NEWBERG AFFORDABLE HOUSING COMMISSION MINUTES

Tuesday, October 27, 2015, 1:30 PM
Newberg City Hall Permit Center Conference Room
414 E. First Street

CALL MEETING TO ORDER

Chairman Stuart Brown opened the meeting at 1:42 PM.

ROLL CALL

Members Present:	Stuart Brown, Chair	Terry Emery	E.C. Bell	Mike Gougler
Members Absent:	Steve Comfort			
Staff Present:	Doug Rux, Community Development Director Renata Wakeley, Community Development Director, Mid-Willamette Valley Council of Governments			
Also Present:	None			

INTRODUCTION OF NEW MEMBERS

E.C. Bell introduced himself indicated he is a Pastor at Chehalem Valley Presbyterian and a Board member of Habitat for Humanity and FISH. By serving on the NAHC, his e focus will be to empower people through creating a strong and diverse community.

Mike Gougler introduced himself. He is a local builder/developer. He has developed single family, multi-family and commercial projects in the area and he serves on the Board of the Housing Authority of Yamhill County.

NOTICE OF FUNDING AVAILABILITY (NOFA)

Doug Rux indicated no responses had been returned as of October 26, 2015. A notice was placed in the Newberg Graphic, and on the City web site. Notifications had also been sent to the Housing Authority of Yamhill County, Habitat and Yamhill County Community Action Partnership. Those organizations would push the notice out to other applicable organizations. Commission members asked that Mr. Rux send a link to the web site so that they could distribute to interested parties.

Chair Brown inquired about the Newberg Downton Improvement Plan. Mr. Rux indicated that the next advisory committee meeting would be November 4 at 4 PM in the Public Safety Building. The first open house would occur on December 9 at 4:30 PM at the Cultural Center. Chair Brown asked if there were suggestions on who would be a good connection in the downtown to get in contact with to connect to property owners. Mr. Rux indicated Mike Ragsdale from the Newberg Downtown Coalition would be a good contact.

Member Gougler shared that housing in the downtown (older buildings) could absorb a lot of funds with little return due to the costs for seismic upgrades, elevators and fire & life safety improvements. He indicated existing housing stock and rentals could be a focus for funding- so called "heritage owners" who own 1-3 rental units in the community and are oftentimes hard to get information to. Property owners/Landlords are generally unaware of how loans can assist them for items like energy efficiency (windows, plumbing, insulation, etc.) in their housing stock. He inquired if Public Works staff could participate in doing assessments of homes after their normal working hours. Member Gougler indicated he had three focus areas: 1) Energy

Conservation/Efficiency, 2) Transitional/Emergency Housing, and 3) Rehabilitation and Repairs of existing housing stock. He also noted that sewer fees go up and system development charges go up and city costs are going up. All of these impact the cost of housing. Member Gougler additionally noted if would be helpful to have seminars or outreach businesses like Parr Lumber and Ace Hardware to teach them about the funding program to help property owners or property manager who are doing repairs and upgrades to housing stock.

Member Bell indicated he would outreach to people he knows on the NOFA.

MAYOR'S CABINET

Renata Wakeley, Community Development Director for the Mid-Willamette Valley Council of Governments, recapped the power point presentation that was shared at the Mayor's Cabinet in September. Chair Brown indicated that the Mayor's forum is a good way to connect to other City Commission's and committees. The interaction at the Mayor's Cabinet helps set the priorities for the Affordable Housing Commission. Ms. Wakeley will distribute the power point to the Commission members.

HOT BUTTON ISSUES

Chair Brown inquired about the activities related to the Downtown Plan work. Mr. Rux indicated that opportunities could be looked at for low/moderate housing opportunities in the downtown area within existing structure on upper floors or as infill development. One of the big questions is what does the Commission want to establish as a work program over the next two years. There are a lot of issue related to affordable housing and the bucket of activities can become unwieldy if there is not a strategic focus on activities.

Ms. Wakeley noted that at the Oregon American Planning Association conference a speaker indicated that building officials at the local level have some flexibility on seismic and elevators to meet Americans With Disability Act requirements.

NEWBERG AFFORDABLE HOUSING TRUST FUND RECAPITALIZATION

Ms. Wakeley reviewed the memo and attachments that were provided at the meeting, summarizing funding opportunities. No decision was requested at this time but at the next meeting Commission members should decide upon priority projects and COG can assist in refining potential funding sources for the NAHC to determine potential grant application submissions. There might also be an opportunity to partner with the Housing Authority of Yamhill County (HAYC) on a future Community Development Block Grant (CDBG) application but staff was not sure at this time how HAYC determines which jurisdictions to partner with or how recently Newberg was a partner. This fund source provides good energy efficiency and rehab grants and loans to existing homeowners to help them maintain their residence.
The various historic preservation funds were also discussed as a potential focus area if the NAHC decides to focus on downtown projects.

Ultimately, the City may also be interested in using some of the existing Trust Fund dollars to match grant applications in order to leverage these funds and help build the program. A discussion on focus areas should be on the next agenda.

SOUTH NEWBERG AREA

The Commission agreed that this was a priority area to focus funds and any outreach or door to door work should initiate here as this is the City's most current stock of affordable housing and it needs to be preserved.

WORKFORCE HOUSING

This was discussed earlier under the Mayor's Cabinet discussion in regards to preserving and providing varied housing stock for the variety of persons seeking to reside in Newberg. Chair Brown mentioned that Doug Rux may have a special guest to bring to the next NAHC meeting to discuss workforce and housing issues. The Commission seemed agreeable to a guest speaker.

No further discussion.

APPROVAL OF MINUTES

Approval of the July 28, 2015 Newberg Affordable Housing Commission Meeting Minutes.

MOTION: Brown/Emery approved the Affordable Housing Commission minutes for July 28, 2015. Motion carried (4 Yes/0 No).

MOTION: Bell/Emery motion to adjourn
Motion carried (4 Yes/0 No).

NEXT MEETING – January 26, 2016

OTHER BUSINESS – None.

ADJOURNMENT – The meeting adjourned at 2:55 p.m.

Approved by the Newberg Affordable Housing Commission on January 26, 2016.

Recording Secretary

Affordable Housing Commission Chair