCAP and CYFS. He handed out some information regarding these programs.

VI. Future meeting agendas. The subcommittee created a schedule of future meetings and the topics to be discussed at those meetings (Exhibit A.)

VII. Other business. Some other ideas:

- Have HAYC hold their housing fairs here in Newberg.
- Publicize www.211.org which identifies good housing resources.
- Establish a house resource center here in Newberg. Be open part-time. Train volunteers to staff, like realtors, retirees, GFU students, etc. Stuart Brown said he would talk to a colleague about developing a mock website for such a resource center. Will try to have something to show at the next meeting.

VIII. Next Meetings: Full Committee: Wednesday, February 10, 2010, at 7:00 pm in City Hall (Permit Center Conference Room)

Subcommittee: Wednesday, March 10, 2010 at 4:00 pm in City Hall (Permit Center Conference Room)

IX. Adjourn: 8:55 pm

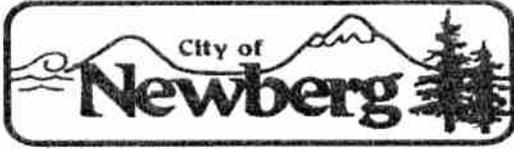
Approved by the Affordable Housing Action Committee – Education/Outreach Subcommittee this 10th day February, 2010.

Education/Outreach Subcommittee Secretary

Exhibit A

Affordable Housing Action Committee –Education/Outreach Subcommittee
Meeting Agendas– January 13, 2010

- Meeting 1 Subcommittee Task Overview
- Meeting 2 (Full Committee) coordination with other committees.
What kind of document/information do you want from subcommittee?
Do we need to develop a communications plan to let the community about
the housing resources available?
Funding needs and resources should be discussed early in process
- Meeting 3 Mission Statement (David Beam creates draft for discussion)
Program Goals and Objectives
Deliverables
- Meeting 4 Resource needs
Cost estimates
Available resources (\$\$ or in-kind)
- Meeting 5 Implementation
- Meeting 6 Build community/political support and adoption

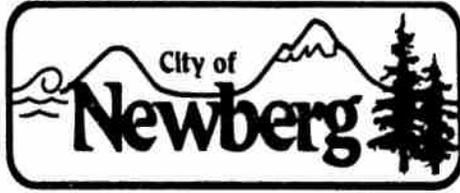


MEMORANDUM

Date: February 3, 2010
To: Affordable Housing Action Committee
From: Barton Brierley, AICP
Planning and Building Director
RE: Fees/Finance Subcommittee

The Fees/Finance Subcommittee met with the Citizens Rate Review committee (CRRC) at their December 11, 2009 meeting. The two committees discussed possible SDC reductions for affordable housing. In order to further discuss this issue, it was decided to appoint two members of the CRRC to meet along with the Fees/Finance subcommittee. Two members appointed were David Maben and Beth Keyser.

Because the CRRC was in the middle of a very intensive public process to consider rate increases, it was decided to have the committees meet after the conclusion of the CRRC rate review process. This would allow thorough review and discussion of potential changes as part of the next rate review cycle.



Budget Calendar Fiscal Year 2010-2011

January:

12th Budget Committee Work Session
Tuesday 7 pm Public Safety Building

25th Council Work Session to prioritize
Monday 7 pm Public Safety Building

April:

15th Budget Committee receives Proposed Budget

27th Budget Committee Meeting
Tuesday 7 pm Public Safety Building

May:

4th Budget Committee Meeting
Tuesday 7 pm Public Safety Building

11th Town Hall Budget Informational Meeting
Tuesday 7 pm Public Safety Building

18th Budget Committee Meeting
Tuesday 7 pm Public Safety Building

25th Budget Committee Meeting
Tuesday 7 pm Public Safety Building

June:

7th Budget to City Council

David Beam

From: Barton Brierley
Sent: Monday, December 14, 2009 8:19 AM
To: David Beam
Subject: FW: Affordable Housing

Please forward to the PC and Housing Committees in their packets.

Barton Brierley, AICP
Planning and Building Director
City of Newberg
P.O. Box 970, Newberg, OR 97132
503-537-1212 Fax 503-537-1272
barton.brierley@newbergoregon.gov

-----Original Message-----

From: Roy Gathercoal [mailto:rgathercoal@verizon.net]
Sent: Friday, December 11, 2009 8:42 PM
To: Barton Brierley
Subject: Affordable Housing

Hi, Barton.

I do miss seeing you.

Thank you for sending me the meeting notice for the next stage in planning, tonight's (last night?'s) meetings about affordable housing.

I had planned on making an Herculean effort to get there, but I just can't make it up and out of the house. So I'm stuck on the sidelines.
As you know I am extremely concerned about the effects the lack of affordable housing on our town. This is not in my role as former Habitat for Humanity person, but as citizen, husband, wife, friends and participant in our neighborhood.

I do appreciate seeing the parking space reduction being reduced as a very good thing. That will likely help a lot. My understanding (more-or-less complete before my February 2002 departure from work and nearly non-existent since then) is that this parking thing is the piece that ended up compromising our East 2nd Street project?

This was a hard blow for us. We believed that by buying medium-density property we would be able to take advantage of the economies of scale, thus reducing the cost-per-family for each home built. At six homes, the \$250,000 price for a lot works out to \$41,666; the price per/lot for a lot dividable into 4 lots would be \$62,500. There are many families currently living in rental units who could stretch a bit and save ahead a bit to afford a lot at \$41,666--once you add in permits and assessments, first year taxes and the cost of actually building the house, we are still within reach of a \$95,000 house. Once you jump to the \$62,500 lot price, however, you now are at about \$106,000. That is a big jump when you are trying to secure financing. Further, many of the add-ons will increase in price as well, for they are based at least in part on a sliding scale based on estimated final house sale price.

It might be wise to look at the issue from a different perspective. Temporarily setting aside all arguments about ethical issues, strategic use of codes to prevent integration of different Socio-economic strata into the community, and the impossible fantasy of a community of a shrinking population--to return us to a mis-remembered 1957,

we end up with a very straightforward problem. The number of people who work in Newberg and who cannot afford to live in Newberg is rising and the number of people who live in Newberg who work in the metro area also is increasing. Thus we have traffic problems, as

well as hard situations for our local businesses, difficulties in raising funds for city, CPRD, fire, public safety and library facilities and a general apathy toward the community which is an understandable response to a place "where my bed happens to be. . ."

This overall comment is a plea to making all the decision-making bodies aware that every policy and decision (one aspect of "policy" being "to decide in advance") that fails to narrow the gap between what people in Newberg earn and what they will have to pay for housing, must be of serious concern.

A second concern is the way that our planning goals are established. I might be entirely off, here, so I'll ask your pardon in advance. I don't have access to many of the records required to figure this out, and frankly, don't have the time, energy or inclination to invest the energy it would probably require.

I understand that the State of Oregon has a strategic plan, in which future estimated needs for industrial, residential, commercial, etc. land must be factored in and available land in each category tallied separately. Thus if our projections are for a 20% growth rate in 10 years, our plan must show that we have at least 20% more land available for new residential construction.

The two major urbanized areas in the state, Tri-met and Eugene-Springfield, exceed the cut-off size and so must submit their own plans. All geographically bound government units in the state must likewise submit their own area's information so that the State Plan may be compiled with local data.

This is one of the central pillars of Oregon's Land Use Laws in that it forces communities to look ahead and to ensure they are prepared for expected growth without making mid-stream decisions that will result in people being squeezed out. At least at the city level, a citizen can go to a map and see just where the next generation of housing will begin, and which areas will be further served by new commercial building.

Yet is it the case--as it appears to this novice--that the housing assumptions for Newberg's future growth make the assumption that R-2 lots will have two family units per 5,000 sq. ft lot. The situation with occupied houses in these large R-2 zones seems to be just one house per 5,000 sq. ft. lot.

Am I correct in this?

If so, we need to do some quick re-thinking about city zones and their power to support or to obscure our land's ability to sustain houses. I am concerned that as the ten-year period winds down, and if we are in the ballpark with estimates of population growth then we vulnerable to a systemic shock--our available zoned land will not be sufficient for our population!

The thing I find most troubling about this issue is that most people won't even know what is happening, or rather, will see the sudden influx of multi-family units and will blame the city for not preventing these from being built. Or, we will simply ignore the situation and pour thousands of people into the backyards of Yamhill, Carlton, Dayton and even Amity. Thus we end up with insufficient policy directly and negatively impacting the quality of life in our area and its environs.

The planning and permits areas conduct an informal self study to evaluate how the permit process could be restructured to make it easier for folks to build affordable housing. I do realize, of course, that building a home is a complicated thing, but if we want to provide an extra emphasis to projects with substantial affordable housing components this has got to be a piece of the picture.

The process of going through the planning and permits lines is daunting for most people; experienced builders in and from this area perhaps excluded. If affordable housing is to occur organically in our community, rather than by legislative fiat, either the planning and permitting costs need to be substantially dropped, much experienced competence in

working with the City of Newberg on planning/building residential projects needs to be provided at no or low cost to parties working to build more affordable housing, or the governmental units themselves will need to step in and provide direct assistance.

The third of these three options is the most likely to have the biggest impact, although if affordable housing goals in the city are to be seriously pursued, some combination of all three will be the best course.

In communities across the nation, especially where the latest recession hit while still reeling from the recessions of the 1970s and 1980s, city governments have come to realize the tremendous cost to their city of a lack of housing for the people who live there. As a result they have consciously decided to move ahead with aggressive projects designed to turn around neighborhoods, to get people's living and working addresses closer to one another, and to ensure that disease, illness and exposure-related medical conditions do not negatively impact the community's overall health.

Some of these cities have donated land to not-for-profit groups pledged to build affordable housing for the residents or workers of that city. Some have even installed all of the hook-ups to water, electricity, telephone, sewer and storm sewer systems so that when the group assembles to start building, much of the more technically challenging and time consuming work has been completed; the builders simply need to mount their sills into the concrete slab and start hammering.

There are people, no doubt, in the community who would oppose such a plan. Yet after visiting many of these Habitat communities--long after many of the original occupants have moved on for one reason or another and the property has been sold and resold--I am convinced that a few solid "missionary plants" of working families who are already established in the neighborhood (but forced, because of cost, to commute from their apartments elsewhere to work here in Newberg) will make a lasting positive impact on the surrounding neighborhood.

It is in the interest of the City of Newberg to promote the construction of housing which is affordable for the people who work here. Large "rush hour" traffic jams expressed in intermittent clogs from Rex Hill to the Western city limits of Dundee are not healthy for the people stuck in the commute, unhealthy to our children breathing all the fumes kicked out of idling cars and trucks, and it is clearly in the interest of Newberg's citizens to be able to offer up-to-date and satisfactory fire, public safety, recreational and library services to one another. It is good for all of us to see our downtown core area flourish and our businesses able to make a go of their investments and efforts.

The chronic shortage of affordable housing makes each of these aspects of the interests of Newberg less likely.

I hope to see the day when a group of people, energetic about the future of our town, are able to do some fund raising to buy a buildable lot on which to build one or more homes. I hope they will be able to walk into the city building office and be greeted by a city employee whose job it is to shepherd the process of permitting and planning of affordable housing projects. The criteria for what constitutes "affordable housing" would be stated and public--probably based somehow on the mean income of families working in Newberg.

The idea, and justification for each of these is that there is a legitimate and actual public policy benefit for the city in specifically working to close the horrendous gap between "what people who work here can afford" and "what jobs are available to people who live here." It would be tragic if we were to end up looking like a tourist town or ski town, where the employees are transferred by bus to and from their homes--several miles away from and out of sight of those who come here to ski.

I hope you see me as an ally, Barton, if not a particularly effective ally. I will be able to help as I can, if there is some task I could complete from bed.

Thank you for your work here in our town.

Roy

PS what is the status of the big N. College accessible transportation project? Did we get funded? If not, to whom will we be applying next?
This is a project of massive importance to Newberg. If we can provide a safe walkway from all the new building clustered around College--to schools, the Senior Center and to downtown--people will have many more factors encouraging them to walk or bike to do a few errands rather than driving.

--

Roy Gathercoal

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