

NEWBERG AFFORDABLE HOUSING COMMISSION AGENDA

Tuesday, July 25, 2023, 4:00 PM

Teleconference meeting

<https://us06web.zoom.us/j/86777342724>

Or Telephone: +1 360 209 5623 US

Webinar ID: 867 7734 2724

- I. CALL MEETING TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES – April 25, 2023**
- IV. PUBLIC COMMENTS**
- V. 2021-2022 NOTICE OF FUNDING AVAILABILITY SUBMITTED APPLICATION STATUS – AFFORDABLE HOUSING TRUST FUND**
- VI. HABITAT CLOSEOUT REPORT**
- VII. UPDATE ON THE CONTRUCTION EXCISE TAX (CET) FUND**
- VIII. UPDATE COMMUNITY DEVELOPMENT BLOCK GRANT**
- IX. UPDATE HOUSING PRODUCTION STRATEGY**
- X. UPDATE ON MUTLI-FAMILY CODE AUDIT**
- XI. HOUSING WORK PROGRAM**
- XII. MISCELANEOUS ITEMS – Development activity, Newberg Workforce Housing Consortium**
- XIII. NEXT MEETING – October 24, 2023**
- XIV. ADJOURNMENT**

ACCOMMODATION OF PHYSICAL IMPAIRMENTS: In order to accommodate persons with physical impairments, please notify the Community Development Department Office Assistant II of any special physical or language accommodations you may need as far in advance of the meeting as possible as and no later than 48 business hours prior to the meeting. To request these arrangements, please contact the Office Assistant II at (503) 537-1240. For TTY services please dial 711.

MEMORANDUM

TO: Affordable Housing Commission
FROM: Doug Rux, Community Development Director
SUBJECT: Agenda Items
DATE: July 25, 2023

Affordable Housing Trust Fund

City Council tabled the review of the applications to August 7, 2023. The Bontrager's have declined a loan as recommended by the Commission. North Valley Friends Church provided a clarification to their application on the relationship to the Home Building Foundation and not with the Home Builders Association. The Home Building Foundation letter of support.

Habitat Closeout Report

The closeout report was presented to City Council on June 5, 2023 and accepted.

Construction Excise Tax (CET)

The City Council adjusted the termination date on the program to July 1, 2023. CET is no longer being collected effective July 1, 2023. Notice was provided to developers on the change. At this time the solicitation for the NOFA for funds that have been collected is on hold until further direction is provided by City Council.

Community Development Block Grant

The Community Development Block Grant (CDBG) project continues to move forward. To date City staff have signed off on twenty-seven (27) projects for manufactured homes in manufactured home parks. Staff requested an extension to the contract deadline to the end of June 2024 due to staff changes at the Housing Authority of Yamhill County. Business Oregon has approved that request and the contract has been amended.

Housing Production Strategy

City Council accepted the Housing Production Strategy on May 1, 2023, with requested changes. As part of the acceptance the Housing Production Strategy will be reviewed annually in May of each year by the City Council. Grant documents have been closed out on this project with the Department of Land Conservation and Development.

Multi-family Code Audit

The City Council adopted the Comprehensive Plan and Development Code changes on April 17, 2023. Grant documents have been closed out on this project with the Department of Land Conservation and Development.

Housing Work Program

Attached is the Housing Work Program. The document has been updated to reflect projects that have been completed. The Oregon Legislature has adopted a variety of bills related to housing that will need to be evaluated to determine what might need to be added to the project list. City Council Goals on housing are only related to expansion of the Urban Growth Boundary. Staff would suggest that the Commission review in more detail the Housing Work Program at its October meeting after summaries of legislative bills are better understood to evaluate what modifications need to be suggested to the document and presented to the City Council for consideration.

Miscellaneous Items

Development Activity – City Council approved the 403 lot Collina at Springbrook subdivision to be constructed in 8 phases starting in 2024. The project includes 68 quadplex/duplex units in addition to detached single-family homes.

The Newberg Workforce Housing Consortium (NWHC) has identified to development groups to building workforce housing in Newberg within the range of 80% - 120% of Area Median Income. The groups are Edlen & Co/Quantum Assembly and Redding/Higgins/Baker. Negotiations continue on the projects. The Consortium is coordinating with Strategic Economic Development Corporation (SEDCOR) and the Missing Middle Housing Fund on the development efforts. Additional information can be accessed at <https://www.missingmiddlehousing.fund/post/newberg-workforce-housing-rfp-winners-announced>.

Crestview Crossing Phase II received Planning Commission approval for a modification to the Conditional Use Permit and Planned Unit Development to construct 196 apartment units rather than detached single-family dwellings.

The Crestview Green Planned Unit Development project requested and received a 6-month extension to their Conditional Use permit for the 14 detached single-family homes, 96 townhouses, and a 24-unit apartment building development.

Attachments: 1. Home Building Foundation Letter of Support
2. Housing Work Program



March 13, 2023

To Whom It May Concern,

We are writing this letter to lend our unequivocal support to the North Valley Friends' Peace Trail Village in Newberg, Oregon. The state of Oregon and the Portland metro region are in a deep housing affordability crisis. We need solutions like the cottage cluster planned by North Valley Friends Church to tackle the complex problems we face. The proposed village will provide a cost-effective housing strategy, but more importantly will provide safe and dignified housing to people in a structured and trauma-informed setting to ensure they can transition into permanent housing.

HBF plans to work with North Valley Friends to help supply the project with volunteer labor and in-kind donations of materials, but they need assistance getting to their funding goals. It is our hope that you will consider this project as we believe it is essential to adding more affordable housing options to Oregon.

Sincerely,

Chris McDowell

Project Manager | Home Building Foundation

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