

Council accepts comments on agenda items during the meeting. Fill out a form identifying the item you wish to speak on prior to the agenda item beginning and turn it into the City Recorder. (The exception is formal land use hearings, which requires a specific public hearing process.)

**CITY OF NEWBERG
CITY COUNCIL AGENDA
MARCH 15, 2010
7:00 P.M. MEETING
PUBLIC SAFETY BUILDING TRAINING ROOM
401 EAST THIRD STREET**

I. CALL MEETING TO ORDER*

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE

IV. CITY MANAGER'S REPORT

V. PUBLIC COMMENTS

(30 minutes maximum which may be extended at the Mayor's discretion; an opportunity to speak for no more than 5 minutes per speaker allowed)

VI. CONSENT CALENDAR

1. Consider a motion approving a **Proclamation** declaring March 28-April 4, 2010 as Farm Worker Awareness Week and March 31, 2010 César Chávez Day. (Pgs. 3-4)
2. Consider a motion approving **City Council Minutes** for February 16, 2010. (Pgs. 5-9)

VII. PUBLIC HEARING

Consider a motion approving **Ordinance No. 2010-2724** adopting amendments to the Newberg Comprehensive Plan housing element and the Comprehensive Plan housing and institutional land needs and supply data. (Pgs. 11-83)
(Legislative)

VIII. COUNCIL BUSINESS

1. Consider a **motion** directing the city manager to prepare a development agreement with a private developer to construct an affordable housing project at 921 South Blaine Street. (Pgs. 83-132)
2. Consider a motion approving **Resolution No. 2010-2891** approving a list of pro tem judges, setting the rate for on-call pro tem services, and restructuring of judicial services. (Pgs. 133-144)
3. Consider a motion approving **Resolution No. 2010-2892** authorizing the city manager to purchase the house and property located at 211 North School Street and transfer City funds necessary to make the purchase. (Pgs. 145-153)

*The Mayor reserves the right to change the order of items to be considered by the Council at their meeting. No new items will be heard after 11:00 p.m., unless approved by the Council.

IX. COUNCIL BUSINESS

Continued Discussion of Council Goals (Time Permitting)

X. ADJOURNMENT

INDEX OF ORDERS, ORDINANCES AND/OR RESOLUTIONS:

ORDINANCES:

Ordinance No. 2010-2724 adopting amendments to the Newberg Comprehensive Plan housing element, and the comprehensive plan housing and institutional land needs and supply data.

RESOLUTIONS:

Resolution No. 2010-2891 approving a list of Municipal Pro Temore (“Tem”) Judges, setting a rate for on-call pro tem services, and restructuring of judicial services.

Resolution No. 2010-2892 authorizing The City to Purchase a House and Property Located at 211 North School Street from the Current Owners Megan C. Buell and Todd W. Thurman; delegating the authority to the City Manager to sign documents, negotiate any specific conditions, and Complete the Purchase; and authorizing the Finance Director to transfer City funds from the general fund contingency to the Library Capital Outlay to make the purchase.

ACCOMMODATION OF PHYSICAL IMPAIRMENTS: In order to accommodate persons with physical impairments, please notify the City Manager's office of any special physical or language accommodations you may need as far in advance of the meeting as possible and no later than 48 hours prior to the meeting. To request these arrangements, please contact Norma Alley, City Recorder, at (503) 537-1283.

Public testimony will be heard on all agenda items at the Council meeting. The City Council asks written testimony be submitted to the City Recorder before 5:00 p.m. on the preceding Thursday. Written testimony submitted after that will be brought before the Council on the night of the meeting for consideration and a vote to accept or not accept it into the record.

*The Mayor reserves the right to change the order of items to be considered by the Council at their meeting. No new items will be heard after 11:00 p.m., unless approved by the Council.

REQUEST FOR COUNCIL ACTION

DATE ACTION REQUESTED: March 15, 2010

Order ___ Ordinance ___ Resolution ___ Motion XX Information ___
No. No. No.

SUBJECT: Approve a proclamation declaring the week of March 28-April 4, 2010, as Farm Worker Awareness Week.

Contact Person (Preparer) for this Motion: **Bob Andrews, Mayor**

Dept.: **Administration**

RECOMMENDATION:

Approve a proclamation declaring the week of March 28-April 4, 2010, as Farm Worker Awareness Week and March 31, 2010, as César Chávez Day.

EXECUTIVE SUMMARY:

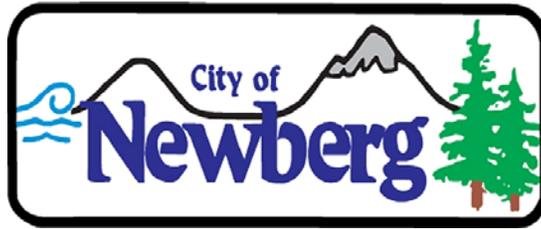
John Munson from Oregon Farm Worker Ministry contacted the City and inquired if the City would support a proclamation declaring the week of March 28-April 4, 2010, as Farm Worker Awareness Week and March 31, 2010, as César Chávez Day. With great appreciation and gratitude, the mayor brings forward this proclamation for your consideration.

FISCAL IMPACT:

None.

STRATEGIC ASSESSMENT:

This supports the Council's desire to be an active participant in the community by reaching out and recognizing the importance and hard work of farm workers in Newberg and Yamhill County and all they contribute to making Newberg a better place.



PROCLAMATION

A PROCLAMATION DECLARING THE WEEK OF MARCH 28-APRIL 4, 2010, AS FARM WORKER AWARENESS WEEK AND HONORING THE SPIRIT AND WORK OF CÉSAR CHÁVEZ

WHEREAS, the City of Newberg is situated in Yamhill County, the 7th largest producer of agricultural products of the 36 counties in the state of Oregon; and

WHEREAS, Oregon's agribusiness employees up to 175,000 year-round, seasonal, and migrant farm workers, many of whom live and work in and around the City of Newberg, and who are key partners for the safety, security, and sustainability of our food supply; and

WHEREAS, the labor of Oregon's farm workers contributes more than three billion dollars annually to the state's economy and agriculture continues to be the principal industry in Yamhill County; and

WHEREAS, The City of Newberg honors all those who plant, cultivate, harvest and process our agricultural products; and

WHEREAS, March 31st is the birthday of César Chávez, whose dedication to non-violent organizing for just wages, safe labor conditions, and dignity for the women, men, and children who toil in the fields, moved him to lead a nationwide peaceful struggle for farm worker justice that continues today.

NOW, THEREFORE, IT IS PROCLAIMED by Mayor Bob Andrews and the City Council of the City of Newberg, Oregon, declaring the week of March 28-April 4, 2010, as Farm Worker Awareness Week and further recognizes March 31, 2010, as César Chávez Day.

IN WITNESS WHEREOF, I have hereunto set my hand and cause the Seal of the City of Newberg to be affixed on this 15th day of March, 2010.

Bob Andrews, Mayor

REQUEST FOR COUNCIL ACTION

DATE ACTION REQUESTED: March 15, 2010

Order ___ Ordinance ___ Resolution ___ Motion XX Information ___
No. No. No.

SUBJECT: Approve the February 16, 2010, City Council Meeting minutes.

Contact Person (Preparer) for this Motion: Norma Alley, City Recorder

Dept.: Administration

File No.:

(if applicable)

RECOMMENDATION:

Approve the February 16, 2010, City Council minutes for preservation and permanent retention in the City's official records.

EXECUTIVE SUMMARY:

On February 16, 2010, the City of Newberg City Council held a public meeting. At that meeting, minutes were recorded in text.

FISCAL IMPACT:

None.

STRATEGIC ASSESSMENT:

None.

**CITY OF NEWBERG CITY COUNCIL MINUTES
TUESDAY, FEBRUARY 16, 2010
7:00 P.M. MEETING
PUBLIC SAFETY BUILDING TRAINING ROOM
401 EAST THIRD STREET**

Work Session was held prior to the meeting. A discussion on Council goals occurred. No decisions were made.

I. CALL MEETING TO ORDER

Mayor Bob Andrews called the meeting to order at 7:03 PM.

II. ROLL CALL

Members

Present:	Mayor Bob Andrews	Denise Bacon	Bob Larson
	Stephen McKinney	Bart Rierson	Marc Shelton
	Wade Witherspoon		

Staff

Present:	Daniel Danicic, City Manager	Terrence Mahr, City Attorney
	Barton Brierley, Planning and Building Director	Norma Alley, City Recorder
	Howard Hamilton, Public Works Director	Jennifer Nelson, Recording Secretary

Others

Present: Kris Bledsoe

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed.

IV. CITY MANAGER'S REPORT

Mr. Daniel Danicic, City Manager, gave updates on the Hess Creek fencing project stating that engineering staff is in the process of contacting other fencing companies for bids. Finally, he announced the Fire Department will be hosting the Chamber of Commerce Greeters meeting on March 19th.

Councilor Marc Shelton wished to discuss possible fencing or barriers ideas to protect the new downtown Newberg sign because of a recent occurrence of a vehicle almost hitting it. Mr. Danicic stated some solutions were explored, but none that were both attractive and effective.

V. PUBLIC COMMENTS

Ms. Kris Bledsoe, Yamhill Basin Council, discussed some of the services performed by the watershed council mentioning it is an independent council that does not report to the County Commissioners. It is a state funded and mandated body, partially funded by the Oregon Water Enhancement Board (OWEB); the remaining funds come from grant activity and donations from the involved cities or counties. Their purpose is to protect the quality and quantity of the water in the county and they do this by testing the water quality in streams, restoring habitats threatened by improper clearing or temperature increases, and educating the public. She wished to commend the work of two City staff members and their service on the board.

Mr. Danicic mentioned \$1,000.00 of the storm water budget is contributed annually to the water council and they are assisting with the Hess Creek project.

VI. CONSENT CALENDAR

1. Consider a motion approving **Resolution No. 2010-2888** approving the City's participation in the Oregon Public Works Emergency Response Cooperative Assistance Program and authorize the city manager to execute the agreement.
2. Consider a motion approving **City Council Minutes** for January 19, 2010.

MOTION: Shelton/Larson approving the Consent Calendar including **Resolution No. 2010-2888** approving the City's participation in the Oregon Public Works Emergency Response Cooperative Assistance Program and authorize the city manager to execute the agreement and the City Council Minutes for January 19, 2010. (7 Yes/0 No) Motion carried.

VII. PUBLIC HEARING

Consider a motion to continue the Public Hearing on **Order No. 2010-0023** to March 1, 2010.

TIME – 7:15 PM

MOTION: Shelton/Larson to continue the Public Hearing on **Order No. 2010-0023** to March 1, 2010. (7 Yes/0 No) Motion carried.

VIII. COUNCIL BUSINESS

TIME – 7:17 PM

Mayor Andrews asked a group of citizens why they were attending the meeting this evening. The Scout Master for Boy Scout Troop 293 replied they were here to observe the meeting in order to work towards a merit badge.

Ms. Norma Alley, City Recorder, spoke to the Council about some concerns that came from the previous meeting regarding the acceptance of written testimony from the public. She emailed and presented them with language drafted and placed on the City's website to inform the public of the deadline for submitting written testimony and the intent to also be included on the written agendas. She asked for feedback to ensure they were comfortable with the language and how it is being posted.

Councilor Rieron wished to include similar language into agendas and on the website for the Planning Commission as well since they also have had a long standing tradition of not accepting last minute written testimony, too. He said he likes having the discretion to accept items submitted or not although he prefers it all to be submitted ahead of time; but, if it is a single page and it can be reviewed quickly than he likes having the opportunity to accept it.

Mayor Andrews mentioned the language comes from the Council Guidelines and Rules and if there were any desires to change how this is done then amendments may need to be made.

Councilor Wade Witherspoon also likes having the discretion, but he felt the Council is potentially setting themselves up for criticism if they do not have specific criteria to refer to when deciding whether to accept a document or not, such as the number of pages. He said he is uncomfortable with the subjectivity of the process.

Councilor Denise Bacon agreed that testimony could be accepted if the speaker would be discussing the same material in their verbal testimony, but if an extensive packet of material is submitted at the last moment which is meant to be educational that is different.

Councilor Stephen McKinney liked having the flexibility in the rules but he felt consistency was also necessary in order to be fair.

Discussions followed with the City Attorney regarding possible scenarios and different options the council has to ensure they are not making arbitrary decisions when accepting written testimony. Suggestions were made to place the topic onto the city attorney website to see how other cities deal with this issue

MOTION: Shelton/Bacon accepting the language as proposed for the website and agenda concerning the submission deadline of written testimony on an interim basis which is subject to review. (6 Yes/1 No [Witherspoon]) Motion carried.

MOTION: Shelton/Bacon to review the Council Guidelines and Rules document, last updated in 2007, to be brought before the Council for approval at the first Council meeting of July, 2010. (6 Yes/1 No [Rierson]) Motion carried.

Mr. Danicic asked about interest for a United Way presentation at an upcoming Work Session as well as the participating in the Providence Newberg Hearts of Gold luncheon.

Councilor McKinney mentioned another opportunity to support another ministry of the hospital through a Faith in Action event. Mayor Andrews asked him to return to the Council with more information as there was some interest expressed.

Mr. Howard Hamilton, Public Works Director, gave updates on the new Animal Shelter Request for Proposal (RFP); the nine received will be narrowed down to three for interviews and the contract awarded on March 15th and the intended completion for the project is December 2010.

Councilor Rierson requested to participate as a representative of the Animal Shelter Sub-Committee during the final selection. It was requested to work with staff to determine if the entire sub-committee would participate or just the Chair.

Councilor Witherspoon asked staff if green construction standards were included within the RFP for the Animal Shelter in order to uphold the Council goals. Staff replied the wording was put into the scope of the project.

Mr. Hamilton also gave updates on the RFP process for the 2nd Street Improvement project. The City Attorney has been in communications with the property owner and her attorney to negotiate the dedication of land. They are trying to avoid a change order and attempting to meet deadlines to include it as an addendum.

Councilor Bacon requested an amendment to Resolution 2009-2857 concerning the establishment of the Affordable Housing Action Committee and the requirement for the majority of its members to be Newberg residents. She presented a brief report.

MOTION: Bacon/Rierson directing staff to bring to the Council an amendment to Resolution No. 2009-2857 regarding the Affordable Housing Ad Hoc Committee Membership Criteria. (6 Yes/1 No [McKinney]) Motion carried.

Councilor McKinney mentioned several discussions he has had with citizens who are unsure the money they pay in water, storm-water, and public safety fees are actually spent for those items. He mentioned a federal statute concerning the co-mingling of funds and asked that this information be passed along to the citizens in there next utility bill.

Councilor Rierson added a request for staff to prepare a press release and posting to the website as well as sending it in the bill. He also asked for an update on the existing animal shelter property.

Mr. Danicic stated two very different RFP's were received, one for two single family affordable housing units and another for an apartment complex. Staff is preparing an analysis to be presented to Council.

Councilor Shelton mentioned the solar speed limit signs and their implications on the upcoming budget discussions. Staff replied this would be discussed in the upcoming budget prioritization.

IX. ADJOURNMENT

The meeting adjourned at 8:26 PM.

ADOPTED by the Newberg City Council this 15th day of March, 2010.

Norma I. Alley, City Recorder

ATTEST by the Mayor this ____ day of March, 2010.

Bob Andrews, Mayor

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REQUEST FOR COUNCIL ACTION

DATE ACTION REQUESTED: March 15, 2010

Order _____ **Ordinance** XX **Resolution** _____ **Motion** _____ **Information** _____
No. **No. 2010-2724** **No.**

SUBJECT: Ordinance adopting amendments to the Newberg Comprehensive Plan housing element, and the comprehensive plan housing and institutional land needs and supply data.

Contact Person (Preparer) for this Ordinance: Barton Brierley, AICP
Planning and Building Director

Dept.: Planning and Building

File No.: G-09-007
(if applicable)

HEARING TYPE: **LEGISLATIVE** **QUASI-JUDICIAL**

RECOMMENDATION:

Adopt **Ordinance No. 2010-2724**, which would:

- Amend the Comprehensive Plan Housing Element, to include:
 - Updated population, demographic and housing information.
 - A determination of future housing and residential land needs.
 - An update of residential land need and supply tables
- Amend the Comprehensive Plan text, to include:
 - Updated residential land need and supply tables, consistent with the housing element
 - Updated institutional land need and supply tables.

EXECUTIVE SUMMARY:

The proposal would amend the Newberg Comprehensive Plan Housing Element to incorporate the latest housing and population data. The amendments use the same methodology contained in the current comprehensive plan, with a few updates as noted below.

1. **Population, demographic, and housing data:** The proposal includes population and demographic data from the U.S. Census Bureau’s 2006-2008 American Community Survey, the Portland State Population Research Center, and from Newberg Planning and Building Department. The proposal does *not* change existing adopted, coordinated, and acknowledged population projections.
2. **Future housing and residential land needs.** The proposal updates future housing and residential land needs using the same methodology as the current comprehensive plan, with the following modifications:
 - a. The proposal assigns 1% of housing units to mixed-use projects.
 - b. The proposal assigns 20% of single family residential units to the Medium Density Residential (R-2) district. The previous report assigned all single family residential to Low Density Residential (R-1).
 - c. Tables are updated to reflect needs through 2030 and 2040, instead of 2025 and 2040.

The net effect is a slight increase in the amount of R-2 land needed, a slight decrease in the over amount of R-1 land needed and an overall slight decrease in the amount of future residential land needs.

3. **Institutional land needs.**

- a. The proposal adds a specific institutional land need for a PCC campus.
- b. The proposal calculates 2031-2040 institutional land needs based on a land/population ratio instead of identifying specific needs per institution.

4. **Land supply.** The proposal updates the buildable land supply tables to November 2009 data.

5. **Reference to other plans.** The proposal includes references to other housing plans, including the *Affordable Housing Action Plan*, and the Yamhill County *Ten-Year Ending Homelessness Plan*.

FISCAL IMPACT: No direct impact. Overall, the amendment would assist the City in being prepared for providing for future housing in the community.

STRATEGIC ASSESSMENT: The amendments are a part of implementing the overall recommendations of the Ad Hoc Committee on Newberg's Future. The amendment will provide the ordinance basis for future actions to insure the community has adequate land and infrastructure for needed housing. The amendments insure the comprehensive plan is up to date and responsive to current needs.

Attachments:

Ordinance 2010-2724 with

Exhibit A: Comprehensive Plan Housing Element revision

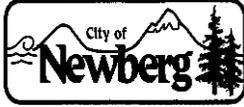
Exhibit B: Comprehensive Plan Residential and Institutional Land Needs

Exhibit C: Findings

1. City of Newberg, Buildable Lands Inventory, November 2009
2. Michael Brandt, Yamhill County Planning Director, letter to Barton Brierley, Newberg Planning and Building Director, October 31, 2006.
3. Planning Commission Resolution 2010-276 (Exhibits by reference)
4. Planning Commission Minutes February 11, 2010 (draft)
5. Written testimony received

Additional documents included in the record and available electronically:

1. City of Newberg Ordinance 2005-2626, adopted November 25, 2009
2. Johnson-Gardner, The Benkendorf Associates Corporation, Newberg Housing and Residential Land Needs Report, June 30, 2004.
3. Ad Hoc Committee on Newberg's Future, Report to Newberg City Council, July 21, 2005
4. City of Newberg, Affordable Housing Action Plan, May 4, 2009
5. Edmonston, Barry - Director, Population Research Center, Portland State University, Portland, Oregon. Population Projection for Newberg, Yamhill County, Oregon: 2000 to 2040, March 25, 2004.
6. Yamhill County, Oregon, Ten Year Ending Homelessness Plan, June 29, 2009



ORDINANCE No. 2010-2724

**AN ORDINANCE ADOPTING AMENDMENTS TO THE NEWBERG
COMPREHENSIVE PLAN HOUSING ELEMENT, AND THE
COMPREHENSIVE PLAN HOUSING AND INSTITUTIONAL LAND NEEDS
AND SUPPLY DATA**

RECITALS:

1. On November 21, 2005, the Newberg City Council adopted Ordinance 2005-2626, which adopted residential and institutional land needs projections through 2040. These have been amended to some extent through several subsequent actions.
2. Additional data has become available from the U.S. Census Bureau, the Population Research Center at Portland State University, and from the Newberg Planning and Building Department.
3. The amendment updates the comprehensive plan housing element and residential and institutional land needs and supply tables to reflect this new data. The housing element and comprehensive plan text is amended and shown in Exhibit "A" and Exhibit "B." Exhibit "A" and Exhibit "B" are hereby attached and by this reference incorporated.
4. On February 11, 2010, the Newberg Planning Commission held a hearing to consider the proposed changes, and recommended adoption.
5. On March 15, 2010, the Newberg City Council held a hearing to consider the proposed changes. The Council considered testimony and evidence, and adopted the findings shown in Exhibit "C".

THE CITY OF NEWBERG ORDAINS AS FOLLOWS:

1. The Newberg Inventory of Natural and Cultural Resources is amended and shown in Exhibit "A," which is attached. Exhibit "A" is hereby adopted and by this reference incorporated.
2. The Newberg Comprehensive Plan Text is amended and shown in Exhibit "B," which is attached. Exhibit "B" is hereby adopted and by this reference incorporated.

3. The findings are shown in Exhibit "C," which is attached. Exhibit "C" is hereby adopted and by this reference incorporated.

➤ **EFFECTIVE DATE** of this ordinance is 30 days after the adoption date, which is: April 15, 2010.

ADOPTED by the City Council of the City of Newberg, Oregon, this 15th day of March, 2010, by the following votes: **AYE:** **NAY:** **ABSENT:** **ABSTAIN:**

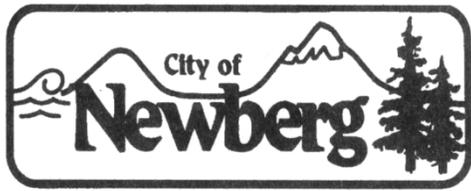
Norma I. Alley, City Recorder

ATTEST by the Mayor this _____ day of _____, 2010.

Bob Andrews, Mayor

LEGISLATIVE HISTORY

By and through Planning Commission at 2 /11/2010 meeting. Or, None.
(committee name) (date) (check if applicable)



Comprehensive Plan Housing Element



Section 13 of Newberg Inventory of Natural and Cultural Resources

Originally Adopted by Newberg City Council January 1978

Revised April 6, 1981

Revised November 21, 2005 by Ordinance 2005-2626

Proposed Revisions Draft February 23, 2010

City of Newberg Comprehensive Plan Housing Element

Table of Contents

Table of Tables	iii
Table of Figures	iii
I. Introduction	1
II. Population and Demographic Information	1
Historic Population	1
Demographics	1
Age and Sex of Population	1
Households and Families	2
Income Levels	3
Homeless Population	4
Population Projections	4
II. Existing Housing	5
Housing Characteristics	5
Occupied Housing Unit Characteristics	6
Age and condition of Housing	6
Housing Costs	7
III. Recent Trends in Housing Construction	8
Number of units constructed	8
Types of Housing Units Constructed	8
Housing Density and Lot Sizes	9
IV. Future Housing Needs	10
Housing Unit Needs	10
Future Housing Types	10
V. Land Needs for Housing	15
Housing Types by Comprehensive Plan Designation	15
Housing Density	16
Residential Land Need	16
Residential Land Need and Supply	17
VI. Other Aspects of Housing Needs	17
Affordable Housing	17
Manufactured Housing	20
Mobile home or manufactured dwelling parks	20
Manufactured homes on individual lots	21
Government assisted housing, farmworker housing	21
Group Housing	21
Ending Homelessness	21
VII. Actions Needed	22
VIII. Conclusion	22
Documents Referenced	22

Table of Tables

Table 13- 1: Newberg City Population – 1960-2009	1
Table 13- 2: Household Incomes, Newberg 2006-2008	3
Table 13- 3: Future Population Forecast – Newberg Urban Area	5
Table 13- 4: Recent Trends for Housing Densities.....	9
Table 13- 5: Needed Housing Units by Year Range - 2010-2040	10
Table 13- 6: Future Housing Needs by Income Levels (2009 Dollars).....	12
Table 13- 7: Future Housing Need by Housing Type (number of dwelling units).....	15
Table 13- 8: Housing Types by Plan and Zone Category.....	15
Table 13- 9: Housing Unit Need by Comprehensive Plan Category 2010-2040.....	15
Table 13- 10: Planned Residential Densities	16
Table 13- 11: Buildable Residential Land Needs	17
Table 13- 12: Buildable Residential Land Needs vs. Supply	17

Table of Figures

Figure 13- 1: Age of Population, Newberg 2006-2008	2
Figure 13- 2: Percent of Types of Household in Newberg, 2006-2008	3
Figure 13- 3: Types of Housing Units in Newberg City, 2006-2008	6
Figure 13- 4: Housing Units by Year Built - Newberg 2006-2008	7
Figure 13- 5: Occupants with a Housing Cost Burden in Newberg city, Oregon in 2006-2008	7
Figure 13- 6: Average Annual Number of Housing Units Issued Permits	8
Figure 13- 7: Permits Issued by Dwelling Type, Newberg 2000-2009	9
Figure 13- 8: Newberg Housing Constructed 2005-2008 by Affordability Level Compared to Comprehensive Plan Projected Need	20

I. Introduction

Oregon’s Statewide Planning Goal 10 is, “To provide for the housing needs of citizens of the state.” Newberg’s housing goal is “To provide for a diversity in the type, density and location of housing within the City to ensure there is an adequate supply of affordable housing units to meet the needs of City residents of various income levels.”

Newberg is home for over 23,000 people. It is expected to be home for over 42,000 by 2030, and over 54,000 by 2040. This element details Newberg’s existing demographics and housing information, and projects its needs for future housing units.

Newberg strives diligently to keep and enhance its livability. Livability starts with having a place to live.

II. Population and Demographic Information

Historic Population

Newberg grew over 450 percent from 1960 to 2009. This population growth was due to a variety of factors: regional population growth, expansion of industry and business in the area, proximity to other employment centers, and the high quality of life in the area.

Table 13- 1: Newberg City Population – 1960-2009

Year	Population
1960	4,204
1970	6,507
1980	10,394
1990	13,086
2000	18,064
2009	23,150

Sources: U.S. Census, Population Research Center, Portland, State University

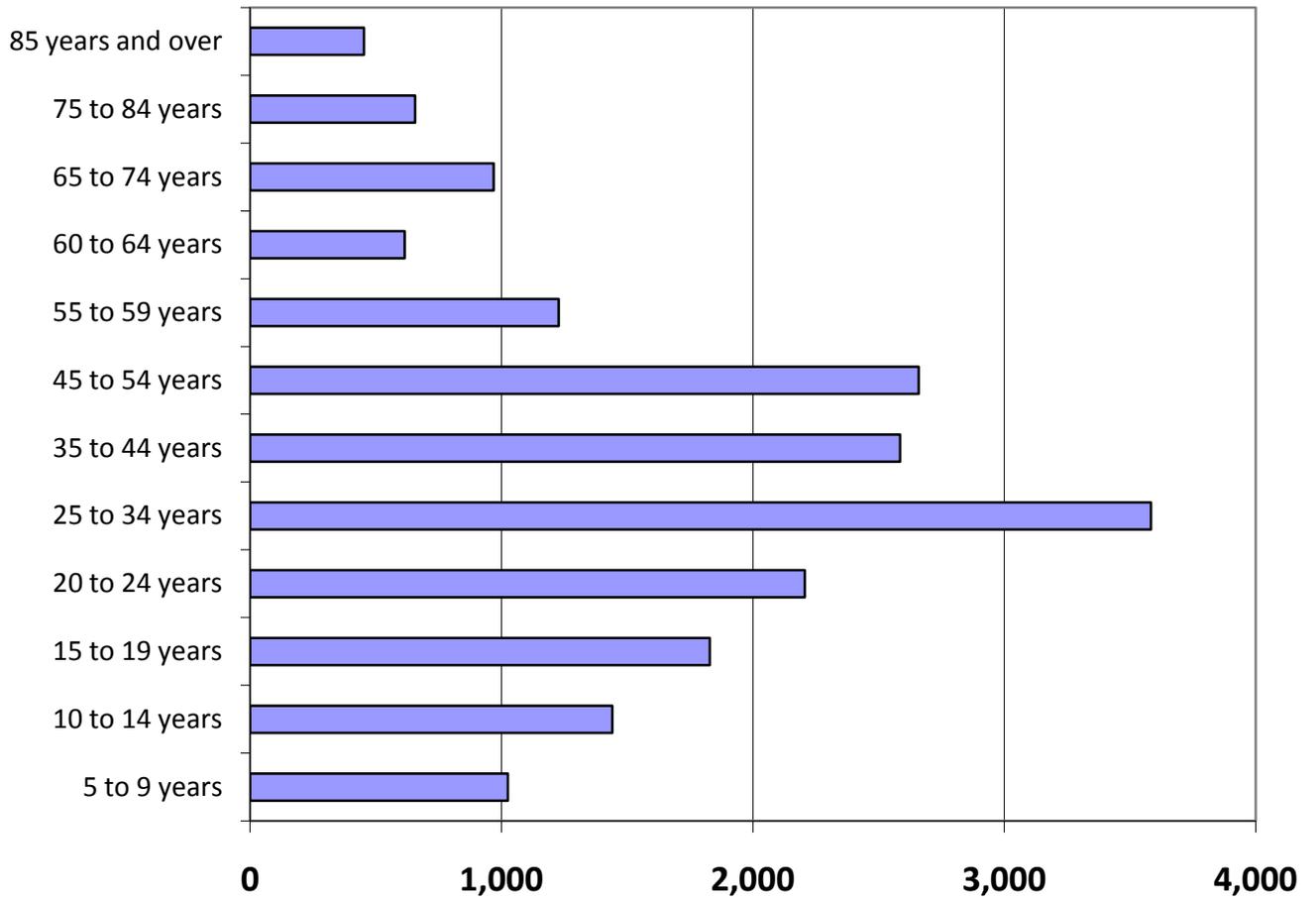
The Portland State University Population Research Center estimated Newberg’s population as of July 1, 2009 to be 23,150. In addition, approximately 432 people live in the area between the city limits and the urban growth boundary. So, as of July 1, 2009, the Urban Growth Boundary had an estimated population of 23,582.

Demographics

Age and Sex of Population

Newberg’s median age in 2006-2008 was 31.8. 10 percent of the population was 65 or older. Newberg’s population was 52 percent female, and 48 percent male. Figure 13- 1 on page 2 show the population age cohorts for Newberg.

Figure 13- 1: Age of Population, Newberg 2006-2008

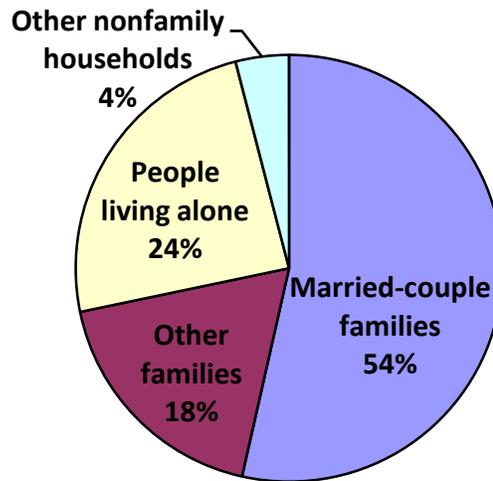


Source: American Community Survey, 2006-2008

Households and Families

In 2006-2008 there were 7,500 households in Newberg city. The average household size was 2.7 people. Families made up 71 percent of the households in Newberg city. This figure includes both married-couple families (53 percent) and other families (18 percent). Nonfamily households made up 29 percent of all households in Newberg city. Most of the nonfamily households were people living alone, but some were composed of people living in households in which no one was related to the householder.

Figure 13- 2: Percent of Types of Household in Newberg, 2006-2008



Source: American Community Survey, 2006-2008

Income Levels

According to the American Community Survey, in 2006-2008 the median household income in Newberg was \$49,233. Table 13- 2 shows estimated household incomes by income level.

Table 13- 2: Household Incomes, Newberg 2006-2008

Household Income	Percent of Households	Margin of Error
Less than \$10,000	6.40%	+/-2.8
\$10,000 to \$14,999	4.40%	+/-2.0
\$15,000 to \$24,999	8.50%	+/-3.1
\$25,000 to \$34,999	10.30%	+/-3.7
\$35,000 to \$49,999	21.80%	+/-5.4
\$50,000 to \$74,999	22.10%	+/-5.5
\$75,000 to \$99,999	15.50%	+/-3.7
\$100,000 to \$149,999	9.40%	+/-2.8
\$150,000 to \$199,999	1.00%	+/-0.8
\$200,000 or more	0.50%	+/-0.6

Source: American Community Survey, 2006-2008

Homeless Population

Yamhill County has led an effort to count the homeless population. Based on the data from the Point In Time Count that was conducted in January 2008 countywide, 216 families with a combined total of 364 persons (does not include those not involved with a shelter or social services on that day) were counted as being homeless on that particular night. Of this number, approximately 5.6 percent are considered chronically homeless and have been without a home for a year or more or have had at least four episodes of homelessness in the past four years. The January 2009 Point In Time Count that included a full countywide count effort resulted in a total of 233 families with a combined total of 404 persons (does not include all school aged children).¹ The plan did not report the percentage of these found in the Newberg area, but it is clear that some percentage are living or would like to live in Newberg.

Population Projections

Population projections are the basis of comprehensive land use planning. To maintain a high quality of living, the community must plan for its future population. Population growth will require sufficient land and services.

Many of the same factors that have contributed to Newberg's historic population growth will contribute to its future growth: employment opportunities both in Newberg and nearby, high quality of life, and regional population growth. Newberg is already experiencing a great amount of population growth due to the lack of buildable land within the Portland area.

Future population projections for the City of Newberg were prepared in 2004 by Barry Edmonston, Director Population Research Center, Portland State University,² using two different methodologies: a ratio method and a cohort component method. While the two methods produced similar results, City staff and the Ad Hoc Committee on Newberg's Future³ felt that the cohort component method more accurately projected the future population of Newberg. In addition, projected population growth for the area outside the city limits but inside the UGB was added to the City population projections to yield urban area population projections. Table III-1 presents the resulting population forecasts through 2040.

¹ Yamhill County, Oregon, *Ten Year Ending Homelessness Plan*, June 29, 2009.

² Barry Edmonston, Director, Population Research Center, Portland State University, Portland, Oregon. *Population Projection for Newberg, Yamhill County, Oregon: 2000 to 2040*. March 25, 2004.

³ Ad Hoc Committee on Newberg's Future, *Report to Newberg City Council*, July 21, 2005.

Table 13- 3: Future Population Forecast – Newberg Urban Area

Year	Population Forecast
2010	24,497
2015	28,559
2020	33,683
2025	38,352
2030	42,870
2035	48,316
2040	54,097

Sources: Johnson-Gardner, Barry Edmonston

This population forecast was coordinated with Yamhill County⁴, and acknowledged by the State of Oregon in 2006. This population forecast was used to determine future land

needs within the Newberg urban area.

As of July 2009, the estimated population of the Newberg Urban area was 23,582. This estimate is within about 200 people or less than 1% difference of an interpolated 2009 population forecast. Therefore the previously adopted, coordinated, and acknowledged population forecast is appropriate for continued use.

II. Existing Housing

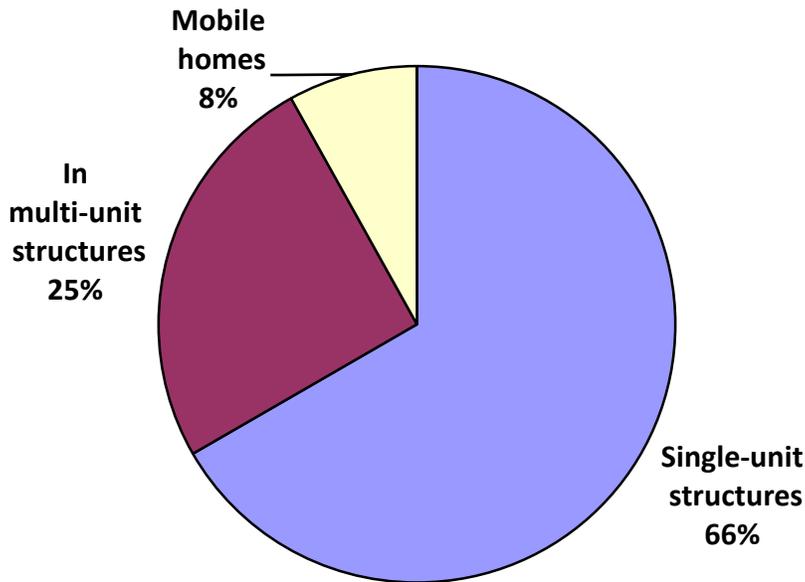
The American Community Survey (ACS), conducted by the U.S. Census Bureau, includes data about existing housing in Newberg. The 2006-2008 Survey includes average data for that three year period. The following information is derived from the ACS. It reflects information inside Newberg city limits.

Housing Characteristics

In 2006-2008, Newberg city had a total of 7,900 housing units, 6 percent of which were vacant. Of the total housing units, 66 percent were in single-unit structures, 25 percent were in multi-unit structures, and 8 percent were mobile homes. Forty percent of the housing units were built since 1990. In addition, Newberg 2009 land inventory data indicates there are 174 housing units in the unincorporated area inside the Newberg UGB.

⁴ Michael Brandt, Yamhill County Planning Director, letter to Barton Brierley, Newberg Planning and Building Director, October 31, 2006.

Figure 13- 3: Types of Housing Units in Newberg City, 2006-2008



Source: American Community Survey, 2006-2008

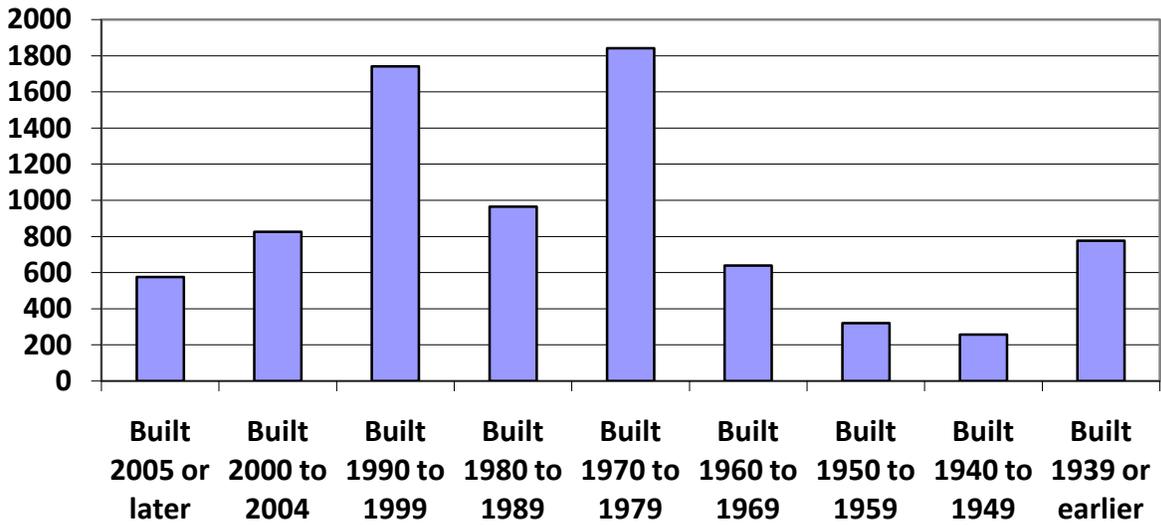
Occupied Housing Unit Characteristics

In 2006-2008, Newberg city had 7,500 occupied housing units - 4,900 (66 percent) owner occupied and 2,500 (34 percent) renter occupied. Three percent of the households did not have telephone service and 7 percent of the households did not have access to a car, truck, or van for private use. Multi-vehicle households were not rare. Forty-two percent had two vehicles and another 23 percent had three or more.

Age and condition of Housing

Three-quarters of housing units in Newberg were constructed after 1970. 13 percent were constructed prior to 1950. Comprehensive data is not available on the condition of housing in Newberg. However, with one-quarter of the housing stock exceeding 50 years age, housing maintenance and upkeep will be a growing concern for the community. In 2009, the Housing Authority of Yamhill County surveyed homeowners to solicit interest in the housing rehabilitation program. That survey yielded a waiting list of 58 owners wanting to participate in the housing upgrade program.

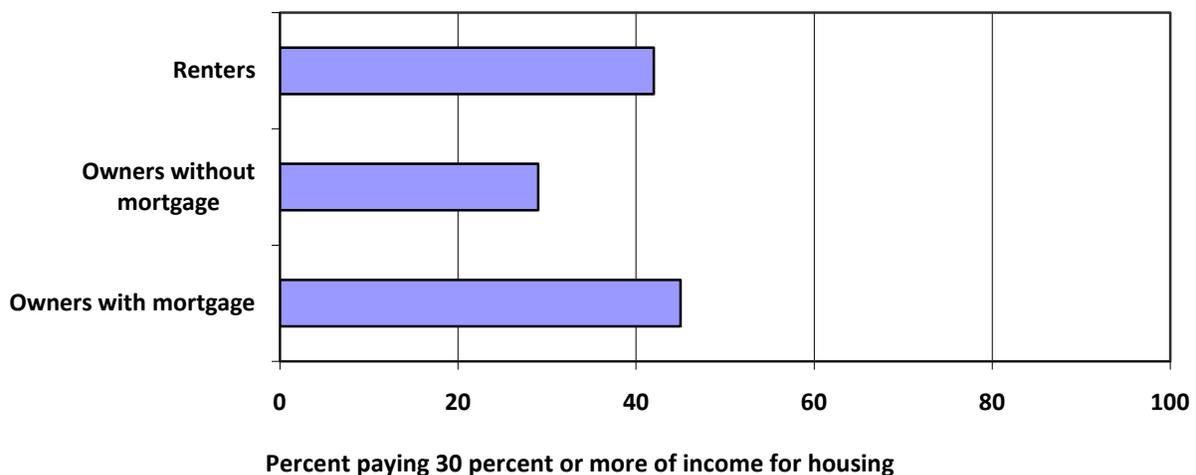
Figure 13- 4: Housing Units by Year Built - Newberg 2006-2008



Housing Costs

The median monthly housing costs for mortgaged owners was \$1,576, nonmortgaged owners \$411, and renters \$749. Forty-five percent of owners with mortgages, 29 percent of owners without mortgages, and 42 percent of renters in Newberg city spent 30 percent or more of household income on housing.

Figure 13- 5: Occupants with a Housing Cost Burden in Newberg city, Oregon in 2006-2008



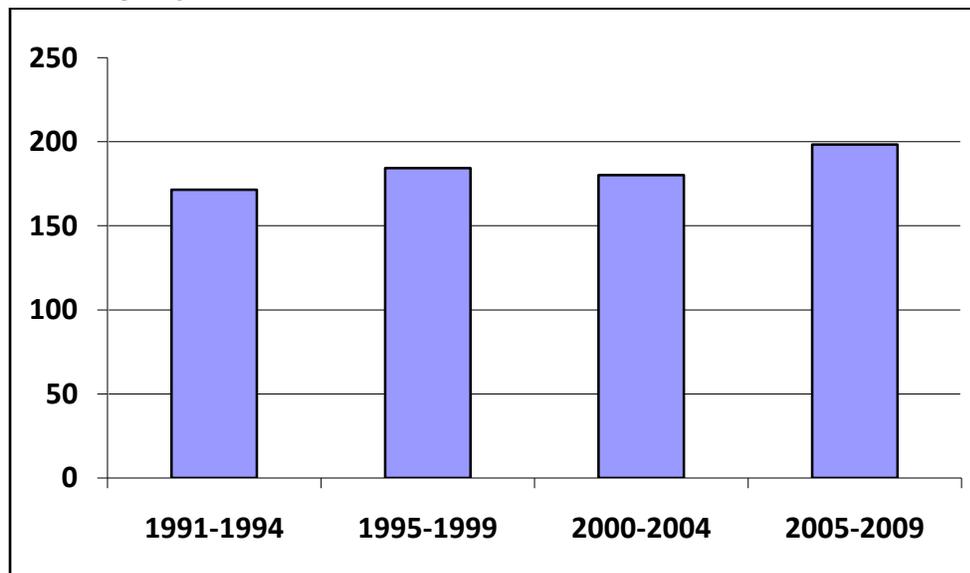
Source: American Community Survey, 2006-2008

III. Recent Trends in Housing Construction

Number of units constructed

The average number of dwelling units constructed in Newberg grew steadily through the 1990's and 2000's. Figure 13- 6 on page 8 shows the average annual number of dwelling units issued permits from 1991-2009. Note that these records show building permits issued within Newberg city limits. A few additional permits are issued each year in the unincorporated area inside the UGB. In addition, a few permits each year are issued, but the dwelling units are not actually constructed. Data for individual years vary widely, due to fluctuations in the economy and housing markets.

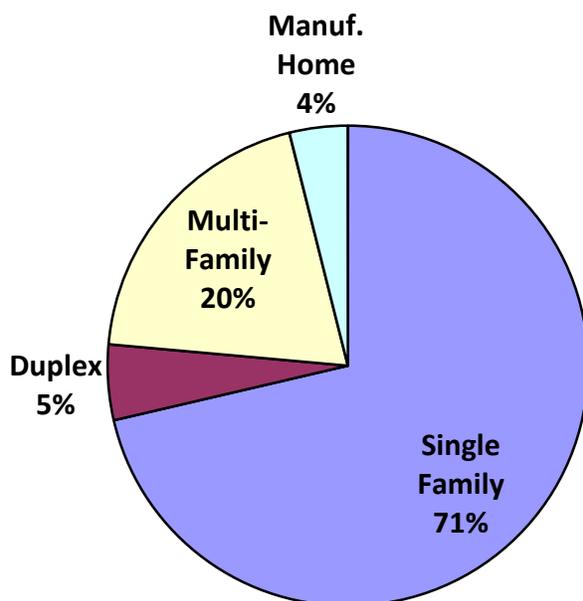
**Figure 13- 6: Average Annual Number of Housing Units Issued Permits
Newberg city limits, 1991-2009**



Types of Housing Units Constructed

Dwelling units constructed in the 2000's were predominantly single family detached units. Figure 13- 7 on page 9 shows the number of units issued permits in Newberg city limits from 2000-2009.

Figure 13- 7: Permits Issued by Dwelling Type, Newberg 2000-2009



Source: Newberg Planning and Building Department, 2009⁵

Housing Density and Lot Sizes

As part of their study, the Ad Hoc Committee on Newberg’s future looked at recent trends in housing development⁶. They found that most housing was being constructed at densities less than the planned density for the zone. Table 13- 4 shows their findings.

Table 13- 4: Recent Trends for Housing Densities

Comprehensive Plan District		Recent Trends
Single-Family	Units/Gross Acre	3.6
	Avg Lot Size	9,800 sf
Med Density Multi-Family	Units/Gross Acre	5.8
	Type	Single Family
High Density Multi-Family	Units/Gross Acre	15.4
	Type	2 story apts with surface parking
Average	Units/Gross Acre	5.4
	Units/Net Acre	6.8

⁵ Note that the term “duplex” refers to a structure with two dwelling units, and “Multi-family” refers to structures with three or more dwelling units. Duplexes and multi-family units are considered dwellings “in multi-unit structures” in the American Community Survey. A duplex is considered part of “single family attached” dwellings in the Johnson-Gardner residential land needs report.

⁶ Ad Hoc Committee on Newberg’s Future, *Report to Newberg City Council*, July 21, 2005. Development trends are 1990-2004.

IV. Future Housing Needs

Housing Unit Needs

In order to determine the amount of residential land needed, Newberg used Johnson-Gardner to create a Housing Needs Analysis⁷. That analysis examined the demographic, housing cost, and household income data for the City of Newberg to determine the need for specific housing types: single-family, multi-family, and manufactured homes. Based on the future population projections, the study projected the future housing needs shown in Table 13- 5.

Table 13- 5: Needed Housing Units by Year Range - 2010-2040

Years	Housing Units Needed
2010-2015	1,830
2016-2020	1,811
2021-2025	1,862
2026-2030	2,040
2031-2035	2,140
2036-2040	2,240

Source: Johnson-Gardner

Through 2009, population estimates have been within about 200 people of adopted, acknowledged, and coordinated forecasts. The study used an estimated household size of 2.76 persons/household. The 2006-2008 ACS estimate of average household size is 2.7, which also is very close to projections. The study used a vacancy rate of 5.2%, whereas the 2006-2008 ACS estimate was 6%. Making any adjustment to the housing unit projections based on these later estimates would have a negligible effect on the housing unit estimates, therefore the housing unit projections show in Table 13- 5 are appropriate for the planning period.

Future Housing Types

The study projected also projected future household income levels. These estimates, updated to 2009 dollars, are shown in

⁷ Johnson-Gardner, The Benkendorf Associates Corporation, *Newberg Housing and Residential Land Needs Report*, June 30, 2004.

Table 13- 6: Future Housing Needs by Income Levels (2009 Dollars)

Household Income	Percent of Need
Under \$10,000	4.5%
\$10,000 - \$14,999	3.9%
\$15,000 - \$24,999	10.5%
\$25,000 - \$34,999	11.0%
\$35,000 - \$49,999	15.0%
\$50,000 - \$74,999	23.4%
\$75,000 - \$99,999	16.6%
\$100,000 - \$149,999	10.3%
\$150,000 - \$249,999	3.9%
\$250,000 - \$499,999	0.9%
\$500,000 or more	0.1%
Total	100.0%

Source: Johnson-Gardner, adjusted to 2009 Dollars

In comparing these projections with 2006-2008 American Community Survey data, all the projections are within the margin of error except two income levels: the \$35,000 to \$49,999 level (estimate is 6.8% higher than projected need, and margin of error is 5.4%), and the levels above \$150,000 (estimate is 3.3% lower than projected need, and margin of error is about 0.7%). These differences are likely a reflection of lower household incomes due to the recession that began by some accounts at the end of 2007. Assuming the recession won't continue through 2030 and Newberg's economic development strategies are successful, the income projections should hold reasonably accurate for the planning period.

Based on these household income levels, the study assigned future housing needs into housing types: single family attached, single family detached, multi-family, and manufactured homes. These needs are shown in

Table 13- 7.

Two adjustments were made to the Johnson-Gardner residential land need analysis:

- 49 dwelling units displaced by the proposed Newberg-Dundee Bypass were added to the housing need.
- As an efficiency measure, 1 percent of dwellings were allocated to mixed-use developments in non-residential areas, such as upper floor dwellings in commercial areas. This adjustment also provides additional dwelling units for lower income households should the economic recovery not be as strong as projected.

The result is the future housing needs projections shown in

Table 13- 7: Future Housing Need by Housing Type (number of dwelling units)

	Single Family		Multi-Family		Manufactured		Mixed-Use	Total
	Detached	Attached	Medium Density	High Density	Parks	Sub-division		
	50%	7%	15%	23%	2%	2%	1%	100%
2010-2030	3,796	531	1,139	1,746	152	152	76	7,592
2031-2040	2,190	307	657	1,007	88	88	44	4,380
Total	5,986	838	1,796	2,754	239	239	120	11,972

Source: Johnson-Gardner, with adjustments as noted.

V. Land Needs for Housing

Housing Types by Comprehensive Plan Designation

The residential land need is determined by assigning each housing type to a comprehensive plan designation – low density residential (LDR), medium density residential (MDR), and high density residential (HDR). One adjustment was made to the Johnson-Gardner needs analysis: 20% of the planned single family detached units were assigned to the Medium Density Residential district. The results are shown in Table 13- 8.

Table 13- 8: Housing Types by Plan and Zone Category

Single Family		Multi-Family		Manufactured		Mixed-Use
Detached	Attached	Medium Density	High Density	Park	Subdivision	
80% LDR 20% MDR	MDR	MDR	HDR	MDR	MDR	COM
80% R-1 20% R-2	R-2	R-2	R-3	R-2	R-2	C-1, C-2, C-3, R-P

Source: Johnson-Gardner

Table 13- 9 presents the 2010-2030 and 2031-2040 housing unit need by comprehensive plan category.

Table 13- 9: Housing Unit Need by Comprehensive Plan Category 2010-2040

Plan Designation	Units Needed 2010-2030	Units Needed 2031-2040
LDR	3,037	1,752
MDR	2,733	1,577
HDR	1,746	1,007
COM	76	44
TOTAL	7,592	4,380

Housing Density

Future residential land need is determined by the development density (dwelling units per gross acre) for the needed housing units. Newberg has traditionally planned for development to occur at 4.4 dwellings/gross acre in the Low Density district, 8.8 dwellings/gross acre in the Medium Density district, and 21.8 dwellings/gross acre in the High Density District⁸. However, recent residential development has occurred at densities less than those planned, particularly in the MDR designation. This is due to a variety of factors. Most importantly, zoning regulations have set the “planned density” as the “maximum density”, thus land will always be developed at or less than the planned density. Other factors have contributed such as greater profitability for single family than multi-family housing, and compound development requirements such as street and open space reserves. This trend does not use land as efficiently as desired, nor does it meet the needs for housing at the expected income levels. The City of Newberg will take steps to encourage development to occur closer to planned densities in each of the residential zoning districts. Steps to be considered are outline in the City of Newberg *Affordable Housing Action Plan*, which is discussed further in Subsection VI on page 17. These steps will lead to a 25% increase in overall residential densities. This is used to determine the future residential land need. Table IV-5 shows the densities that are the basis for determining future residential land needs.

Table 13- 10: Planned Residential Densities

Comprehensive Plan District		Recent Trends	Planned Density
Single-Family	Units/Gross Acre	3.6	4.4
	Avg Lot Size	9,800 sf	7,500 sf
Med Density Multi-Family	Units/Gross Acre	5.8	9
	Type	Single Family	Townhouses and duplexes
High Density Multi-Family	Units/Gross Acre	15.4	16.5
	Type	2 story apts with surface parking	2-3 story apts with surface parking
Average	Units/Gross Acre	5.4	6.8
	Units/Net Acre	6.8	8.5

Residential Land Need

The total amount of residential land needed for housing was calculated by dividing the dwelling units needed by the planned residential densities. The total buildable residential land needs through 2010-2040 are shown in Table 13- 11.

⁸ These densities consider that 25% of the land is within right-of-way, utilities, open space, or unbuildable areas.

Table 13- 11: Buildable Residential Land Needs

Plan Designation	Target Density (du/gross ac.)	Dwelling Units Needed (2010-2030)	Buildable Acres Needed (2010-2030)	Dwelling Units Needed (2031-2040)	Buildable Acres Needed (2031-2040)
LDR	4.4	3,037	690	1,752	398
MDR	9	2,733	304	1,577	175
HDR	16.5	1,746	106	1,007	61
Total		7,516	1,100	4,336	634

Residential Land Need and Supply

Comparing the residential land need the current supply, Newberg has a deficit of residential land to meet needs through 2030 in all residential categories. It also has a deficit of land within the URA to meet the needs from 2031-2040. Table 13- 12: Buildable Residential Land Needs vs. Supply compares the amount of residential land with the available supply.

Table 13- 12: Buildable Residential Land Needs vs. Supply

Plan Designation	Buildable Acres Needed 2010-2030	Buildable Acres in UGB (2009)	Surplus (Deficit) for 2010-2030	Buildable Acres Needed 2031-2040
LDR	690	585	(105)	398
MDR	304	132	(172)	175
HDR	106	45	(61)	61
Total	1,100	762	(338)	634

VI. Other Aspects of Housing Needs

Affordable Housing

Like many communities in our nation, Newberg has an affordable housing problem. Many of its citizens spend too much of their income on housing. The recent burst of the housing bubble has reduced this pressure and has made the cost of home ownership relatively more affordable. However, given the strong future growth predicted for the Newberg and the Portland region, given Oregon’s strong regulatory environment on land for housing, there is little reason to believe that future trends will provide significant relief to our community’s housing affordability issue.

There are many reasons for Newberg to be concerned about affordable housing. Perhaps foremost, it is the right thing to do. All hardworking people should be able to live in safe, decent housing and still have enough money for groceries and other basic necessities. Everyone needs a stable home to succeed in life, especially children. In addition, affordable housing for all income levels is important to our local economy. Attracting and retaining a good workforce is one of the most difficult challenges any business faces if it is to remain competitive. Poor housing availability in a community makes this a very difficult task. Those who live here contribute to the local economy by shopping and patronizing local businesses. Also, a lack of affordable housing can have a negative effect on the environment and our quality of life. If a local housing stock cannot accommodate the needs of a community's employees, then those folks will live outside of Newberg and commute to work, thereby affecting our air quality and adding to our existing traffic congestion. Finally, affordable housing can build social capital in the community. Those who live and work in Newberg can invest themselves in many ways, such as volunteering to be firefighters, police reserves, helping at their church or civic club, or simply picking up litter or helping their neighbors. Such volunteering is less likely when you commute two hours every day to a home outside the community.

If recent housing construction trends continue into future, affordable housing in Newberg will likely continue to be a significant issue.

The Committee began meeting in July 2008. The Committee reviewed a broad range of actions that could be taken to encourage affordable housing in Newberg. The Committee developed a plan that includes actions considered to be appropriate for implementation within our community at this time.

The plan identified seven actions the community could take to ensure adequate affordable housing is available.

- Amend Newberg Comprehensive Plan Goals and Policies
- Retain the existing supply of affordable housing
- Insure an adequate land supply for affordable housing
- Change development code standards
- Amend the development fee schedule
- Develop and support public and private programs
- Strengthen economic development efforts

Figure 13- 8 on page 19 shows that little if any recent construction was available to low and very-low income families and individuals. In recognition of this, the Newberg City Council established the Affordable Housing Ad Hoc Committee. The Committee's charge was to "...identify and recommend tools appropriate for the Newberg community that are intended to encourage the development of housing for working families."

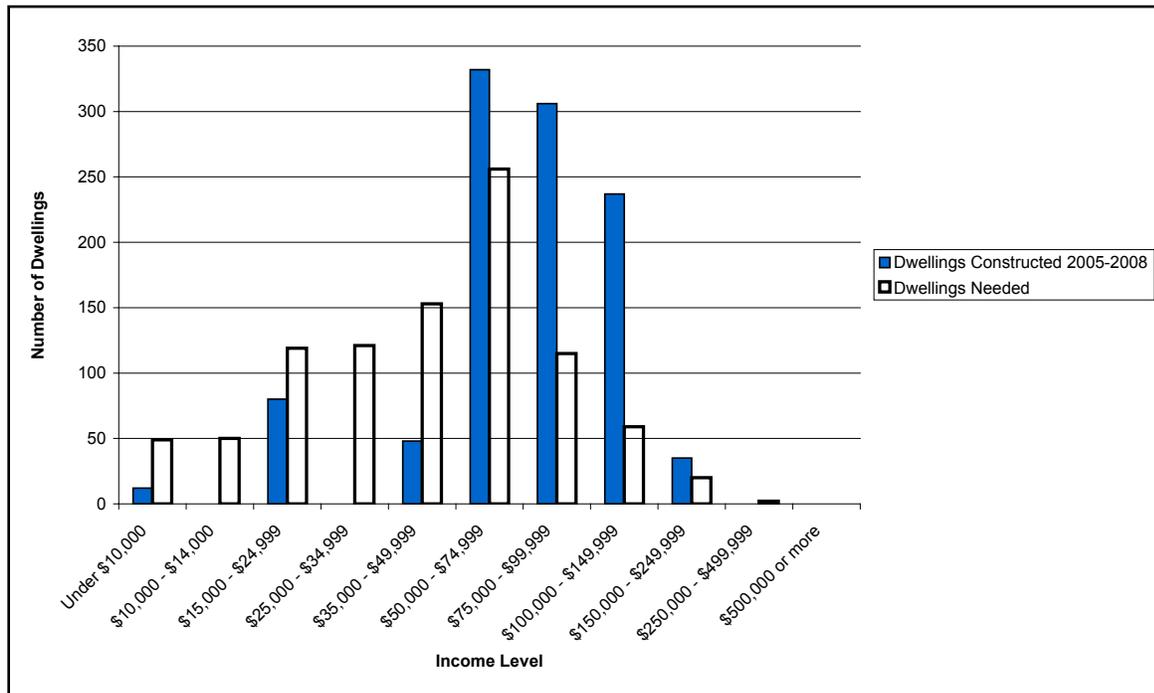
The Committee began meeting in July 2008. The Committee reviewed a broad range of actions that could be taken to encourage affordable housing in Newberg. The Committee developed a plan⁹ that includes actions considered to be appropriate for implementation within our community at this time.

The plan identified seven actions the community could take to ensure adequate affordable housing is available.

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- Retain the existing supply of affordable housing
- Insure an adequate land supply for affordable housing
- Change development code standards
- Amend the development fee schedule
- Develop and support public and private programs
- Strengthen economic development efforts

⁹ City of Newberg, *Affordable Housing Action Plan*, May 4, 2009

Figure 13- 8: Newberg Housing Constructed 2005-2008 by Affordability Level Compared to Comprehensive Plan Projected Need



The Newberg City Council accepted the plan on May 4, 2009. By following the actions contained in the plan, the community can meet its affordable housing needs for the planning period.

Manufactured Housing

As noted above, manufactured housing comprises an important part of Newberg’s current and future housing stock.

Mobile home or manufactured dwelling parks

According to ORS 197.480, local governments must determine needs for manufactured dwellings in parks, and zone sufficient land to allow manufactured dwelling parks in zones that allow 6 to 12 dwelling units per acre. The inventory must consider manufactured dwelling parks in commercial, industrial, or high density residential areas that could be displaced by more intense developments.

Manufactured home parks are an allowed use in the R-2 (Medium Density Residential) Zone and a conditional use in the R-3 (High Density Residential) Zone. Medium Density Residential allows dwelling units up to 9 units per gross acre. High Density Residential allows dwelling units up to 21.8 units per gross acre, but does allow manufactured home parks in the 6 to 12 dwelling unit per acre range. Therefore all parks in the R-2 zone and R-3 zones are zoned appropriately, and should not be planned to be displaced.

In 2009, Newberg had nine mobile home or manufactured dwelling parks with a total of 672

spaces. All are located in medium density residential districts except Sunrise Estates (50 units), which is located in a high density residential district. Thus, all parks are zoned appropriately, and no parks need to be planned to be displaced. The Newberg *Affordable Housing Action Plan* recommends taking actions to encourage the long term retention of existing parks.

Manufactured homes on individual lots

According to ORS 197.314, manufactured homes must be allowed in all areas zoned for single-family residential uses. Such homes may be allowed with certain limitations on size and design. Newberg has adopted zoning rules that comply with these standards.

Government assisted housing, farmworker housing

ORS 197.314 requires government assisted housing and farmworker housing to be allowed on basically the same terms as other single or multifamily housing. Newberg has not identified a specific need for these types of housing, though both types of housing are allowed in Newberg and could be sited on residentially zoned land. Newberg's codes comply with these laws.

Group Housing

According to ORS 197.665, group care homes ("residential homes" housing five or fewer individuals) must be permitted in any residential or commercial zone that allows a single-family dwelling. ORS 197.667 requires that group care facilities ("residential facilities" housing six to fifteen individuals) be allowed in any zone where multifamily residential uses are allowed, and be a conditional use in any zone where multifamily residential uses are allowed. Newberg amended its Development Code to comply with these statutes.

The Federal Fair Housing Act and court rulings also require local governments to allow groups of disabled individuals living together under the same terms as similar groups of non-disabled persons. Newberg amended its zoning regulations to comply with this standard.

Ending Homelessness

In 2009, Yamhill County adopted its *Ten Year Ending Homelessness Plan*. The goal of the plan is not to manage homelessness in the County, but to end it. The plan lists ten actions to achieve this goal.

Action Step 1: Complete full countywide homeless count review and update strategies and goals of the 10-Year Plan

Action Step 2: Adopt Housing First Strategy

Action Step 3: Stop Discharging People into Homelessness

Action Step 4: Improve Outreach to Persons Experiencing Homelessness

Action Step 5: Preserve and Increase the Supply of Affordable Housing in Yamhill County

Action Step 6: Review and Change Development Policies to Encourage Affordable Housing Development

Action Step 7: Prevent Homelessness Before it Starts

Action Step 8: Expand Economic Opportunities

Action Step 9: Improve and Better Assess Homelessness and Housing Data
Action Step 10: Promote Housing and Homelessness Education

The Newberg community can and should participate in these efforts. Implementing Newberg's Affordable Housing Action plan will assist with many of these steps, including Step 5 (increasing the supply of affordable housing), Step 6 (Changing Development Policies), Step 7 (Preventing homelessness).

VII. Actions Needed

In order to meet the housing needs determined above, Newberg and others will need to take the following actions:

1. Designate sufficient land with the Urban Growth Boundary to meet the identified land needs above. Where appropriate, some land within the 2009 Urban Growth Boundary might be redesignated to meet some of this need. In large part, the unmet land needs would need to be met by amending the Urban Growth Boundary and designating sufficient buildable land to 20-year needs.
2. Include sufficient land within the urban reserve area to meet needs beyond UGB planning period.
3. Provide zoning and development regulations that allow and encourage development near the planned densities.
4. Provide public facilities and services necessary to serve residential land.
5. Implement the actions recommended in the Newberg *Affordable Housing Action Plan* as appropriate.
6. Assist in implementing the Yamhill County *Ten Year Ending Homelessness Plan*.

VIII. Conclusion

Newberg can provide for diversity in the type, density and location of housing within the City. By conscientious action, Newberg can ensure there is an adequate supply of housing units to meet the needs of City residents of various income levels and housing needs. With proper planning, Newberg can encourage affordable housing for residents below the median income.

Documents Referenced

Ad Hoc Committee on Newberg's Future, *Report to Newberg City Council*, July 21, 2005
City of Newberg, *Affordable Housing Action Plan*, May 4, 2009
City of Newberg, *Buildable Lands Inventory*, November 2009
Edmonston, Barry - Director, Population Research Center, Portland State University, Portland, Oregon. *Population Projection for Newberg, Yamhill County, Oregon: 2000 to 2040*, March 25, 2004.
Johnson-Gardner, The Benkendorf Associates Corporation, *Newberg Housing and Residential Land Needs Report*, June 30, 2004.
Michael Brandt, Yamhill County Planning Director, letter to Barton Brierley, Newberg Planning and Building Director, October 31, 2006.
Yamhill County, Oregon, *Ten Year Ending Homelessness Plan*, June 29, 2009

Exhibit B to Ordinance 2010-2724

Proposed Comprehensive Plan Amendments

Housing and Institutional Land Needs

The following are revisions to the Comprehensive Plan Land Need and Supply section. Addition to the text are shown as underlined, deletions are shown as ~~strikethrough~~.

SECTION 1 – Amend the LAND NEED AND SUPPLY Section B as follows:

B. HOUSING AND RESIDENTIAL LAND NEEDS

1. Housing Needs.

In order to determine the amount of residential land needed, Newberg used Johnson Gardner to create a Housing Needs Analysis. That analysis examined the demographic, housing cost, and household income data for the City of Newberg to determine the need for specific housing types: single-family, multi-family, and manufactured homes. Two adjustments were made to the Johnson Gardner residential land need analysis:

- ~~Development projects that were in the land use approval process during the preparation of the needs analysis were subtracted from the overall 2005-2025 need.~~
- 49 dwelling units displaced by the proposed Newberg-Dundee Bypass were added to the housing need.
- As an efficiency measure, 1 percent of dwellings were allocated to mixed-use developments in non-residential areas, such as upper floor dwellings in commercial areas.

The result is the future housing needs projections shown in Table IV-2.

Table IV-2. Future Housing Need by Housing Type (number of dwelling units)

	Single Family		Multi-Family		Manufactured		Total
	Detached	Attached	Medium Density	High Density	Parks	Subdivision	
	50%	7%	15%	23%	2%	2%	100%
2005 to 2025	3,377	492	1,022	1,533	140	140	6,704
2026 to 2040	3,234	471	978	1,467	135	135	6,420
Total	6,611	963	2,000	3,000	275	275	13,124

Source: Johnson Gardner

Table IV-2. Future Housing Need by Housing Type (number of dwelling units)

	Single Family		Multi-Family		Manufactured		Mixed-Use	Total
	Detached	Attached	Medium Density	High Density	Parks	Sub-division		
	50%	7%	15%	23%	2%	2%	1%	100%
2010-2030	3,796	531	1,139	1,746	152	152	76	7,592
2031-2040	2,190	307	657	1,007	88	88	44	4,380
Total	5,986	838	1,796	2,754	239	239	120	11,972

Source: Johnson Gardner

The residential land need is determined by assigning each housing type to a comprehensive plan designation – low density residential (LDR), medium density residential (MDR), and high density residential (HDR) (Table IV-3).

Table IV-3. Housing Types by Plan and Zone Category

Single Family		Multi-Family		Manufactured		Mixed-Use
Detached	Attached	Medium Density	High Density	Park	Subdivision	
80% LDR 20% MDR	MDR	MDR	HDR	MDR	LDR MDR	COM
80% R-1 20% R-2 †	R-2	R-2	R-3	R-2	R-2 †	C-1, C-2, C-3, R-P

Source: Johnson Gardner

Table IV-4 presents the 2010-2030 2025 and 2031-2040 housing unit need by comprehensive plan designation.

Table IV-4. Adjusted Housing Unit Need

Plan Designation	Units Needed 2005-2025	Units Needed 2026-2040
LDR	2,691	3,234
MDR	1,556	1,719
HDR	1,473	1,467
TOTAL	5,720	6,420

Plan Designation	Units Needed 2010-2030	Units Needed 2031-2040
LDR	3,037	1,752
MDR	2,733	1,577
HDR	1,746	1,007
COM	76	44
TOTAL	7,592	4,380

2. Planned Residential Densities

Table IV-5 below shows the recent trends for residential density, as reported by the Ad Hoc Committee on Newberg’s Future (2005). The Table shows the planned residential densities per the Newberg Comprehensive Plan housing element. The plan is for a 25% increase in residential densities from recent trends.

Table IV-5. Planned Residential Densities

		Recent Trends	Planned Density
Single Family	<u>Units/Gross Acre</u>	3.6	4.4
	Average Lot Size	9,800 sf	8,000/7,500 sf
Med Density Multi-Family	<u>Units/Gross Acre</u>	5.8	9
	Type	Single Family	Townhouses and Duplexes
High Density Multi-Family	<u>Units/Gross Acre</u>	15.4	16.5
	Type	2 story apts with surface parking	2-3 story apts with surface parking
Average	<u>Units/Gross Acre</u>	<u>5.4</u>	<u>6.8</u>
	<u>Units/Net Acre</u>	6.8	<u>8.5</u> 3

3. Residential Land Need

The total amount of residential land needed for housing was calculated by dividing the dwelling units needed by the planned residential densities. The total buildable residential land needs through 2025 2030 and 2040 are shown in Table IV-6.

Table IV-6. Buildable Residential Land Need

Plan Designation	Density (du/ac.)	Dwelling Units Needed (2005-2025)	Buildable Acres Needed (2005-2025)	Dwelling Units Needed (2026-2040)	Buildable Acres Needed (2026-2040)
LDR	4.4	2,691	612	3,234	735
MDR	9	1,556	173	1,719	191
HDR	16.5	1,473	89	1,367	83
Total		5,720	874	6,320	1,009

Plan Designation	Target Density (du/gross ac.)	Dwelling Units Needed (2010-2030)	Buildable Acres Needed (2010-2030)	Dwelling Units Needed (2031-2040)	Buildable Acres Needed (2031-2040)
LDR	<u>4.4</u>	<u>3,037</u>	<u>690</u>	<u>1,752</u>	<u>398</u>
MDR	<u>9</u>	<u>2,733</u>	<u>304</u>	<u>1,577</u>	<u>175</u>
HDR	<u>16.5</u>	<u>1,746</u>	<u>106</u>	<u>1,007</u>	<u>61</u>
Total		7,516	1,100	4,336	634

4. Residential Land Need and Supply

Comparing the residential land need the current supply, the City has a deficit of residential land to meet needs through ~~2030~~2025 in all residential categories. It also has a deficit of land within the URA to meet the needs from ~~2026-2040~~ 2031-240. Table IV-7 compares the amount of residential land with the available supply.

Table IV-7: Buildable Residential Land Needs vs. Supply

Plan Designation	Buildable Acres Needed 2005-2025	Buildable Acres in UGB (2004)	Surplus (Deficit) for 2005-2025	Buildable Acres Needed 2026-2040
LDR	612	359	(253)	735
MDR	173	142	(31)	191
HDR	89	13	(76)	83
Total	874	514	(380)	1009

Plan Designation	Buildable Acres Needed 2010-2030	Buildable Acres in UGB (2009)	Surplus (Deficit) for 2010-2030	Buildable Acres Needed 2031-2040
LDR	690	585	(105)	398
MDR	304	132	(172)	175
HDR	106	45	(61)	61
Total	1,100	762	(338)	634

SECTION 2 – Amend the LAND NEED AND SUPPLY Section E as follows:

E. INSTITUTIONAL LAND SUPPLY AND NEED

Newberg has estimated the land need for public and quasi-public institutional uses based on consultation with the Newberg School District, the Chehalem Park and Recreation District, Portland Community College, George Fox University, private schools, and per capita needs based on the future population forecast (Table IV-12).¹

Table IV-13. Summary of Institutional Land Needs (buildable acres)

Category	2025 2010-2030	2040
Schools	85 <u>128</u> acres	105
Parks	85 <u>115</u> acres	115
Other	79 <u>96</u> acres	128
Total	249 <u>339</u> acres	348

School needs for the 2010-2030 period include needs for one alternative high school (3-5 acres), two elementary schools (10-12 acres), one middle school (redevelop approximately 8 acres of existing 16 acre site), one high school and academic campus (30-50 acres), one or more private schools (30 acres), George Fox University athletic facilities (22 acres on currently owned site), and a Portland Community College Campus (15 acres). Veritas owns a site for a school on North College Street (5 buildable acres), George Fox University owns the athletic field site (22 acres), and Portland Community College has acquired a site

¹ Ad Hoc Committee on Newberg’s Future (2005), Report to Newberg City Council

for its campus (15 acres). As an efficiency measure, total land needs were calculated using the low end of each range, effectively reducing land needs by 15 to 20%.

Parks needs for the 2010-2030 period include needs for four to six new neighborhood parks, two to three community parks, and one city-wide park. Chehalem Park and Recreation District owns one site along Hess Creek at the end of Corinne Drive for either a large neighborhood park or small community park. The old landfill site in the riverfront area could meet the need for a city-wide park.

Other institutional needs include needs for city and public facilities, religious institutions, cemeteries, and miscellaneous private facilities. City and public facilities needs include needs for water and wastewater plant expansions, reservoirs, fire and police stations, and park and ride lots. Needs for City and public facilities include 45 acres for the 2010-2030 period. Newberg recently purchased a parcel with approximately 13 buildable acres for a wastewater treatment plant expansion, an animal shelter, and a possible public works yard.

Needs for religious institutions, cemeteries, and other private institutions were projected based on current land to population ratios. Religious institutions are projected to need 44 acres for the period 2010-2030. Cemeteries and private facilities are projected to need 7 acres for the period 2010-2030.

Public and semi-public institutions (schools, parks, churches, etc.) are often located in or near residential neighborhoods. These facilities are often developed on residential land and are only zoned for public uses after they have been acquired by the institution for a specific purpose. Newberg has not designated specific parcels for future institutions without the consent of the property owner and/or the institution. At the same time, Newberg needs to ensure an adequate supply of land for future growth of the community as complete neighborhoods with housing, parks, schools and churches. In order to provide an adequate supply of land, some of the institutional uses may locate on infill sites within the UGB and would take away from the residential or other land supply. Additional unmet need will have to be satisfied in the future growth.

For the 2031-2040 period, institutional needs were projected simply by extending the same ratio of land to population as projected for the 2010-2030 period.

Table IV-14. 2031-2040 Institutional Land Needs (Buildable Acres)

<u>Projected population growth 2010-2030</u>	<u>18,373</u>
<u>Institutional land needs 2010-2030</u>	<u>339 acres</u>
<u>Institutional land needs per 1,000 population</u>	<u>18.5 acres</u>
<u>Projected population growth 2030-2040</u>	<u>11,227</u>
<u>Projected institutional land needs 2030- 2040</u>	<u>207 acres</u>

SECTION 3 – Amend the LAND NEED AND SUPPLY Section F as follows:

F. SUMMARY OF LAND NEEDS

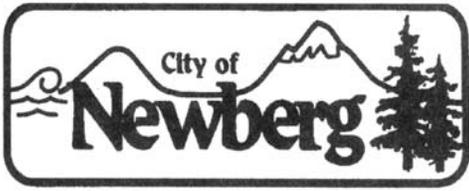
Table IV-15 summarizes the future land needs for the Newberg urban area.

Table IV-14. Future Land Needs and Supply, Newberg Urban Area

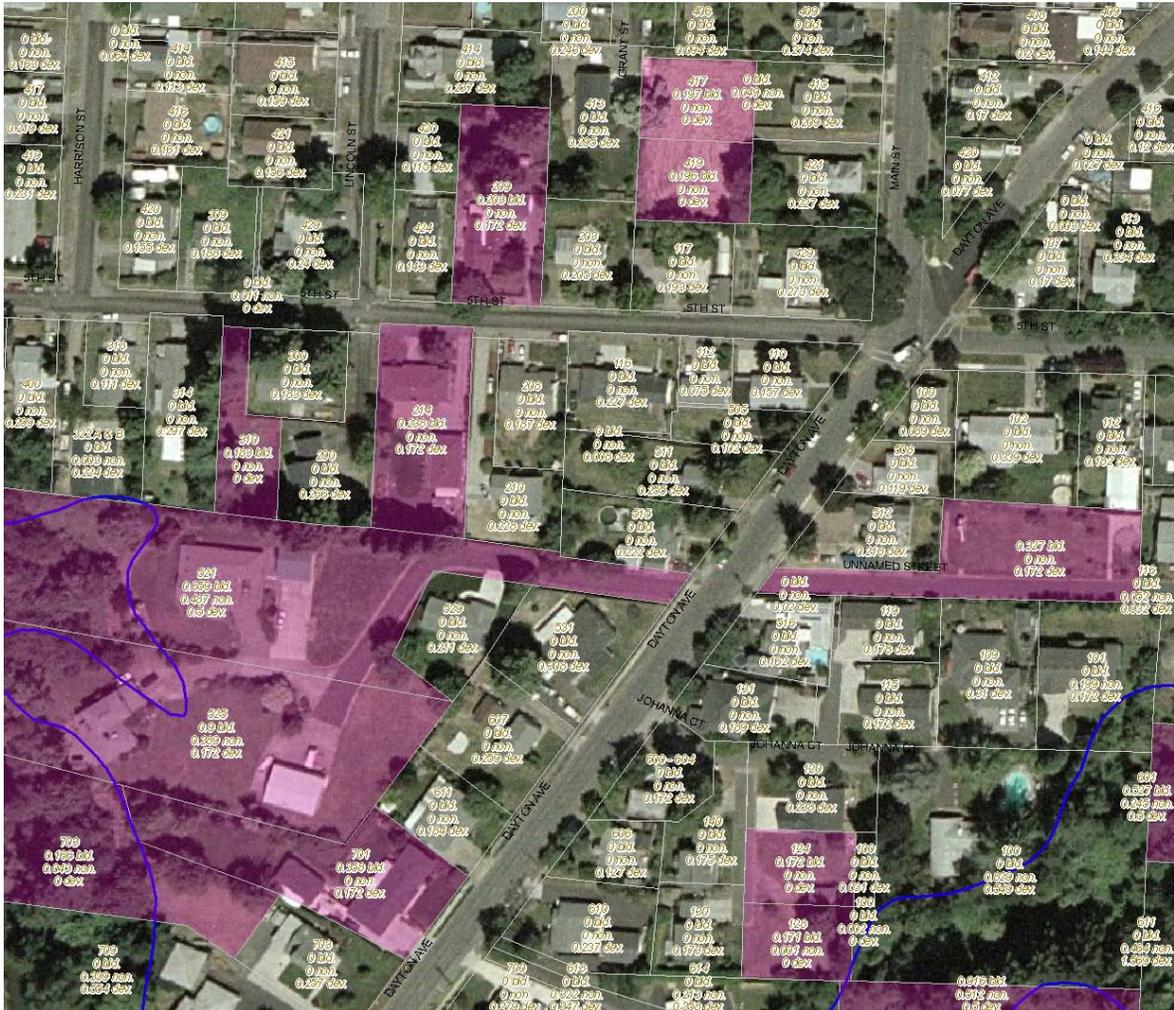
Plan Designation	Buildable Acres Needed 2005-2025	Buildable Acres in UGB (2004)	Surplus (Deficit) for 2005-2025	Buildable Acres Needed 2026-2040	Buildable Acres In URA (2004)	Surplus (Deficit) 2026-2040
LDR	612	359	(253)	735		
MDR	173	142	(31)	191		
HDR	89	13	(76)	83		
COM	111	105	(6)	109		
IND	50	99	49	37		
IND (Large Site)	100	60	(40)	120		
P	85	0	(85)	115		
I, PQ, or other Inst.	164	0	(164)	233		
Total	1,384	778	(606)	1,623	467	(1,156)

Table IV-15: Future Land Needs and Supply, Newberg Urban Area

Use Type	Buildable Acres Needed 2010-2030	Buildable Acres in UGB (2009)	Surplus (Deficit) for 2010-2030	Buildable Acres Needed 2031-2040	Buildable Acres In URA (2009)	Surplus (Deficit) 2031-2040
Low Density Res.	690	585	(105)	398		
Medium Density Res.	304	132	(172)	175		
High Density Res.	106	45	(61)	61		
Commercial	121	120	(1)	68		
Industrial	183	56	(127)	117		
Parks	115	41	(74)	207		
Institutional	224	92	(132)			
Total	1,743	1,071	(672)	1,027	381	(646)



Buildable Lands Inventory



Prepared by Newberg Planning and Building Division
Data as of November 2009

Newberg Buildable Lands Inventory

The Newberg Buildable Lands Inventory is maintained using a GIS data base. All land within the Newberg UGB and urban reserve area within designated tax lots is classified as either buildable, non-buildable, or developed according to the following definitions. Land not within tax lots, such as street right-of-ways and the Willamette River is not inventoried.

Buildable (excluding employment land)

For residential and other non-employment land, the following lots or portions of lots are considered “buildable”

- Lots or portions of lots not classified as “non-buildable” or “developed” below.
- A lot without generally sound structures, parking areas, actively used and maintained recreation areas, or other uses.
- That portion of a lot not developed for other uses, including a portion of a non-residential or multi-family lot not used or required for landscaping, lot coverage, parking, setbacks or other uses.
- Lots in agricultural use, excluding areas with generally sound structures.

Buildable (for employment land)

Employment land includes lots that have any “Industrial” or “Commercial” comprehensive plan designation. This includes land in the “Employment” Springbrook District, specific plan industrial or commercial districts, and land in the MIX comprehensive plan district zoned industrial or commercial, or Residential-Professional where the last known intended use is primarily an employment use. It includes Public/Quasi-Public land designated land with commercial or industrial zoning, or with an institutional zone near Providence Newberg Medical Center. It excludes publicly owned properties intended for city facilities such as the wastewater treatment plant expansion.

For employment land, the term “buildable land” is consistent with the terms defined in OAR 660-009-0005 as “total supply” of “vacant” or “developed” employment land that is “suitable” and “serviceable.” It includes lots that are:

- equal to or larger than one half-acre not currently containing permanent buildings or improvements; or
- between one-half and five acres that are likely to be redeveloped during the planning period; or
- equal to or larger than five acres where less than one half-acre is occupied by permanent buildings or improvements.

Non-buildable

Non-buildable lands include lots or portions of lots as follows:

- All lands with greater than 25 percent slope (or over 10 percent for employment lands).
- Land within the Stream Corridor (SC) subdistrict, which includes land within the 100-year flood plain.
- Street and railroad right-of-ways that had tax lot numbers assigned.
- Permanent open space.
- Vacant lots less than 0.05 acres, except platted residential lots.
- Lots or portions of lots that, because of odd shape, topography, irregular placement of buildings, or limited accessibility could not be readily developed if urban services were available.
- Lots or portions of lots within the Newberg-Dundee Bypass corridor (Alternative Modified 3J), as shown on the “build design alternatives options” published by ODOT August 2008 and found at www.newbergdundeebypass.org.

Developed

Developed land includes lots or portions of lots as follows:

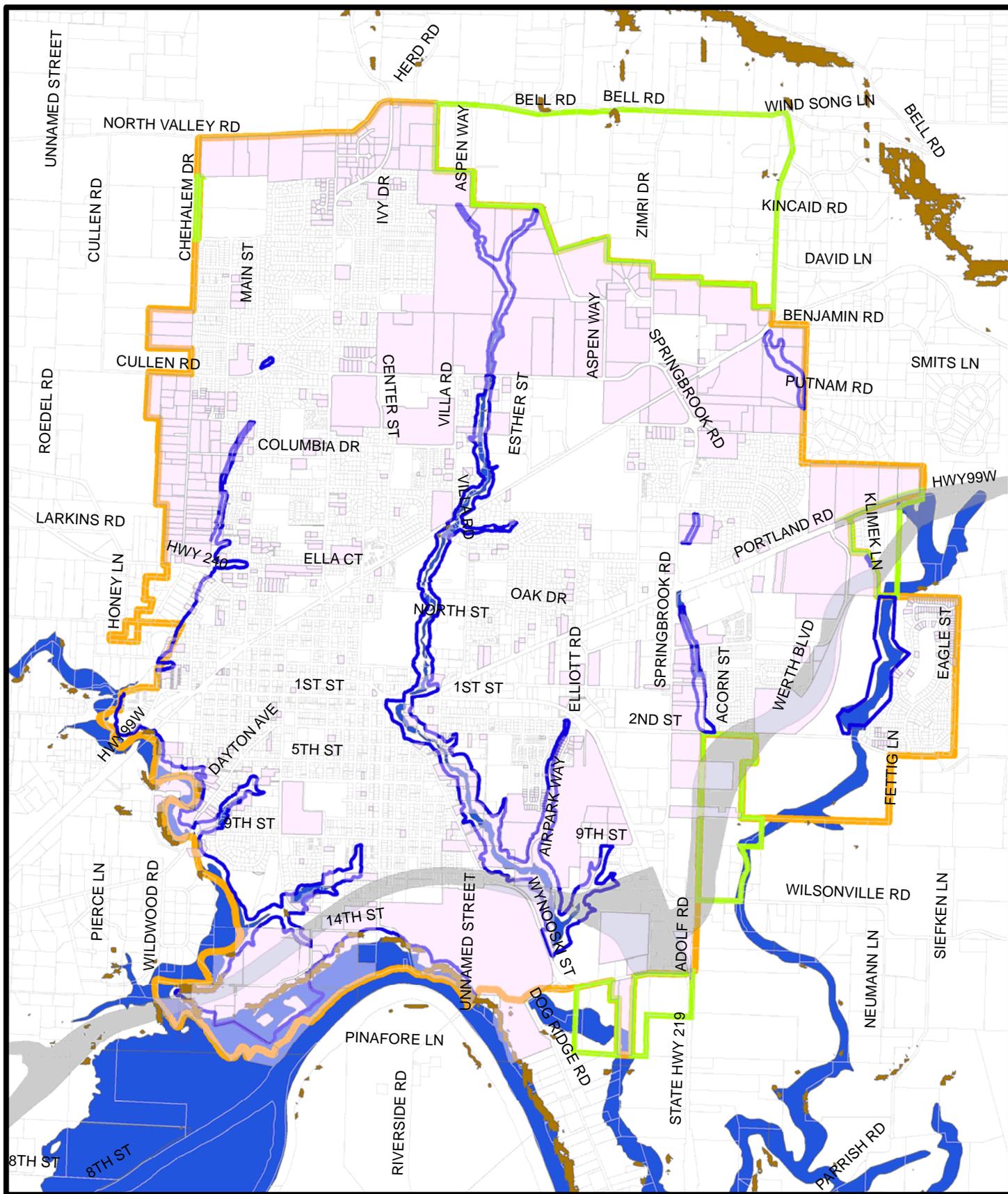
- Residential lots with less than twice the minimum lot size with generally sound structures on them.
- Residential lots with single family dwellings less than twice the minimum lot size: The developed area is either 0.172 ac. (7500 sf), or the actual developed area of the lot determined by aerial photography, including the house and substantial buildings, actively used yards and enclosed areas immediately surrounding the structures, and parking areas.
- The actual developed area of non-residential or multi-family lots as determined by aerial photography or site plans, including the substantial buildings, parking areas, landscaped areas, and storage areas.
- Cemeteries.
- Park land, public and quasi-public buildings and land that has been developed and is under active use, such as play fields.
- Developed portions of the Sportsman Airpark.
- Parking lots.
- Land where a building or other permit is issued allowing development of the property. If the permit is not acted on and expires, the inventory returns the land to “buildable”.

Newberg Buildable Lands Inventory

Summary Table

November, 2009

Use Type	Buildable Acres As of November 2009	Comprehensive Plan Designations Included
Low Density Res.	585	LDR, LDR/1A, LDR 6.6, LDR/RD, LDR/SP, SD/LDR
Medium Density Res.	132	MDR, MDR/RD, SD/MRR, MDR/SP
High Density Res.	45	HDR, HDR/SP, SD/V (portion allocated to residential)
Commercial	120	COM, SD/V (portion allocated to commercial), SD/NC, SD/H, COM/RD, COM/SP, MIX (Zoned C-2), MIX/SP (portion allocated to commercial)
Industrial	56	IND, IND/RD, SD/E, MIX (Zoned M-1 or M-2)
Parks	41	P, P/RD, buildable land owned by CPRD in other districts
Public/Quasi-Public	92	PQ, buildable land in other districts owned by public agency other than CPRD and intended for institutional uses
UGB Total	1,071	
Urban Reserve	381	



Newberg Buildable Lands Inventory

November 2009

Legend

- Parcels with some buildable land
- Urban Growth Boundary
- Urban Reserve Area
- Steep Slopes
- Bypass Corridor
- Stream Corridor
- ZONE**
- 100-year flood plain



TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3218BA 00400	2201 CHEHALEM DR N	2.018	LDR	VLDR1			0.172	1.846	0
3218BA 00301	CHEHALEM DR N	1.52	LDR	VLDR1			0.172	1.348	0
3219DB 04690	GARFIELD S / SEVENTH E	1.929	MDR	R-2			0.5	0.916	0.512
3219AC 05702	DAYTON AVE	0.499	LDR	R-1			0.172	0.327	0
3219AC 06500	521 DAYTON AVE	1.646	LDR	R-1		LDR9000	0.5	0.659	0.487
3208 04300	3201 ASPEN WAY N	20.072	SD/LDR	SD/LDR			0.3	19.772	0
3207AA 01400	909 CAMELIA DR E	0.864	LDR	VLDR1			0.172	0.692	0
3207AA 01701	GARDEN DR N	0.392	LDR	VLDR1			0	0.392	0
3207 00300	4101 TERRACE DR N	2.7	LDR	AF10			0.172	2.528	0
3207AA 01704	NORTH VALLEY ROAD	0.564	LDR	VLDR1			0	0.564	0
3207AA 01703	NORTH VALLEY ROAD	0.532	LDR	VLDR1			0.172	0.36	0
3207AA 01600	4108 GARDEN DR N	0.502	LDR	VLDR1			0.172	0.33	0
3207 00600	25300 NORTH VALLEY ROAD	13.4	LDR	AF10			0.172	12.258	0.97
3207 00700	25240 NORTH VALLEY ROAD	6.779	LDR	AF10			0.172	5.946	0.661
3207 00900	25005 NORTH VALLEY ROAD	10.778	PQ	AF10			0	10.778	0
3207 00800	25020 NORTH VALLEY ROAD	5.11	LDR	AF10			0.8	4.293	0.017
3207AA 00701	TERRACE DR N	0.414	LDR	VLDR1			0.172	0.242	0
3207AA 00800	4009 GARDEN DR N	0.414	LDR	VLDR1			0.172	0.242	0
3207 00400	4009 TERRACE DR N	2.114	LDR	AF10			0.172	1.896	0.046
3207AA 00700	TERRACE DR N	0.413	LDR	VLDR1			0.172	0.241	0
3207AA 00900	4001 GARDEN DR N	0.413	LDR	VLDR1			0.172	0.241	0
3207 00500	3805 TERRACE DR N	7.716	LDR	R-1			0.172	7.487	0
3207AA 00600	3916 TERRACE DR N	0.412	LDR	VLDR1			0.172	0.24	0
3207AA 01000	808 CAMELIA DR E	0.413	LDR	VLDR1			0.172	0.241	0
3207AA 01200	900 CAMELIA DR E	0.441	LDR	VLDR1			0.172	0.269	0
3207AA 01702	NORTH VALLEY ROAD	0.538	LDR	VLDR1			0.172	0.366	0
3207AD 00100	COLLEGE N	0.331	LDR	VLDR1			0	0.331	0
3207AD 00201	COLLEGE N	0.427	LDR	VLDR1			0.172	0.255	0
3207AD 00200	COLLEGE N	0.493	LDR	VLDR1			0.172	0.321	0
3207AA 01300	912 CAMELIA DR E	0.423	LDR	VLDR1			0.172	0.251	0
3207AA 00500	3904 TERRACE DR N	0.412	LDR	VLDR1			0.172	0.24	0
3207AA 01100	3909 GARDEN DR N	0.528	LDR	VLDR1			0.172	0.356	0
3207AD 00400	TERRACE DR N	1.342	LDR	VLDR1			0.172	1.17	0
3207AD 00300	3713 COLLEGE N	0.821	LDR	VLDR1			0.172	0.649	0
3208CB 00700	1318 OAK KNOLL CT	0.326	LDR SP	R-1 SP			0.115	0.211	0
3208BC 00304	1125 / 3701 ALEXANDRA DR	0.185	LDR SP	R-1 SP			0	0.185	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3208BC 00303	3715 KNOLL DR	0.19	LDR SP	R-1 SP			0	0.19	0
3208BC 00307	1025 ALEXANDRA DR	0.169	LDR SP	R-1 SP			0	0.169	0
3208BC 00306	1101 ALEXANDRA DR	0.169	LDR SP	R-1 SP			0	0.169	0
3208BC 00305	1115 ALEXANDRA DR	0.17	LDR SP	R-1 SP			0	0.17	0
3207AD 00900	3612 COLLEGE N	0.567	MDR SP	R-2 SP			0.172	0.395	0
3208 04000	3629 ASPEN WAY N	54.243	SD/LDR	SD/LDR			1.54	49.691	3.031
3208 04100	3413 ASPEN WAY N	12.562	SD/LDR	SD/LDR			0	8.598	3.947
3208 04200	3609 ASPEN WAY N	5.035	SD/LDR	SD/LDR			2	3.035	0
3207AC 00600	3517 COLLEGE N	0.493	LDR	AF10			0.172	0.323	0
3218DC 02800	215 NORTH W	0.598	MDR	R-2			0.172	0.426	0
3219DB 04900	715 DAYTON AVE	0.694	LDR	R-1		LDR9000	0.403	0	0.291
3219DA 00202		0.184	MDR	R-2			0	0.184	0
3218BD 00500	1500 CHEHALEM DR N	1.927	LDR	VLDR1			0.172	1.755	0
3218BD 00900		1.711	LDR	VLDR1			0	1.711	0
3216CA 00200	HADLEY RD N	0.234	LDR	R-1			0	0.234	0
3218DA 02100	1103 MERIDIAN N	3.376	LDR	R-1			0.172	3.203	0
3219DC 03704	LINDGREN DR W	0.852	MDR	R-2			0	0.494	0.358
3217CA 00600	1910 ORCHARD DR	0.208	LDR	R-1			0	0.208	0
3218DB 00605	1121 MARGUERITE WAY	0.4	HDR	R-3			0.115	0.285	0
3219BD 01000	520 THIRD W	3.821	IND	M-2		HI	3.266	0	0.555
3219BD 03790	217 OLD HWY 99W	0.34	MDR	R-2			0	0.338	0.002
3219BD 02400	521 FIFTH W	2.238	LDR	R-1		LDR9000	0	1.65	0.588
3220BC 00200	410 WYNOOSKI	0.421	MDR	R-2			0.172	0.226	0.023
3219AC 06505	525 DAYTON AVE	1.461	LDR	R-1		LDR9000	0.172	0.9	0.389
3207 03202	2900 CRATER LN	0.909	LDR	R-1			0	0.909	0
3207AC 00800	3509 COLLEGE N	0.976	LDR	R-1			0.172	0.808	0
3208 04101	3413 ASPEN WAY N	7.813	SD/LDR	SD/LDR			0	7.19	0.623
3220BD 01202	1518 THIRD E	0.172	HDR	R-3			0.115	0.209	0.628
3208 04500	MOUNTAINVIEW DR E	13.846	SD/LDR	SD/LDR			0	13.846	0
3208 04600	2913 ASPEN WAY N	4.273	SD/LDR	SD/LDR			0.48	3.793	0
3207DD 01500	713 GREEN VALLEY DR	0.409	LDR	R-1			0.172	0.237	0
3207DD 01600	801 GREEN VALLEY DR	0.409	LDR	R-1			0.172	0.237	0
3207DD 01700	805 GREEN VALLEY DR	0.409	LDR	R-1			0.172	0.237	0
3207DD 01800	809 GREEN VALLEY DR	0.409	LDR	R-1			0.172	0.237	0
3209CD 01000	SPRINGBROOK RD N	0.135	SD/H	SD/H			0	0.126	0
3207DB 04600	3000 CRATER LN	0.474	LDR	R-1			0.172	0.302	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3207DB 04700	209 EDGEWOOD DR W	0.826	LDR	R-1			0	0.826	0
3209 02400	3104 ZIMRI DR N	9.401	LDR	AF10			0.172	9.229	0
3207AA 00400	3909 COLLEGE N	0.874	LDR	VLDR1			0.172	0.702	0
3207AA 00490	916 CAMELIA DR E	0.594	LDR	VLDR1			0.172	0.422	0
3207AA 01500	917 CAMELIA DR E	0.45	LDR	VLDR1			0.172	0.278	0
3209 02500	3004 ZIMRI DR N	4.739	LDR	AF10			0.34	4.399	0
3208 04400	MOUNTAINVIEW DR E	31.464	SD/LDR	SD/LDR			0	27.627	3.835
3207AD 00700	3720 COLLEGE N	2.829	LDR	VLDR2.5			0.172	2.657	0
3208BC 00300	1010 MADISON DR	0.222	LDR SP	R-1 SP			0	0.222	0
3208BC 00301	1100 MADISON DR	0.451	LDR SP	R-1 SP			0.115	0.336	0
3207 03201	2900 CRATER LN	1.215	LDR	R-1			0.172	1.043	0
3208AD 01600	2705 ZIMRI DR N	2.118	SD/LDR	SD/LDR			2.02	0.09800002	0
3208AD 01500	2809 ZIMRI DR N	1.163	LDR	VLDR1			0.172	0.991	0
3207 04100	2709 CHEHALEM DR N	4.779	MDR	AF10			0.172	2.828	1.779
3207DD 00500	2808 COLLEGE N	0.409	LDR	R-1			0	0.409	0
3207DD 00303	902 HENRY ROAD E	0.558	LDR	R-1			0.172	0.386	0
3208 03601	1216 HENRY ROAD E	1.911	SD/LDR	SD/LDR			0	1.911	0
3208 03600	HENRY ROAD E	27.773	SD/LDR	SD/LDR			0	27.738	0
3208 03700	1317 MOUNTAINVIEW DR E	10.434	SD/LDR	SD/LDR			0.4	10.036	0
3208 03900	1421 MOUNTAINVIEW DR E	18.75	SD/LDR	SD/LDR			0	17.967	0.783
3208AD 01700	ZIMRI DR N	1.105	SD/LDR	SD/LDR			0	1.105	0
3207DD 00600	2712 COLLEGE N	0.437	LDR	R-1			0.172	0.265	0
3208 04700	MOUNTAINVIEW DR E	14.232	SD/LDR	SD/LDR			0	14.232	0
3207 04000	2605 CHEHALEM DR N	4.779	MDR	AF10			0.172	4.561	0.046
3209CD 00100	3709 SPRINGBROOK RD N	4.902	SD/H	SD/H			0	4.902	0
3209 03000	29100 BENJAMIN RD NE	3.501	SD/LDR	SD/LDR			0.57	2.891	0.04
3207 03900	2505 CHEHALEM DR N	4.779	MDR	AF10			0.172	4.607	0
3209 02702	PUTNAM RD NE	19.865	SD/LDR	SD/LDR			0	19.865	0
3217BC 00601	1701 VILLA RD	0.479	LDR	R-1	MDR	R-2	0.172	0.307	0
3209CD 00800	2525 ALLISON LN	0.513	SD/H	SD/H			0.313	0.2	0
3207DD 02700	712 GREEN VALLEY DR	0.409	LDR	R-1			0.172	0.237	0
3207DD 02600	800 GREEN VALLEY DR	0.511	LDR	R-1			0.172	0.339	0
3207DD 02500	804 GREEN VALLEY DR	0.409	LDR	R-1			0.172	0.237	0
3217 03600		1.117	IND	RP LU	SD/E	SD/E	0.921	0.196	0
3216BB 00400	3113 CRESTVIEW DR	11.915	SD/E	SD/E	SD/V	SD/V	3.8	8.115	0
3217BA 01804		0.299	LDR	R-1			0	0.299	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3217BC 00610	1709 VILLA RD	0.45	MDR	R-2			0.172	0.278	0
3209 02690		7.759	SD/E	SD/E	SD/V	SD/H	0	7.759	0
3217BA 00600	2304 ALICE WAY N	0.538	MDR	R-2			0.27	0.268	0
3217AD 00200	1900 EMERY DR N	0.405	LDR	R-1			0.172	0.233	0
3218BD 00200	416 COLUMBIA DR W	1.549	LDR	VLDR1			0.172	1.377	0
3218BD 00100	400 COLUMBIA DR W	1.406	LDR	VLDR1			0.172	1.234	0
3218AC 01200	316 COLUMBIA DR W	1.437	LDR	VLDR1			0.172	0.874	0.391
3218AC 01100	112 COLUMBIA DR W	0.564	LDR	LDR9000			0	0.411	0.153
3217BD 00800	1517 HESS CREEK CT	0.375	LDR	R-1			0.172	0.203	0
3217BD 00900	1521 HESS CREEK CT	0.415	LDR	R-1			0.172	0.243	0
3217BA 00800	2305 ALICE WAY N	1	MDR	R-2			0.34	0.515	0.145
3218AA 02000	512 MELODY LN	0.596	LDR	R-1			0.172	0.424	0
3218AB 01100	2119 CRATER LN N	1.014	MDR	R-2			0.172	0.843	0
3218AB 00600	2120 CRATER LN N	0.664	LDR	VLDR1			0.172	0.492	0
3209 02703	SPRINGBROOK RD N	4.749	SD/V	SD/V	SD/LDR	SD/LDR	0	4.749	0
3209 02701	PUTNAM RD NE	1.896	SD/LDR	SD/LDR			0	1.896	0
3218AB 01001	CHEHALEM DR N	0.974	MDR	VLDR1			0.172	0.802	0
3218AB 01101	CRATER LN N	0.983	MDR	VLDR1			0.172	0.811	0
3220CA 00300	WYNOOSKI	1.834	LDR	R-1	MDR	R-2	0	0.013	1.821
3218AB 00800	CRATER LN N	0.892	LDR	VLDR1			0.172	0.719	0
3217 00100		18.978	SD/LDR	SD/LDR	SD/E	SD/E	0	18.978	0
3216BB 00100	2212 SPRINGBROOK RD N	7.98	SD/V	SD/V	SD/LDR	SD/LDR	0	7.98	0
3216BA 00300	3513 CRESTVIEW DR E	2.338	SD/LDR	SD/LDR			0.34	1.998	0
3218AB 01400	CHEHALEM DR N	0.834	MDR	R-2			0.172	0.663	0
3216BA 00200	3605 CRESTVIEW DR E	4.113	SD/LDR	SD/LDR			0	4.113	0
3216BA 00100	CRESTVIEW DR E	7.458	SD/LDR	SD/LDR			0	7.458	0
3218CA 00702	MAIN N	0.211	LDR	R-1			0	0.211	0
3218AB 01401	CHEHALEM DR N	1.028	MDR	VLDR1			0.172	0.856	0
3218AB 01500	COLUMBIA DR W	2.972	MDR	VLDR1			0.172	2.8	0
3218AB 01600	421 COLUMBIA DR W	2.444	MDR	VLDR1			0.172	2.273	0
3216BB 00200	2102 SPRINGBROOK RD N	0.17	SD/V	SD/V			0	0.17	0
3218AB 01700	2009 CRATER LN N	1.039	MDR	VLDR1			0	1.043	0
3216BB 00201	CRESTVIEW DR E	1.625	SD/V	SD/V			0	1.625	0
3216BB 00202	3301 CRESTVIEW DR E	0.117	SD/V	SD/V			0	0.117	0
3216BB 00203	CRESTVIEW DR E	0.186	SD/V	SD/V			0	0.186	0
3218AA 00200	COLLEGE N	2.388	SD/NC	SD/NC	SD/MRR	SD/MRR	0	2.388	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3216BB 00702	2908 CRESTVIEW DR E	0.397	LDR	R-1			0.172	0.225	0
3216BB 00703	3002 CRESTVIEW DR E	0.441	LDR	R-1			0.172	0.269	0
3217BA 01900	CRESTVIEW CIRCLE	1.12	LDR	R-1			0	0.459	0.661
3216BB 00701	3006 CRESTVIEW DR E	0.44	LDR	R-1			0.172	0.268	0
3216BB 00700	3100 CRESTVIEW DR E	0.512	LDR	R-1			0.172	0.34	0
3216BB 00704	3104 CRESTVIEW DR E	0.48	LDR	R-1			0.172	0.308	0
3216BB 00705	3112 CRESTVIEW DR E	0.474	LDR	R-1			0.172	0.302	0
3216BB 00800	3212 CRESTVIEW DR E	0.17	LDR	R-1			0	0.17	0
3216BB 00801	2015 SPRINGBROOK RD N	0.118	LDR	R-1			0	0.118	0
3218AB 01701	COLUMBIA DR W	1.026	MDR	VLDR1			0	1.026	0
3216BA 00390	3612 CRESTVIEW DR E	0.598	LDR	R-1			0.172	0.426	0
3218AA 03401	1855 COLLEGE N	0.756	MDR	R-2			0.172	0.584	0
3218AB 01702	COLUMBIA DR W	1.034	MDR	VLDR1			0	1.034	0
3216BB 01000	1909 SPRINGBROOK RD N	0.475	LDR	R-1			0.172	0.305	0
3218AA 03500	COLUMBIA DR E	0.581	MDR	R-2			0	0.581	0
3218AA 03501	1815 COLLEGE N	0.372	MDR	R-2			0.172	0.2	0
3217BA 01700	2000 VILLA RD	1.605	LDR	R-1	IND	M-2	0	0.923	0.681
3218AA 03600	COLUMBIA DR E	0.862	MDR	R-2			0.172	0.69	0
3217BC 00200	1404 CRESTVIEW DR E	0.39	MDR	R-2			0.172	0.218	0
3218DB 00102	COLLEGE N	0.306	LDR	R-1			0	0.306	0
3218DB 00101	COLLEGE N	0.224	LDR	R-1			0	0.224	0
3217DC 06800	501 HULET	0.318	COM	C-2			0.129	0.189	0
3220AA 00900	200 ELLIOTT N	3.314	MIX	C-2			2.314	1	0
3219BA 02000	615 FIRST W	0.599	MDR	R-2			0.25	0.353	0
3217BC 00400	1801 VILLA RD	0.379	MDR	R-2			0.172	0.207	0
3217AD 00600	2715 DOUGLAS AVE	0.44	LDR	R-1			0.172	0.268	0
3217BC 00500	1715 VILLA RD	0.379	MDR	R-2			0.172	0.207	0
3229 02200	1301 WYNOOSKI	146.941	IND	HI			123.359	1.6	21.782
3217BC 01812	HOSKINS	0.226	LDR	R-1			0	0.226	0
3218AC 01704	1408-1428 PARKSIDE CT	0.23	LDR	R-1 PD			0	0.23	0
3218AC 01700	1507 MAIN N	0.318	LDR	R-1 PD			0.115	0.203	0
3218AD 06102	1506 COLLEGE N	0.383	LDR	R-1			0.172	0.211	0
3218BD 00401	1600 CHEHALEM DR N	1.683	LDR	VLDR1			0.172	1.511	0
3217CC 01600	915 VERMILLION E	0.327	PQ	R-2			0.115	0.212	0
3220AA 00100	2900 PORTLAND RD	1.696	MIX	C-2			0.3	1.396	0
3219BA 01400	SHERIDAN W	0.482	MDR	R-2		VLDR1	0.172	0.31	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3218DD 14500	717 SHERIDAN E	0.404	MDR	R-2			0.172	0.232	0
3221BB 01000	SPRINGBROOK RD N	0.935	MDR	CO			0	0.935	0
3221BB 00600	116 SPRINGBROOK RD N	0.668	MDR	VLDR1			0.172	0.497	0
3218AA 01800	2205 COLLEGE N	0.72	LDR	R-1			0.172	0.548	0
3219AB 08000	411 FIRST E	0.236	COM	C-3 CC			0	0.236	0
3220BB 03600	1003 FIRST E	0.21	COM	C-3			0	0.21	0
3230 00300	1512 COLLEGE S	1.045	COM RD	VLDR5			0.532	0.5	0.013
3219AC 08000	209 FIFTH W	0.375	LDR	R-1			0.172	0.203	0
3219AC 08401	419 MAIN S	0.196	LDR	R-1			0	0.196	0
3220BD 01602	432 WYNOOSKI	0.362	MDR	R-2	HDR	R-3	0.067	0.071	0.225
3217BC 00800		5.938	LDR	R-1			0.172	5.688	0.078
3220BB 00101		2.477	PQ	C-2		I	0.682	0.5	1.295
3220BD 01603	436 WYNOOSKI	0.364	MDR	R-2	HDR	R-3	0.069	0.027	0.267
3219AC 04301	513 BLAINE S	1.029	HDR	R-3			0.115	0.914	0
3220BD 02000	518 WYNOOSKI	2.198	LDR	R-1	MDR	R-2	0.27	0.33	1.598
3218BD 00600	1408 CHEHALEM DR N	2.237	LDR	VLDR1			0.172	2.065	0
3217BC 00924	1401 BARCLAY WAY	0.376	LDR	R-1			0.172	0.204	0
3218AD 06300	1400 COLLEGE N	0.583	LDR	R-1			0.172	0.411	0
3218DB 00611	1109 MISSION CT	0.338	HDR	R-3			0.115	0.222	0
3218CA 02500	1400 CHEHALEM DR N	0.903	LDR	VLDR1			0.172	0.731	0
3218AD 06402	1306 COLLEGE N	0.451	LDR	R-1			0.172	0.279	0
3218CA 02400	1320 CHEHALEM DR N	0.958	LDR	VLDR1			0.172	0.786	0
3218DB 00606	1120 MARGUERITE WAY	0.319	HDR	R-3			0.115	0.204	0
3218DB 02800	725 COLLEGE N	0.457	LDR	R-1			0.172	0.285	0
3218DB 02300	733 COLLEGE N	2.99	LDR	R-1			0.172	2.818	0
3218DB 00900	1111 COLLEGE N	0.675	LDR	R-1			0.172	0.503	0
3218CA 02300	1308 CHEHALEM DR N	0.959	LDR	VLDR1			0.172	0.787	0
3216CB 00200	1306 SPRINGBROOK RD N	2.596	MDR	R-2			0.92	1.178	0.498
3216CB 00100	SPRINGBROOK RD N	6.019	MDR	R-2			0	5.278	0.741
3218DB 00300	1117 COLLEGE N	0.487	LDR	R-1			0.172	0.315	0
3218CA 01400	215 ILLINOIS W	0.448	LDR	R-1			0.172	0.276	0
3218CA 00703	MAIN N	0.228	LDR	R-1			0	0.228	0
3217DA 00700	1210 ELLIOTT N	0.467	LDR	R-1			0.172	0.295	0
3218CA 02100	CHEHALEM DR N	0.48	LDR	VLDR1			0.172	0.308	0
3217DA 00800	ELLIOTT N	0.636	LDR	R-1			0	0.636	0
3218DB 02600	MAIN N	1.286	LDR	R-1			0	1.285	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3219AB 03500	201 GRANT N	0.138	COM	C-3			0	0.138	0
3218CA 02000	1220 CHEHALEM DR N	0.961	LDR	VLDR1			0.172	0.789	0
3218CA 00300	1201 MAIN N	0.533	LDR	R-1			0.172	0.361	0
3216CA 00600	1305 NEWALL RD N	0.384	LDR	R-1			0.172	0.212	0
3218CA 01900	1208 CHEHALEM DR N	1.923	HDR	VLDR1			0.115	1.797	0.011
3218DB 00502	1202 MAIN N	0.377	LDR	R-1			0.172	0.205	0
3218DA 00500	1117 MERIDIAN N	0.481	LDR	R-1			0.172	0.309	0
3218DB 00604	1120 MAIN N	0.278	HDR	R-3			0	0.278	0
3218CA 01800	1118 CHEHALEM DR N	2.768	HDR	VLDR1			0.115	2.63	0.023
3217CA 00501	1929 ORCHARD DR	0.463	LDR	R-1			0.172	0.291	0
tract "A"		0.096	HDR	R-3			0	0.096	0
		0.095	MDR	R-2			0	0.095	0
private st		0.394	LDR	R-1			0	0.394	0
3217CA 01000	1717 HAWORTH	0.533	LDR	R-P			0.115	0.418	0
3230 00200	1610 WATERFRONT S	0.998	COM RD	VLDR5			0.25	0.734	0.014
3230 00100	712 FOURTEENTH S	22.835	COM RD	HI		MR2	2	3.619	17.216
3216CB 00800	SPRINGBROOK RD N	0.823	COM	C-2			0	0.823	0
3218DB 02200	1003 COLLEGE N	0.39	LDR	R-1			0.172	0.218	0
3217CB 00700	1003 CHERRY	0.399	PQ	R-2			0.115	0.284	0
3217DB 06200	911 ELLIOTT N	0.672	LDR	R-1			0.172	0.5	0
3218DB 02700	COLLEGE N	0.294	LDR	R-1			0	0.294	0
3218CD 00702	641 MORTON N	0.363	MDR	VLDR1			0	0.286	0.077
3218DB 04800	115 ILLINOIS E	0.451	LDR	R-1			0.172	0.279	0
3218DB 04600	205 ILLINOIS E	0.452	LDR	R-1			0.172	0.28	0
3218DB 04500	209 ILLINOIS E	0.489	LDR	R-1			0.172	0.317	0
3218DB 04400	301 ILLINOIS E	0.5	LDR	R-1			0.172	0.328	0
3218DB 04200	309 ILLINOIS E	0.452	LDR	R-1			0.172	0.28	0
3218DB 03200	COLLEGE N	0.343	MDR	R-2			0	0.343	0
3218CD 00700	635 MORTON N	0.555	MDR	VLDR1			0.28	0.063	0.212
3217DB 06201	807 ELLIOTT N	0.412	LDR	R-1			0.172	0.24	0
3218CA 00900	707 MAIN N	0.462	LDR	R-1			0.172	0.29	0
3216CC 00700	904 DEBORAH RD	0.254	COM	C-2			0	0.254	0
3218CD 00701	633 MORTON N	0.275	MDR	VLDR1			0	0.156	0.119
3217DC 00100	803 ELLIOTT N	0.439	LDR	R-1			0.172	0.267	0
3218CD 00900	623 MORTON N	0.542	MDR	R-2	MDR	VLDR1	0.172	0.211	0.159
3217DC 00200	713 ELLIOTT N	0.662	LDR	R-1			0.172	0.49	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3218DC 02700	625 MAIN N	0.459	MDR	R-2			0.172	0.287	0
3218CD 01200	617 MORTON N	0.54	MDR	R-2	MDR	VLDR1	0.115	0.23	0.195
3218DC 03100	NORTH W	0.559	MDR	R-2			0.172	0.387	0
3217DC 00800	2401 PORTLAND RD	1.125	COM	C-2			0.25	0.875	0
3217CD 01500	1904 MAPLE DR	0.172	MDR	R-2			0	0.172	0
3217DC 01400	606 HULET	0.34	HDR	R-3			0.115	0.225	0
3221BB 00200	212 SPRINGBROOK RD N	2.106	MDR	VLDR1			0.172	1.355	0.578
3219BA 00700	605 SHERMAN W	0.456	MDR	R-2			0.172	0.284	0
3217DC 07000	2101 PORTLAND RD	0.42	COM	C-2			0.26	0.16	0
3220AB 00300	2414 PORTLAND RD	0.901	MIX	C-2			0.601	0.3	0
3219BA 00800	504 SHERMAN W	1.44	MDR	R-2		VLDR1	0.172	1.259	0.009
3217CD 04100	1819 PORTLAND RD	0.995	PQ	C-2			0.37	0.625	0
3217CD 04200	1901 PORTLAND RD	1.178	PQ	C-2			0.26	0.918	0
3219BA 01500	618 SHERIDAN W	0.341	MDR	R-2	CO	VLDR1	0.317	0	0.026
3220AB 00301	HANCOCK E	0.929	MIX	C-2			0	0.929	0
3221BB 00100	216 SPRINGBROOK RD N	1.216	MDR	VLDR1			0.172	0.926	0.115
3219 02500		8.096		AF10	MDR		5.337	0	2.759
3219AB 00800	312 SHERIDAN E	0.263	MDR	R-2			0.259	0.004	0
3220AA 01100	301 ELLIOTT N	3.421	MIX	C-2			0.33	3.091	0
3219AB 03900	215 HANCOCK W	0.155	COM	C-3			0	0.155	0
3219AB 03800	213 HANCOCK W	0.062	COM	C-3			0	0.06	0
3219AB 03700	211 HANCOCK W	0.074	COM	C-3			0	0.07	0
3219AC 05910	124 JOHANNA CT W	0.172	LDR	R-1			0	0.172	0
3219AB 09800	301 SECOND E	0.259	COM	C-3			0	0.259	0
3220BB 05200	SECOND E	0.31	MDR	R-2			0	0.31	0
3219CA 00300	520 FIFTH W	2.877	LDR	LDR9000			0.26	0.231	2.385
3219DB 05100	703 DAYTON AVE	0.68	LDR	R-1		LDR9000	0	0.166	0.514
3220BD 02100	600 WYNOOSKI	0.445	MDR	R-2			0.172	0.256	0.017
3219DA 04300	SIXTH E	13.38	MDR	R-2			5	8.38	0
3219BA 04600	FIRST W	0.071	COM	C-2			0	0.071	0
3219BA 01702	655 A,B,C FIRST W	0.515	MDR	R-2			0.115	0.299	0.101
3219BA 01703	665 A,B FIRST W	0.18	MDR	R-2			0.184	0	0
3220BB 04600	RIVER S	0.575	MDR	R-2			0	0.058	0.517
3220BB 04700	RIVER S	0.155	MDR	R-2			0	0.15	0.005
3219AB 17400	312 SECOND E	0.239	COM	C-3			0	0.239	0
3220BB 05600	SECOND E	1.205	MDR	R-2			0	0.062	1.143

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3219AB 17000	WASHINGTON S	0.13	HDR	R-3			0	0.13	0
3219AC 01400	310 DAYTON AVE	0.618	LDR	R-1			0.172	0.446	0
3220BD 01400	1500 THIRD E	0.288	HDR	R-3			0.115	0.041	0.132
3220BD 01300	1506 THIRD E	0.304	HDR	R-3			0.115	0.03	0.159
3220BD 00900	1546 THIRD E	0.457	HDR	R-3			0.207	0.25	0
3220BD 00600	1562 THIRD E	0.343	HDR	R-3			0.115	0.228	0
3219AD 01800	314 COLLEGE S	0.407	MDR	R-2			0.172	0.235	0
3219BD 02300	507 FIFTH W	0.499	LDR	R-1			0.172	0.327	0
3219AD 05200	712 FOURTH E	0.429	MDR	R-2			0.172	0.257	0
3219CA 00200	510 FIFTH W	1.762	LDR	LDR9000			0.172	0.781	0.809
3219CA 00100	412 FIFTH W	0.86	LDR	R-1			0.172	0.33	0.358
3219AC 07300	214 FIFTH W	0.41	LDR	R-1			0.172	0.238	0
3221 03800	508 SPRINGBROOK RD S	14.631	MDR	VLDR1	URA	VLDR1	1.02	5.122	8.491
3220BD 01800	500 WYNOOSKI	3.914	LDR	R-1	MDR	R-2	0.5	0.555	2.859
3219AC 04100	601 BLAINE S	1.272	HDR	R-3			0.5	0.527	0.245
3216 01000	4813 PORTLAND RD	5.884	COM	C-2	MDR	R-2	0	5.884	0
3216 01100	4505 PORTLAND RD	17.768	COM	C-2	MDR	R-2	0	17.768	0
3216AC 13800	PORTLAND RD	14.673	COM	C-2	MDR	R-2	0	14.675	0
3220CA 01200	1604 MERLIN LN	0.494	MDR	R-2			0.172	0.322	0
3219AC 06200	701 DAYTON AVE	0.53	LDR	R-1			0.172	0.358	0
3218AB 01801		1.417	LDR	VLDR1			0.172	0.922	0.323
3219DD 00600	904 COLLEGE S	0.387	MDR	R-2			0.172	0.215	0
3219DB 05000	709 DAYTON AVE	0.893	LDR	R-1		LDR9000	0.554	0	0.339
3219AC 05911	128 JOHANNA CT W	0.172	LDR	R-1			0	0.171	0.001
3220 01000	900 WYNOOSKI	5.012	PQ	AF10	MDR		0	0.488	4.524
3220CA 00900	900 WYNOOSKI	1.894	MDR	R-2			0.172	1.314	0.408
3219 01000	DAYTON AVE NE	1.362	MDR	AF10			0.536	0	0.818
3220CA 00600	712 WYNOOSKI	3.07	LDR	R-1	MDR	R-2	0.748	0.013	2.309
3219DB 04800	809 DAYTON AVE	0.927	LDR	R-1	LDR	LDR9000	0	0.554	0.373
3219DB 04792	804 DAYTON AVE	0.408	LDR	R-1		CO	0.172	0.236	0
3220CA 00800	WYNOOSKI	0.484	MDR	R-2			0	0.244	0.24
3220 00303	ST PAUL HWY S	3.221	IND	AF10			0	3.221	0
3220CB 03100	706 CENTER S	0.129	MDR	R-2			0	0.129	0
3221 01702	HWY 219	2.38	IND	M-2			0	2.38	0
3219DB 04790	806 DAYTON AVE	0.495	LDR	R-1		LDR9000	0.172	0.306	0.017
3220CA 00801	810 WYNOOSKI	0.623	MDR	R-2			0.172	0.451	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3216 00900	PORTLAND RD	5.551	COM	C-2	MDR	R-2	0	5.293	0.258
3220CA 01500	805 WYNOOSKI	0.447	MDR	R-2			0.172	0.275	0
3220 00900	918 WYNOOSKI	6.41	MDR	LDR9000			0.172	1.508	4.73
3221BB 00700	112 SPRINGBROOK RD N	3.962	MDR	R-2			0.17	2.548	1.244
3220CB 06600	WILLAMETTE S / NINTH E	0.33	MDR	R-2			0.115	0.215	0
3209 02201		1.68	LDR	AF10			0	1.68	0
3219 00800	215 NINTH W	0.976	MDR	R-2		AF10	0.172	0.256	0.556
3220CD 00300	917 WYNOOSKI	2.331	MDR	R-2	MDR	MDR5000	0.172	2.159	0
3219DD 01908	508 TENTH E	0.178	MDR	R-2			0	0.178	0
3220CD 00100	1012 WYNOOSKI	0.245	MDR	LDR9000			0.115	0.13	0
3220AD 01200	151 ELLIOTT N	1.046	IND	M-2			0	1.046	0
3209 02300		19.13	LDR	AF10			0.172	18.697	0.261
3219DD 01100	1100 COLLEGE S	1.778	MDR	R-2			0.172	0.523	1.086
3220CC 05400	1109 RIVER S	2.138	MDR	R-2			0.172	1.194	0.772
3220CD 01300	1710 ELEVENTH E	0.14	MDR	LDR6750			0	0.14	0
3219DC 00700	BLAINE S	0.164	MDR	R-2			0	0.164	0
3219DD 01800	1209 COLLEGE S	0.218	MDR	R-2			0	0.217	0.001
3220CC 05390	1301 RIVER S	0.406	MDR	R-2			0.115	0.291	0
3229 02500	1303 RIVER S	2.354	COM RD	AF10			0.9	0.646	0.808
3219DD 01500	1301 COLLEGE S	0.673	MDR RD	AF10			0.39	0.283	0
3229 00100	1409 SANDOZ RD S	19.677	IND	HI		AF10	0	13.325	6.352
3228BB 00100	ADOLF RD	3.529	MDR	AF10			0	1.134	2.395
3208 01100	2908 ASPEN WAY N	18.938	SD/LDR	SD/LDR			0	18.938	0
3221BB 00400	SPRINGBROOK RD N	0.774	MDR	VLDR1			0.19	0.222	0.362
3221BB 00500	204 SPRINGBROOK RD N	0.808	MDR	VLDR1			0.172	0.367	0.271
3221BB 00800	100 SPRINGBROOK RD N	1.17	MDR	VLDR1			0.172	0.747	0.252
3221 00900	108 SPRINGBROOK RD S	6.988	HDR	VLDR1			0.115	5.37	1.501
3221 03900	3312 FERNWOOD RD E	7.111	HDR	VLDR1			0.115	6.996	0
3229 00202		0.581	IND	CO	IND	CO	0	0	0.581
3217AD 01402	2901 DOUGLAS AVE	0.392	LDR	R-1			0.172	0.22	0
3219BA 02601	219 MORTON N	0.194	MDR	R-2			0	0.194	0
3219BA 90000	601 FIRST W	1.424	MDR	R-2			0.172	1.249	0.003
3208AD 01200	2716 ROBERTS LN E	2.049	LDR	VLDR1			0	2.049	0
3208AD 00300	2813 ROBERTS LN E	1.169	LDR	VLDR1			0.172	0.997	0
3208AD 01100	ROBERTS LN E	1.109	LDR	VLDR1			0	1.109	0
3208AD 00900	2904 ASPEN WAY N	1.354	SD/LDR	SD/LDR			0	1.354	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3208AD 00400	2713 ROBERTS LN E	1.053	LDR	VLDR1			0.172	0.881	0
3230 01300		101.828					0	0	0
3208AD 00200	ZIMRI DR N	1.523	LDR	VLDR1			0.172	1.351	0
3208AD 00800	ROBERTS LN E	0.939	LDR	VLDR1			0	0.939	0
3208AD 00100	3205 ZIMRI DR N	0.95	LDR	VLDR1			0.172	0.778	0
3208AD 00500	2611 ROBERTS LN E	1.007	LDR	VLDR1			0.172	0.835	0
3208AD 00600	ROBERTS LN E	1.006	LDR	VLDR1			0	1.006	0
3208AD 00700	ROBERTS LN E	1.036	LDR	VLDR1			0	1.036	0
3207AA 00300	COLLEGE N	1.209	LDR	VLDR1			0	1.209	0
3207AA 00200	4009 COLLEGE N	0.823	LDR	VLDR1			0.172	0.651	0
3218AB 01007	2114 LEGACY DR	0.121	MDR	R-2			0	0.121	0
3218AB 01004	2117 LEGACY DR	0.115	MDR	R-2			0	0.115	0
3218AA 02900	2115 COLLEGE N	0.636	MDR	R-2			0.172	0.464	0
3216BB 00300	1908 SPRINGBROOK RD N	8.821	SD/V	SD/V			0	8.821	0
3219AB 03990	215 HANCOCK W	0.021	COM	C-3			0	0.021	0
3209 02700		17.967	SD/V	SD/V	SD/LDR	SD/LDR	0	17.967	0
3209 02900		2.859	SD/LDR	SD/LDR			0	2.859	0
3221 06900	336 WERTH BLVD	0.707	MIX SP	R-P SP			0	0.707	0
3230B 04100		2.17	MDR RD		CO		0.8	0	1.37
3216 02021	4010 HAYES ST	1.149	MIX SP	R-P SP			0	1.149	0
3215CC 05200	5128 LONGEST DR	0.25	LDR SP	R-1 SP			0	0.25	0
3230B 04000		2.218	MDR RD		CO		0	0.87	1.348
3220 01600	308 AIRPARK WAY	0.477	MDR	AF10			0.172	0.305	0
3215CC 05300	5120 LONGEST DR	0.119	LDR SP	R-1 SP			0	0.119	0
3215CC 05400	5116 LONGEST DR	0.119	LDR SP	R-1 SP			0	0.119	0
3230B 02000		3.783					0.878	0	2.905
3230B 01900		6.375	MDR RD		CO		1.151	0	5.224
3230B 01800		3.908	MDR RD	CO	CO	CO	1	0	2.908
3207AA 00100		5.354	LDR				0.172	5.182	0
3219CA 00600	STEPHENSON LN	1.554		AF10			0	0.631	0.922
3219 01600	809 DAYTON AVE	8.799	LDR	AF10	CO		0.172	1.768	6.859
3219CA 00400	10850 STEVENSON RD NE	6.851	CO	AF10	LDR	R-1	0	2.823	4.028
3216 01900	BRUTSCHER N	1.621	COM	C-2			0	1.621	0
3216 01905	PORTLAND RD	2.663	COM	C-2			2.163	0.5	0
3216 01902	1001 PROVIDENCE DR	40.805	PQ	I			18	17.068	5.72
3221AA 07911	4759 CLUBHOUSE LN	0.134	LDR SP	R-1 SP			0	0.134	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3207CA 00100	3115 CRATER LN	0.146	LDR 6	R-1 6.6A			0	0.145	0
3218CA 03300	1001 CHEHALEM DR N	0.407	LDR	VLDR1			0.172	0.235	0
3218CA 03200	1101 CHEHALEM DR N	0.418	LDR	VLDR1			0.172	0.246	0
3218CA 03500	24605 HWY 240 NE	0.889	LDR	VLDR1			0.172	0.717	0
3218CA 03000	1123 CHEHALEM DR N	0.946	LDR	VLDR1			0.172	0.774	0
3218CA 02900	1205 CHEHALEM DR N	0.948	LDR	VLDR1			0.172	0.776	0
3218CA 02700	1305 CHEHALEM DR N	0.948	LDR	VLDR1			0.172	0.776	0
3218CA 02600	1305 CHEHALEM DR N	0.97	LDR	VLDR1			0.172	0.798	0
3218BD 01100	1405 CHEHALEM DR N	2.73	LDR	VLDR1			0.172	2.558	0
3218BD 00800	1611 CHEHALEM DR N	4.821	LDR	VLDR1			0.172	4.649	0
3218BD 00700	1717 CHEHALEM DR N	1.316	LDR	VLDR1			0.172	1.144	0
3218BA 00900	1801 CHEHALEM DR N	1.929	LDR	VLDR1			0.172	1.757	0
3218BA 00800	1809 CHEHALEM DR N	1.929	LDR	VLDR1			0.172	1.757	0
3218BA 00600	1909 CHEHALEM DR N	1.882	LDR	VLDR1			0.172	1.71	0
3218BA 00500	CHEHALEM DR N	1.86	LDR	VLDR1			0.172	1.688	0
3218BA 00302	CHEHALEM DR N	1.517	LDR	VLDR1			0.172	1.345	0
3218BA 00303	CHEHALEM DR N	0.124	LDR	VLDR1			0	0.124	0
3218BA 00304	CHEHALEM DR N	1.174	LDR	VLDR1			0.172	1.002	0
3218BA 00300	2013 CHEHALEM DR N	0.826	LDR	VLDR1			0.172	0.654	0
3218BA 00100	2305 CHEHALEM DR N	1.785	LDR	VLDR1			0.172	1.613	0
3218BA 00200	CULLEN ROAD NE	4.902	LDR	VLDR1			0	4.902	0
3220BD 01600	430 WYNOOSKI	0.557	MDR	R-2	HDR	R-3	0.296	0.076	0.185
3207DD 01400	709 GREEN VALLEY DR	0.397	LDR	R-1			0.172	0.225	0
3207DD 02200	900 GREEN VALLEY DR	0.622	LDR	R-1			0.172	0.45	0
3217 01905	COLLEGE N	22.756	PQ	I			0	22.821	0
3220DD 00700	1000 COMMERCE PKWY	4.384	IND	M-2			3.137	1	0.247
3218DB 00602	1020 MAIN N	0.5	HDR	R-3			0.115	0.382	0
3218DB 02401	740 MAIN N	0.184	LDR	R-1			0	0.184	0
3220 01500	312 AIRPARK WAY	0.508	MDR	AF10			0.172	0.334	0
3219BA 01800	685 A,B FIRST W	0.176	MDR	R-2			0.176	0	0
3218CD 00300	314 ILLINOIS W	0.445	MDR	R-2	MDR	VLDR1	0.226	0.176	0.043
3219BA 00600	419 MORTON N	0.681	MDR	R-2	CO	VLDR1	0.481	0	0.2
3219BA 00300	501 MORTON N	0.44	MDR	R-2	CO	VLDR1	0.22	0	0.22
3219BA 00200	507 MORTON N	0.548	MDR	R-2	CO	VLDR1	0.298	0	0.25
3219 01090	DAYTON AVE NE	0.906	MDR	AF10	CO	AF10	0	0.138	0.768
3219AD 07200	SIXTH E	0.165	MDR	R-2			0	0.165	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3208 04401	MOUNTAINVIEW DR E	10.331	SD/LDR	SD/LDR			0	10.331	0
3207AA 01705		0.671	LDR				0	0.671	0
3230 01500		2.967	MDR RD	VLDR5			0.172	2.688	0.107
3218BD 00702		0.622	LDR	VLDR1			0	0.622	0
3218BD 00701		0.953	LDR	VLDR1			0	0.953	0
3218BA 00101		1.85	LDR	VLDR1			0	1.85	0
3219DB 05200		2.088	LDR	LDR9000			0.172	0.864	1.052
3219DB 04500	115 EIGHTH W	0.777	MDR	R-2			0.34	0.096	0.341
3219AC 08400	417 MAIN S	0.197	LDR	R-1			0	0.197	0
3230 01400	WATERFRONT S	33.301	MDR RD	R-2 RD	P RD	EF80	0.29	2.918	30.093
3218AD 06801	400 COLUMBIA DR E	1.43	MDR	R-2			0	1.43	0
3220BB 06300	215 CHURCH S	1.586	HDR	R-3			0.115	0.787	0.684
3218DA 02300	COLLEGE N	0.37	LDR	R-1			0	0.37	0
3218DA 02200	1018 COLLEGE N	0.6	LDR	R-1			0.172	0.428	0
3216CA 01703	1108 HADLEY RD N	0.386	LDR	R-1			0.172	0.214	0
3216CA 00500	1313 NEWALL RD N	0.666	LDR	R-1			0.172	0.494	0
3217BC 01159	1700 JOHNSON DR	0.087	MDR	R-2			0	0.087	0
3217CA 02706	1315 VILLA RD	0.902	LDR	R-1			0	0.13	0.772
3220 00304	2901 9TH ST E	4.087	IND	M-2			0	3.087	1
3217BA 00300	1800 MOUNTAINVIEW DR E	1.55	LDR	R-1			0.172	1.053	0.324
3219DD 03700	BLAINE S	0.687	MDR	AF10			0	0.278	0.409
3219DD 01600	COLLEGE S	2.229	MDR RD	AF10			0	0.745	1.484
3230 01600	1820 WATERFRONT S	41.285	P RD	VLDR5		PWS	0	32.844	8.441
3230 00500	1829 WATERFRONT S	7.683	MDR RD	R-2 RD			1.29	2.208	4.185
3230 00401	1513 COLLEGE S	5.27	COM RD	VLDR5	MDR RD		0.834	1.816	2.611
3217BA 01300	2013 ALICE WAY N	4.187	PQ	I			0.46	3.627	0.1
3219 00190	809 FOURTEENTH E	2.65	COM RD	AF10			0.25	0.61	1.79
3229 02600	1303 RIVER S	3.959	COM RD	AF10			0	3.782	0.177
3230 00400	WATERFRONT S	26.143	MDR RD	R-2 RD			0	9.937	16.206
3230 00600	WATERFRONT S	5.281	MDR RD		CO		0	0	5.281
3216CA 04601	3810 AQUARIUS BLVD	0.593	LDR	R-1			0.172	0.421	0
3216CA 04500	3808 AQUARIUS BLVD	0.418	LDR	R-1			0.172	0.246	0
3218CA 01500	217 ILLINOIS W	0.537	LDR	R-1			0.172	0.365	0
3217BD 02111	2024 CAROL AVE	0.421	LDR	R-1			0.172	0.249	0
3217DB 08708	1904 BIRCH LN	0.284	LDR	R-1			0	0.155	0.129
3207DD 02800	708 GREEN VALLEY DR	0.417	LDR	R-1			0.172	0.245	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3207DD 02900	704 GREEN VALLEY DR	0.457	LDR	R-1			0.172	0.285	0
3207DD 02000	901 GREEN VALLEY DR	0.622	LDR	R-1			0.172	0.45	0
3207DD 01900	813 GREEN VALLEY DR	0.392	LDR	R-1			0.172	0.22	0
3207DC 09700	2315 MAIN N	4.707	LDR	R-1			3.707	1	0
3207DA 00200	3018 COLLEGE N	1.83	LDR SP	R-1 SP			0.43	1.4	0
3208 02701	COLLEGE N	4.288	PQ	PA1			3.288	1	0
3208 02801	COLLEGE N	0.263	PQ	AF10			0	0.263	0
3208 03200	3705 ASPEN WAY N	15.439	LDR SP	AF10			0	15.435	0.004
3207AD 00500	3709 COLLEGE N	0.321	LDR	VLDR1			0	0.321	0
3207AD 00600	3708 TERRACE DR N	0.952	LDR	VLDR1			0.172	0.78	0
3218CA 00220	150 AARON WAY	0.517	LDR	R-1			0.172	0.302	0.043
3218CA 00400	1159 MAIN N	0.483	LDR	R-1			0.172	0.311	0
3218CA 00600	130 NICHOLAS WAY	1.877	LDR	R-1			0.172	0.597	1.108
3218CA 01700	505 HWY 240 NE	2.143	HDR	VLDR1			0.115	1.966	0.062
3218CA 02200	1310 CHEHALEM DR N	1.021	LDR	VLDR1			0.172	0.849	0
3218AC 02300	1303 MAIN N	0.373	LDR	R-1			0.172	0.201	0
3218AC 01717	1349 CREEKSIDE LN	1.25	LDR	R-1 PD			0.115	0.432	0.703
3218AC 02000	CREEKSIDE LN	0.76	LDR	R-1 PD			0	0.413	0.347
3218AC 02100	CHEHALEM DR N	0.258	LDR	LDR9000			0	0.213	0.045
3218BD 00400	1516 CHEHALEM DR N	1	LDR	VLDR1			0.172	0.828	0
3218BD 00300	1718 CHEHALEM DR N	1.147	LDR	VLDR1			0.172	0.975	0
3209CD 00900	SPRINGBROOK RD N	2.864	SD/V	SD/V			0.4	2.464	0
3221 03500	704 SPRINGBROOK RD S	6.275	MDR	VLDR1	MDR	R-2	0.89	1.254	4.131
3221 03700	518 SPRINGBROOK RD S	6.051	IND	M-1	URA	CO	6.051	0	0
3218CA 02201		1.398	LDR	VLDR1			0.172	1.226	0
3218BD 00403		0.996	LDR	VLDR1			0.172	0.824	0
3218BD 00402		1.118	LDR	VLDR1			0.172	0.946	0
3218BD 00301		0.957	LDR	VLDR1			0.172	0.785	0
3219AC 07401	310 FIFTH W	0.183	LDR	R-1			0	0.183	0
3219CB 02590	HOME ACRES RD NE	0.536	MDR	VLDR1	CO	R-2	0	0	0.536
3219CA 00902	ZARD LN NE	4.332	LDR	AF10	CO		1	2.715	0.62
3208 03500	HENRY ROAD E	4.9	LDR SP	R-1 SP			0.115	4.785	0
3207AC 00404		0.176	LDR	R-1			0	0.176	0
3217 01900	COLLEGE N	20.405	SD/NC	SD/NC	SD/MRR	SD/MRR	0	20.405	0
3218AB 02500	1801 MAIN N	0.38	LDR	LDR9000			0.172	0.208	0
3218AB 02200	119 COLUMBIA DR W	0.486	LDR	LDR9000			0.172	0.262	0.052

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3219BD 03800	217 OLD HWY 99W	4.1	MDR	R-2			2.916	0	1.199
3219BD 03700	OLD HWY 99W	2.763	MDR	R-2			1.699	0	1.064
3218CA 02800	1225 CHEHALEM DR N	0.947	LDR	VLDR1			0.172	0.775	0
3218AB 02100	1839 MAIN N	0.604	LDR	R-1	LDR		0.172	0.263	0.169
3218AB 02000	1901 MAIN N	0.956	LDR	R-1			0.172	0.721	0.063
3218AB 01900	118 LYNN DR	1.245	LDR	VLDR1			0.172	0.741	0.332
3222 02900	30445 FERNWOOD RD NE	2.955	CO	EF20	LDR SP	R-1 SP	0.556	2.399	0
3218CA 02801		0.948	LDR	VLDR1			0	0.948	0
3216 02017		10.723	MIX SP	R-P SP	COM SP	R-3 SP	0	8.47	2.259
3208 04800	MOUNTAINVIEW DR E	17.278	SD/LDR	SD/LDR			0	17.278	0
3215CC 01500	550 IRONWOOD DR	0.176	LDR SP	R-1 SP			0	0.176	0
3215CC 01600	600 IRONWOOD DR	0.179	LDR SP	R-1 SP			0	0.179	0
3215CC 02000	634 IRONWOOD DR	0.173	LDR SP	R-1 SP			0	0.173	0
3218CA 00102	304 EMMA LN	0.208	LDR	R-1			0	0.2023	0.0057
3218CA 00105	240 EMMA LN	0.144	LDR	R-1			0	0.144	0
3218CA 00101	316 EMMA LN	0.286	LDR	R-1			0	0.167	0.119
3208 02900		1.964	LDR	AF10			0.172	1.792	0
3208 02802		0.148	LDR	AF10			0	0.148	0
3218AB 00907	2140 LEGACY DRIVE	0.135	LDR 6	R-1 6.6A			0	0.135	0
3215CC 05500	5112 LONGEST DR	0.119	LDR SP	R-1 SP			0	0.119	0
3215CC 05600	5108 LONGEST DR	0.119	LDR SP	R-1 SP			0	0.119	0
3208 02700	26450 BELL ROAD NE	8.282	PQ	AF10			0	6.929	1.353
3207AC 00403	3729 DAHLIA ST	0.173	LDR	R-1			0	0.173	0
3207AC 00402	3735 DAHLIA ST	0.226	LDR	R-1			0	0.226	0
3207AC 00400	3743 DAHLIA ST	0.174	LDR	R-1			0	0.174	0
3207AC 00401	3751 DAHLIA ST	0.176	LDR	R-1			0	0.176	0
3217BA 00100	2004 MOUNTAINVIEW DR E	0.538	MDR	R-2			0.25	0.288	0
3207AC 00413	3514 DAHLIA ST	0.176	LDR	R-1			0	0.176	0
3207AC 00411	508 TULIP CT	0.176	LDR	R-1			0	0.176	0
3207AC 00412		0.172	LDR	R-1			0	0.172	0
3229 00300	2716 WYNOOSKI	1.238	IND	LI			0	0.826	0.412
3228 01800	2808 WYNOOSKI	9.606	IND				0.86	4.476	4.27
3215CC 01700	610 IRONWOOD DR	0.179	LDR SP	R-1 SP			0	0.179	0
3208 02703		3.207	PQ	AF10			0.25	2.957	0
3208 02702		4.996	PQ	AF10			0	4.833	0.163
3220 90200		1.783	IND	AI			0	1.783	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3207AC 00410	502 TULIP CT	0.247	LDR	R-1			0	0.247	0
3207AC 00414	3526 DAHLIA ST	0.174	LDR	R-1			0	0.174	0
3207AC 00415	3614 DAHLIA ST	0.175	LDR	R-1			0	0.175	0
3207AC 00407		0.173	LDR	R-1			0	0.173	0
3207AC 00409	503 TULIP CT	0.23	LDR	R-1			0	0.23	0
3207AC 00408	509 TULIP CT	0.197	LDR	R-1			0	0.197	0
3215CC 05700	5102 LONGEST DR	0.119	LDR SP	R-1 SP			0	0.119	0
3215CC 05800	5024 LONGEST DR	0.119	LDR SP	R-1 SP			0	0.119	0
3229 00203	2801 WYNOOSKI	2.924	IND	M-2			0	2.924	0
3208 02800		2.734	PQ				0	2.734	0
3217BA 00902	2310 VILLA RD	0.168	LDR	R-1			0	0.168	0
3207AC 00416	3626 DAHLIA ST	0.173	LDR	R-1			0	0.173	0
3215CC 05900	5018 LONGEST DR	0.124	LDR SP	R-1 SP			0	0.124	0
3215CC 06000	5014 LONGEST DR	0.132	LDR SP	R-1 SP			0	0.132	0
3221AA 07910	4751 CLUBHOUSE LN	0.135	LDR SP	R-1 SP			0	0.135	0
3216DD 01200	351 IRONWOOD DR	0.298	LDR SP	R-1 SP			0	0.298	0
3216DD 00600	368 IRONWOOD DR	0.213	LDR SP	R-1 SP			0	0.213	0
3216DD 01300	357 IRONWOOD DR	0.286	LDR SP	R-1 SP			0	0.286	0
3216DD 00100	414 IRONWOOD DR	0.242	LDR SP	R-1 SP			0	0.242	0
3215CC 06100	5010 LONGEST DR	0.177	LDR SP	R-1 SP			0	0.177	0
3215CC 08300	819 THE GREENS AVE	0.158	LDR SP	R-1 SP			0	0.158	0
3215CC 08200	813 THE GREENS AVE	0.171	LDR SP	R-1 SP			0	0.171	0
3217DC 00902		0.586	COM	C-2			0.386	0.2	0
3215CC 02800	414 THE GREENS AVE	0.146	LDR SP	R-1 SP			0	0.146	0
3215CC 02700	415 THE GREENS AVE	0.192	LDR SP	R-1 SP			0	0.192	0
3215CC 02300	531 THE GREENS AVE	0.165	LDR SP	R-1 SP			0	0.165	0
3215CC 02200	537 THE GREENS AVE	0.164	LDR SP	R-1 SP			0	0.164	0
3215CC 03600	544 THE GREENS AVE	0.146	LDR SP	R-1 SP			0	0.146	0
3215CC 02100	545 THE GREENS AVE	0.165	LDR SP	R-1 SP			0	0.165	0
3215CC 04200	708 THE GREENS AVE	0.126	LDR SP	R-1 SP			0	0.126	0
3215CC 05100	601 IRONWOOD DR	0.199	LDR SP	R-1 SP			0	0.203	0
3215CC 04300	641 IRONWOOD DR	0.214	LDR SP	R-1 SP			0	0.214	0
3215CC 08100	807 THE GREENS AVE	0.192	LDR SP	R-1 SP			0	0.192	0
3215CC 08000	803 THE GREENS AVE	0.217	LDR SP	R-1 SP			0	0.217	0
3215CC 07900	5131 LONGEST DR	0.182	LDR SP	R-1 SP			0	0.182	0
3215CC 07800	5127 LONGEST DR	0.153	LDR SP	R-1 SP			0	0.153	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3215CC 07700	5123 LONGEST DR	0.145	LDR SP	R-1 SP			0	0.145	0
3215CC 07600	5119 LONGEST DR	0.145	LDR SP	R-1 SP			0	0.145	0
3215CC 07500	5115 LONGEST DR	0.145	LDR SP	R-1 SP			0	0.145	0
3215CC 07400	5111 LONGEST DR	0.145	LDR SP	R-1 SP			0	0.145	0
3215CC 07300	5107 LONGEST DR	0.145	LDR SP	R-1 SP			0	0.145	0
3215CC 07200	5101 LONGEST DR	0.145	LDR SP	R-1 SP			0	0.145	0
3207AC 00406		0.173	LDR	R-1			0	0.173	0
3207AC 00417	3638 DAHLIA ST	0.173	LDR	R-1			0	0.173	0
3215CC 07100	5023 LONGEST DR	0.145	LDR SP	R-1 SP			0	0.145	0
3215CC 07000	5019 LONGEST DR	0.145	LDR SP	R-1 SP			0	0.145	0
3215CC 06900	5015 LONGEST DR	0.145	LDR SP	R-1 SP			0	0.145	0
3215CC 06800	5011 LONGEST DR	0.134	LDR SP	R-1 SP			0	0.134	0
3215CC 06700	5007 LONGEST DR	0.14	LDR SP	R-1 SP			0	0.14	0
3216CC 06200	721 TIN CUP WAY	0.267	LDR SP	R-1 SP			0	0.267	0
3215CC 06400	731 TIN CUP WAY	0.161	LDR SP	R-1 SP			0	0.161	0
3215CC 06600	5001 LONGEST DR	0.245	LDR SP	R-1 SP			0	0.245	0
3215CC 10000	503 EAGLE ST	0.161	LDR SP	R-1 SP			0	0.161	0
3215CC 09900	509 EAGLE ST	0.115	LDR SP	R-1 SP			0	0.115	0
3215CC 09800	515 EAGLE ST	0.115	LDR SP	R-1 SP			0	0.115	0
3215CC 09700	519 EAGLE ST	0.116	LDR SP	R-1 SP			0	0.116	0
3215CC 09600	525 EAGLE ST	0.115	LDR SP	R-1 SP			0	0.115	0
3215CC 09500	529 EAGLE ST	0.11	LDR SP	R-1 SP			0	0.11	0
3215CC 09400	535 EAGLE ST	0.112	LDR SP	R-1 SP			0	0.112	0
3215CC 09300	539 EAGLE ST	0.12	LDR SP	R-1 SP			0	0.12	0
3215CC 09200	543 EAGLE ST	0.133	LDR SP	R-1 SP			0	0.133	0
3215CC 09100	603 EAGLE ST	0.139	LDR SP	R-1 SP			0	0.139	0
3215CC 09000	609 EAGLE ST	0.144	LDR SP	R-1 SP			0	0.144	0
3215CC 08900	613 EAGLE ST	0.143	LDR SP	R-1 SP			0	0.143	0
3215CC 08800	619 EAGLE ST	0.135	LDR SP	R-1 SP			0	0.135	0
3215CC 08700	703 EAGLE ST	0.125	LDR SP	R-1 SP			0	0.125	0
3215CC 08600	709 EAGLE ST	0.117	LDR SP	R-1 SP			0	0.117	0
3215CC 08400	804 THE GREENS AVE	0.196	LDR SP	R-1 SP			0	0.196	0
3215CC 08500	812 THE GREENS AVENUE	0.161	LDR SP	R-1 SP			0	0.161	0
3215CC 10300	5222 HOOK DR	0.208	LDR SP	R-1 SP			0	0.208	0
3215CC 10200	5218 HOOK DR	0.164	LDR SP	R-1 SP			0	0.164	0
3215CC 10100	5210 HOOK DR	0.154	LDR SP	R-1 SP			0	0.154	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3207AC 00405		0.172	LDR	R-1			0	0.172	0
3207AC 00418	3659 DAHLIA ST	0.173	LDR	R-1			0	0.173	0
3218CA 00106	228 EMMA LN	0.16	LDR	R-1			0	0.16	0
3221AA 07903	4737 CLUBHOUSE LN	0.115	LDR SP	R-1 SP			0	0.115	0
3221AA 07909	4745 CLUBHOUSE LN	0.135	LDR SP	R-1 SP			0	0.135	0
3221AA 07904	4731 CLUBHOUSE LN	0.115	LDR SP	R-1 SP			0	0.115	0
3221AA 07908	4727 CLUBHOUSE LN	0.118	LDR SP	R-1 SP			0	0.118	0
3221AA 07913	4784 CLUBHOUSE LN	0.153	LDR SP	R-1 SP			0	0.153	0
3221AA 07914	4760 CLUBHOUSE LN	0.151	LDR SP	R-1 SP			0	0.151	0
3221AA 07915	4752 CLUBHOUSE LN	0.121	LDR SP	R-1 SP			0	0.121	0
3221AA 07916	4746 CLUBHOUSE LN	0.133	LDR SP	R-1 SP			0	0.133	0
3221AA 07920	4740 CLUBHOUSE LN	0.159	LDR SP	R-1 SP			0	0.159	0
3221AA 07918	4728 CLUBHOUSE LN	0.159	LDR SP	R-1 SP			0	0.159	0
3221AA 07917	4734 CLUBHOUSE LN	0.202	LDR SP	R-1 SP			0	0.202	0
3207AC 00419	3714 DAHLIA ST	0.173	LDR	R-1			0	0.173	0
3207AC 00420	3726 DAHLIA ST	0.173	LDR	R-1			0	0.173	0
3220 01101		9.046	P	CF			0	8.598	0.448
3220 01400		14.07	MDR	R-2			0	7.608	6.462
3207AC 00421	3738 DAHLIA ST	0.175	LDR	R-1			0	0.175	0
3220DB 02200	736 CORINNE DR	0.143	MDR	R-2			0	0.087	0.056
3220DB 02100	726 CORINNE DR	0.143	MDR	R-2			0	0.083	0.06
3220DB 02300		0.114	MDR	R-2			0	0.114	0
3220AC 03600	2368 3RD ST	0.081	MDR	R-2			0	0.081	0
3220AC 03400	2344 E 3RD ST	0.044	MDR	R-2			0	0.044	0
3220 04900	471 AIRPARK WAY	0.183	MDR	AR			0	0.112	0.071
3220 04800	461 AIRPARK WAY	0.155	MDR	AR			0	0.105	0.05
3220 04700	451 AIRPARK WAY	0.146	MDR	AR			0	0.105	0.041
3220 04600	441 AIRPARK WAY	0.146	MDR	AR			0	0.112	0.034
3220 03700	2552 PIPER CUB LN	0.218	MDR	AR			0	0.218	0
3220 03600		0.133	MDR	AR			0	0.133	0
3220 04500	431 AIRPARK WAY	0.145	MDR	AR			0	0.119	0.026
3220 04400	421 AIRPARK WAY	0.147	MDR	AR			0	0.124	0.023
3220 03600		0.198	MDR	AR			0	0.198	0
3220 04300	357 AIRPARK WAY	0.165	MDR	AR			0	0.125	0.04
3220 03500	334 AIRPARK WAY	0.17	MDR	AR			0	0.17	0
3220DB 02400	2304 KENNEDY DR	0.115	MDR	R-2			0	0.115	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3220 04200	337 AIRPARK WAY	0.164	MDR	AR			0	0.121	0.043
3220 03400		0.174	MDR	AR			0	0.174	0
3220 04100	317 AIRPARK WAY	0.21	MDR	AR			0	0.161	0.049
3220DB 02500	2240 KENNEDY DR	0.115	MDR	R-2			0	0.115	0
3220AC 16000	232 CONNER DR	0.097	MDR	R-2			0	0.097	0
3220AC 15400	566 CORINNE DR	0.143	MDR	R-2			0	0.106	0.037
3220AC 16400	569 CORINNE DR	0.098	MDR	R-2			0	0.098	0
3220AC 18400	535 DONNA DR	0.098	MDR	R-2			0	0.098	0
3220 00300		53.64	PQ	CO	IND	CO	42.86	10.777	0
3220DB 02600	2228 KENNEDY DR	0.115	MDR	R-2			0	0.115	0
3220DB 02700	2216 KENNEDY DR	0.115	MDR	R-2			0	0.115	0
3218BD 01000	1501 CHEHALEM DR N	1.181	LDR	VLDR1			0.343	0.838	0
3218AB 01003	2127 LEGACY DR	0.123	MDR	R-2			0	0.123	0
3218AB 01000		0.197	MDR	R-2			0	0.197	0
3218AB 01208	2034 HERITAGE WAY	0.116	MDR	R-2			0	0.116	0
3218AB 01211	2035 HERITAGE WAY	0.124	MDR	R-2			0	0.124	0
3218AB 01200	2045 CRATER LN N	0.115	MDR	R-2			0	0.115	0
3218AB 01209	2048 HERITAGE WAY	0.116	MDR	R-2			0	0.116	0
3218AB 01210	2049 HERITAGE WAY	0.124	MDR	R-2			0	0.124	0
3218AB 01005	2134 LEGACY DR	0.117	MDR	R-2			0	0.117	0
3218AB 01002	2137 LEGACY DR	0.115	MDR	R-2			0	0.115	0
3218AB 01203	327 LYNN DR	0.115	MDR	R-2			0	0.115	0
3218AB 01204	337 LYNN DR	0.115	MDR	R-2			0	0.115	0
3218AB 01205	347 LYNN DR	0.115	MDR	R-2			0	0.115	0
3218AB 01213		0.045	MDR	R-2			0	0.045	0
3218AB 01202	2017 CRATER LN N	0.115	MDR	R-2			0	0.115	0
3218AB 01212	2021 HERITAGE WAY	0.118	MDR	R-2			0	0.118	0
3218AB 01201	2031 CRATER LN N	0.115	MDR	R-2			0	0.115	0
3220DB 02000	716 CORINNE DR	0.143	MDR	R-2			0	0.082	0.061
3220DB 01900	706 CORINNE DR	0.143	MDR	R-2			0	0.094	0.049
3220DB 01800	656 CORINNE DR	0.144	MDR	R-2			0	0.105	0.039
3216 02020	3914 HAYES ST	1.173	MIX SP	R-P SP			0	1.173	0
3216 02022		1.55	MIX SP	R-P SP			0	1.55	0
3221 06500		32.895	MIX SP	R-P SP			0	11.7	21.195
3216 02001	879 PROVIDENCE DR	9.61	MIX SP	R-P SP			0	7.88	1.73
3220DB 00700	2319 KENNEDY DR	0.112	MDR	R-2			0	0.112	0

TAXLOT	ADDRESS	ACRES	COMP1	ZONE1	COMP2	ZONE2	DEVELOPED	BUILDABLE	NONBUILDAB
3220DB 00600	2307 KENNEDY DR	0.104	MDR	R-2			0	0.104	0
3220DB 00500	2243 KENNEDY DR	0.103	MDR	R-2			0	0.103	0
3220DB 00400		0.136	MDR	R-2			0	0.136	0
3220DB 01700	646 CORINNE DR	0.141	MDR	R-2			0	0.101	0.04
3220DB 01300	649 CORINNE DR	0.096	MDR	R-2			0	0.096	0
3220DB 00800	648 DONNA DR	0.098	MDR	R-2			0	0.098	0
3220DB 00300		0.098	MDR	R-2			0	0.098	0
3220DB 01600	636 CORINNE DR	0.115	MDR	R-2			0	0.112	0.003
3220DB 01200	639 CORINNE DR	0.098	MDR	R-2			0	0.098	0
3220DB 00900	638 DONNA DR	0.098	MDR	R-2			0	0.098	0
3220DB 00200		0.098	MDR	R-2			0	0.098	0
3229DB 01500		0.859	MDR	R-2			0	0.859	0
3220DB 01100	629 CORINNE DR	0.098	MDR	R-2			0	0.098	0
3220DB 01400	626 CORINNE DR	0.115	MDR	R-2			0	0.115	0
3220DB 01000	628 DONNA DR	0.098	MDR	R-2			0	0.098	0
3220DB 00100		0.098	MDR	R-2			0	0.098	0

Yamhill County

DEPARTMENT OF PLANNING AND DEVELOPMENT

525 NE FOURTH STREET • McMinnville, Oregon 97128

Phone:(503) 434-7516 • Fax:(503) 434-7544 • TTY 1-800-735-2900 • Internet Address: <http://www.co.yamhill.or.us/plan/>

October 31, 2006

City of Newberg
Barton Brierley, Planning Director
P.O. Box 970
Newberg, OR 97132

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BY:.....

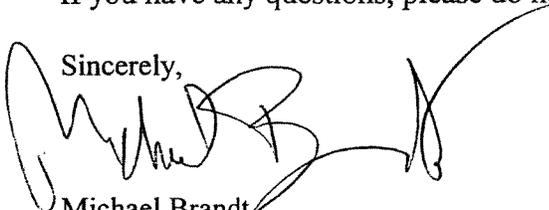
Re: City of Newberg 2040 Population Estimate

Dear Mr. Brierley:

This letter is in response to your request for a coordinated population projection between Newberg and Yamhill County as required on ORS 195.036. As you indicated, the attached population forecast was adopted by the Newberg City Council on November 22, 2005. Since then, both the City of Newberg and Yamhill County have sent these numbers to the incorporated cities of Yamhill to see if there were any objections to this extended forecast. To date, there have been no objections voiced. Therefore, pursuant to the directive of Board Order 01-582 granting the responsibility to the Planning Director to coordinate the population forecast, our office will recommend these numbers be adopted in the next appropriate amendment to the Urban Growth Boundary or Urban Reserve Area.

If you have any questions, please do not hesitate to contact this office.

Sincerely,



Michael Brandt
Planning Director

MB:kf

F:\Share\KF\NEWBERG POP.112

Year	Population Forecast
2000	18,438
2005	21,132
2010	24,497
2015	28,559
2020	33,683
2025	38,352
2030	42,870
2035	48,316
2040	54,097

PLANNING COMMISSION RESOLUTION NO. 2010-276

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NEWBERG RECOMMENDING THAT THE CITY COUNCIL ADOPT AMENDMENTS TO THE NEWBERG COMPREHENSIVE PLAN HOUSING ELEMENT, AND HOUSING AND INSTITUTIONAL LAND NEEDS AND SUPPLY TABLES

RECITALS:

- 1. On November 21, 2005, the Newberg City Council adopted Ordinance 2005-2626, which adopted residential and institutional land needs projections through 2040. These have been amended to some extent through several subsequent actions.
- 2. Additional data has become available from the U.S. Census Bureau, the Population Research Center at Portland State University, and from the Newberg Planning and Building Department.
- 3. The amendment updates the comprehensive plan housing element and residential and institutional land needs and supply tables to reflect this new data.
- 4. On February 11, 2010, the Newberg Planning Commission held a hearing to consider the proposed changes.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Newberg that it recommends that the City Council approve the amendments to the Newberg Comprehensive Plan Housing Element as shown in Exhibit A, and the Newberg Comprehensive Plan text as shown in Exhibit B.

This recommendation is based on the staff report and testimony.

DATED this 11th day of February, 2010

AYES: 7 NAYS: 2 ABTAIN: 2 ABSENT: 2

ATTEST:

Dawn Karen Beville

Planning Commission Secretary

Nick Tri

Planning Commission Chair

- Exhibit A: Proposed Comprehensive Plan Housing Element revision
- Exhibit B: Proposed Comprehensive Plan residential and institutional land needs
- Exhibit C: Findings

PLANNING COMMISSION AGENDA

February 11, 2010

7 p.m. Regular Meeting

Newberg Public Safety Building

401 E. Third Street

Attachment 4

TO BE APPROVED AT THE MARCH 11, 2010 PLANNING COMMISSION MEETING

I. ROLL CALL:

Present: Nick Tri, Chair Philip Smith, Vice Chair
Thomas Barnes Matson Haug Cathy Stuhr
Lon Wall Derek Duff

Staff Present: Barton Brierley, Building & Planning Director
David Beam, Economic Development Planner
Steve Olson, Associate Planner
Luke Pelz, Assistant Planner
Dawn Karen Bevill, Recording Secretary

Others Present: Councilor Denise Bacon Lee Does
Saj Jivanjee Charles Harris
Mr. and Mrs. Robert Roholt

II. OPEN MEETING:

Chair Tri opened the meeting at 7:00 p.m. and asked for roll call.

III. CONSENT CALENDAR:

Chair Tri entertained a motion to accept the minutes of the January 14, 2010 meeting.

MOTION #1: Haug/Stuhr to approve the minutes from the Planning Commission Meeting of January 14, 2010. (7 Yes/ 0 No/ 0 Absent) Motion carried.

V. COMMUNICATIONS FROM THE FLOOR:

Chair Tri offered an opportunity for non-agenda items to be brought forth. No topics were brought forward.

TIME - 7: 25 PM

APPLICANT: City of Newberg

REQUEST: Housing Element update. Consider updates to the Housing element of the Newberg Comprehensive Plan, including updates to residential & institutional land need and supply tables.

FILE NO.: G-09-007

RESOLUTION NO.: 2010-276

CRITERIA: Newberg Development Code § 151.122(B)

Opening of the Hearing:

Chair Tri opened the public hearing and asked the Commissioners for any abstentions, conflicts of interest, and objections to jurisdiction. None were brought forward. Barton Brierley explained this is a repackaging and update on the Comprehensive Plan and there are not many policy changes involved. Mr. Brierley presented the staff report (see official meeting packet for full report). Staff recommends the adoption of Planning Commission Resolution 2010-276 that recommends that the City Council adopt the proposed amendments to the Newberg Comprehensive Plan, as detailed in Exhibits A and B to the resolution.

Commissioner Wall referred to the conclusion on page 61 of the meeting packet and asked for clarification on, “*various income levels and housing needs.*” It was his understanding that the concept had been abandoned regarding affordable housing at all income levels and he is uncomfortable with the language. Commissioner Smith suggested the wording would be more accurate to say, “*Newberg can ensure that there is an adequate supply of affordable housing units and other housing units to meet the needs of City residents and various income levels and housing needs.*” Barton Brierley stated the Affordable Housing Committee had chosen “affordable housing” to mean no more than 30% of income it spent on housing. He believes it is technically correct but the wording can be changed.

Commissioner Smith referred to the letter received from Mia Nelson, 1000 Friends of Oregon. She claims the county does not have a coordinated county forecast of population. Barton Brierley stated Yamhill County adopted population projections for every urban area within the county and for the unincorporated areas in the county as part of their Transportation Systems Plan. Subsequent to that, Newberg has adopted population projections, and those projections have been coordinated with all the cities and the county together. Commissioner Smith stated in the display of residential zoning, all manufactured homes would be going into R-2 zones. A year ago while Commissioner Smith was serving on the Affordable Housing taskforce there was an idea of inventing an R-4 zone specifically for manufactured homes. He asked why it is not on the allocation of housing needs. Barton Brierley replied the Affordable Housing Committee is working on that particular issue now and if agreed upon, land will be allocated for that.

Barton Brierley addressed the 8 comments included in the letter from Mia Nelson as follows:

Buildable land is not necessarily a 5-acre empty lot. If a lot is over twice the minimum lot size, the amount over the minimum lot size is considered as buildable land. Those assumptions are stated in the Buildable Lands Inventory attachment.

The recent trends are from the Ad Hoc Committee for Newberg’s Future report and cover the information they had gathered from 1990 -2004.

The error in the table was corrected in this draft that is currently before the Planning Commission.

There was a reference to a case with McMinnville where there was an interpretation of a statute. That case related to ORS 197.296 and specifically applies to cities with a population over 25,000. Because Newberg is less than 25,000 that statute and case do not apply. There is a corollary case, GMK Developments v. Madras (2008) that confirmed that it is ok to do a housing needs element first then adopt measures to address that need later.

Concerning double counting of institutional land needs, it is anticipated that between the years 2031 and 2040 Newberg institutional structures such as churches, schools, and other facilities will be built to serve the growing population. Therefore, there will be additional needs based on the new population.

Mr. Brierley noted the population projection requirements state the county has to adopt a forecast with the county and all urban areas in the county; this has been done. The city has to adopt a forecast for the urban area into its comprehensive plan; this has been done. Notice has to go to all cities in the county; this has been done. The county has to coordinate the forecast; this has been done. All requirements have been done regarding population projections.

Parks can go in unbuildable areas, but the City wants areas within stream corridors to remain a natural environment. Therefore, these lands do not really meet the needs for park lands. Newberg does not have large floodplain lands that could be suitable for parks but not for building.

Through the Ad-Hoc Committee process, private and public schools were interviewed in regard to their future needs, facility and land-use needs, and based the needs on that and not on generic guidelines from other communities.

Mr. Brierley appreciates Ms. Nelson's comments but they have either been addressed or are inapplicable to Newberg.

TIME – 8:01 PM

Chair Tri opened the public hearing.

Proponents:

Charles Harris, a member of the Affordable Housing Ad-Hoc Committee, is testifying on his own behalf. Mr. Harris referred to page 44 of the meeting packet, and believes the statewide planning goal should be #10. On page 57 he asked if Table 13-11 refers to the maximum or target density. Also, the numbers in the development report for July 2009 and Table 13-12 are quite different in regards to buildable acres needed for residential development. It appears to Mr. Harris from looking at chart starting on page 78 of the meeting packet, which addresses potential buildable lands, there is not 45 acres of buildable R-3 land and if there are, every one of them except for one is less than an acre. Lastly, he asked about the staff indicating that 20% of the R-2 land is actually going to be developed with Single Family housing. Historically that number has been much higher than 20%. What can the Planning Commission do to require R-2 land have R-2 housing built on it? More density, apartments, and rental housing is needed and the ability to do that depends on building those in the R-2 and R-3 zones.

Commissioner Wall asked Mr. Harris if he believes the 30% figure serves the purpose for affordable housing. Mr. Harris replied, no. With regard to affordable housing, the City should be looking at median income and below. The homeless population in Newberg is also growing. Commissioner Haug

referred to Mr. Harris' testimony and asked why the numbers have changed in the charts; if staff could comment on the 45 acres that is not all buildable land, and why only 20% single family homes in R-2. Mr. Harris reminded staff of his question regarding density. Barton Brierley replied regarding the inventory of R-3 land, he referred to the Buildable Lands Inventory on page 76 of the meeting packet and explained Newberg has various kinds of zoning and the table show many designations of density. On Fernwood Road there are two properties that are designated high density residential; the property behind Fred Meyer, and there is an area in the Springbrook Village on North Springbrook Road that is planned for high density residential. There are also properties that have more than one designation. Regarding the 20% allocated toward medium density residential, the reason why people have requested a zone change to R-2 is not for multi-family but to have single-family dwellings on smaller lots. The associated amendments would reduce the minimum lot size in R-1. It is anticipated there will be less requests to change zoning to R-2 in order to build single-family dwellings. Regarding the change in numbers, Mr. Brierley explained the timeframe is to the year 2030 and begins at 2010 instead of 2005, which may cause a discrepancy in the numbers. Lastly, Table 13-11 shows the target density.

Opponents:

Lee Does stated he and his wife, Dr. Amy Does have serious reservations as to both the size and location of a proposed school site at the intersection of Renne Road and Wilsonville highway, as well as the City's insistence on "buildable" parcels for new parklands. It is their understanding that state guidelines suggest that new schools be sited on lot sizes of 20 acres or less. This is less than half the acreage Newberg is currently specifying for an all-new school in the proposed southeast Urban Reserve Area. Regardless of the school district's investment in the land, the City simply cannot justify condemning so much farmland for the sake of a high school. Mr. Does reminded the City that LCDC voiced a similar opinion when reviewing Newberg's Urban Reserve Area application last spring. From a student's point of view, locating a school on a busy highway and at the extreme fringe of the city would essentially guarantee the need for bus or car transportation to and from school. Mr. Does likewise pointed out that Newberg students from developed areas to the west of town are already facing a similar situation.

From a purely monetary viewpoint, locating a school so far from the main population will guarantee the taxpayers an ongoing expense for maintaining bus transportation. Since Newberg appears to have scrapped its transportation plan, Mr. Does would encourage the City to move toward a walking/biking approach by locating any new schools closer to town. Regarding parks locations, while flat lands are essential for a tennis court, Hoover Park is an excellent example of a successful park on an otherwise non-standard site. Parklands are not required to be on flat land, and Newberg should not be stipulating that recreational lands be flat or even buildable. Indeed, many of our country's most scenic and enjoyable hiking and biking trails were laid out on land with character but little building value. Mr. Does submitted written testimony. Commissioner Stuhr stated she has heard Dr. Paula Radich talk about campuses and schools having efficiency when there is a grade school, middle school, and high school together. Commissioner Stuhr can see there is a potential justification for the numbers.

Robert Roholt stated livability starts with a place to live but that is not where it stops. Why do we have to supply land for people in Portland? Newberg should not want to consider the largest number of population. Why cause ourselves to be just like Sherwood? Why do we think we are going to grow that much? We have constraints on how to get in and out of Newberg. Planning needs to be more careful in the future as well as the institutional land needed. Mr. Roholt believes both high and low density is needed. He would like to see housing incorporated where people can walk or bike to where they are going. Commissioner Wall stated the City of Newberg is fortunate. In going back 5 - 6 years, Newberg has made a conscience decision not to grow like Sherwood. Newberg has realized there are forces and compromises you have to make in order to accommodate the growth.

Saj Jivanjee stated crunching numbers is a paralysis of analysis. His opinion is there is no flavor or context in this entire thing. There is not a single planner who works for the City who has a design education. Cities need to be designed to detail from the texture to the character. The plan has no context. There is no reality in the plan regarding affordable housing; it is only lip service. Commissioner Haug asked Mr. Jivanjee to be specific about innovative ideas and vision and would like him to submit in writing his specific ideas and vision and clarify how to economically and feasibly input his ideas. Mr. Jivanjee stated he gave specifics in his testimony and believes he is streaming upstream with this process.

Chair Tri asked for closing comments from staff. Barton Brierley stated there is a vision for Newberg and the City is trying to deal with one at a time. Mr. Brierley is encouraged regarding the future of Newberg and shared his optimism regarding the new Cultural Center, the Animal Shelter, the downtown, new Providence Hospital, the Art Walk, etc., as well as seeing the citizens of Newberg volunteer in various ways. Mr. Brierley is truly positive for Newberg's future.

Chair Tri closed public testimony at 9:12 p.m.

Chair Tri entertained a motion for Resolution 2010-276.

MOTION #3: Haug/Stuhr to adopt Resolution 2010-276. (7 Yes/ 0 No/ 0 Absent) Motion carried.

Deliberation:

Commissioner Wall stated he could not find in this proposal where it mentions the 30% rule, which leads to the conclusion. He is concerned about voting the 30% rule as a foundation for defining affordability.

Commissioner Stuhr recommended deleting the word, "affordable" in the conclusion.

Commissioner Smith suggested adding the following language:

MOTION #4: Wall/Duff moved to amend Motion #3 and adopt Resolution 2010-276; removing "affordable" and adding the following language in the Introduction of the Comprehensive Plan Housing Element: *"To provide for a diversity in the type, density and location of housing within the City to ensure there is an adequate supply of housing units to meet the needs of City residents of various income levels and housing needs. With proper planning, Newberg can encourage affordable housing for residents below the median income."* (7 Yes/ 0 No/ 0 Absent) Motion carried.

Chair Tri recessed for a five-minute break at 9:27 PM.

TIME - 9:32 PM



534 SW Third Avenue, Suite 300 • Portland, OR 97204 • (503) 497-1000 • fax (503) 223-0073 • www.friends.org
Southern Oregon Office • PO Box 2442 • Grants Pass, OR 97528 • (541) 474-1155 • fax (541) 474-9389
Mid-Willamette Valley Office • 189 Liberty Street NE, Suite 307A • Salem, OR 97301 • (503) 371-7261 • fax (503) 371-7596
Willamette Valley Office • 220 East 11th Avenue, Suite 5 • Eugene, OR 97401 • (541) 520-3763 • fax (503) 575-2416

Attachment 5

February 4, 2010

Chairman Lon Wall
Newberg Planning Commission
414 East First Street
Newberg OR 97132

Re: Newberg Comprehensive Plan Housing Element and Institutional Land Needs Amendments

Dear Chairman Wall and Planning Commission members:

Thank you for the opportunity to comment on the draft Newberg Comprehensive Plan Housing Element and Institutional Land Needs Amendments. 1000 Friends of Oregon is a nonprofit, charitable organization dedicated to working with Oregonians to enhance our quality of life by building livable urban and rural communities, protecting family farms and forests, and conserving natural and scenic areas.

1000 Friends of Oregon supports your efforts to plan for Newberg's future and we maintain a keen interest in the outcome of these proceedings. We do have several preliminary concerns regarding these amendments and may have additional concerns as this process moves forward.

Because the city's assumptions and definitions regarding vacant land, partially vacant land, and potential infill and redevelopable land are not stated, it is not possible to assess the reasonableness of all of the city's conclusions. In general, the analysis of need and the inventories of available land show a significant deficit. We are concerned that the extent of the land need may be overstated and the ability of existing lands in the UGB to accommodate that need may be understated.

A more compact UGB will reduce pressure on farmland and other rural lands outside the current UGB, reduce the cost of extending infrastructure beyond the edge of existing development, and reduce transportation costs for both new and existing Newberg residents who work and shop in Newberg. This will also allow for more choice in transportation, and reduce the length of driving trips, resulting in reduced green house gas emissions.

1. "RECENT TRENDS" ANALYSIS

Table IV-5 contains data regarding density by housing type, labeled "Recent Trends." It is identical to old data contained in an analysis done over five years ago. The city should provide information regarding the time period used to determine "recent trends", as well as the underlying data. If the data is not current, it should be updated.



Celebrating Thirty-five Years of Innovation

2. ERRATA IN TABLE IV-7

The column in Table IV-7 containing the “Buildable Acres in UGB (2009)” should be updated to reflect the recent UGB expansion, as was done for Table IV-15.

3. PROVISION OF SUFFICIENT BUILDABLE LAND

The draft Newberg Comprehensive Plan Housing Element is a “housing needs projection” as that term is defined in OAR 660-008-0005(4).¹ OAR 660-008-0010 requires that sufficient buildable land be provided to meet the needs identified by a housing needs projection.² That has not been done here. Instead, deficits of buildable land in every category of housing have been identified, yet no additional land has been provided to meet those needs. LUBA has already ruled on a similar issue involving McMinnville. McMinnville sought to establish its land needs through discreet plan amendments prior to submitting a UGB expansion to LCDC. In *DLCD v. City of McMinnville*, 41 Or LUBA 210 (2001) LUBA ruled that:

“[W]here the analysis indicates that the UGB includes insufficient buildable lands, the city *cannot* ‘obtain finality regarding its needs analysis before... proceeding [to amend its UGB or its regulations]’.” (emphasis in original)

To remain compliant with Goals 10 and 14, concurrent with adoption of a housing needs analysis that shows a deficiency of land, Newberg should either amend its plan and land use regulations to include new measures that demonstrably increase the likelihood that residential development will occur at densities sufficient to accommodate housing needs for the next 20 years without expansion of the urban growth boundary, include additional land in its UGB, or adopt a combination of these measures.

4. POTENTIAL DOUBLE-COUNTING OF INSTITUTIONAL NEEDS

Table IV-14 provides for institutional needs from 2031-2040 by using the same land-to-population ratio computed for the 2010-2030 time period. However, many of the institutional facilities listed for construction during 2010-2030 may actually serve residents that will not arrive until after 2030. It is unlikely, for example, that another new high school or large private school will be needed, or that Portland Community College will need a second or expanded campus. Large facilities such as these are commonly planned for more than just a 20-year capacity, and so it may well be that the 128 acres provided for the 2010-2030 land need actually come close to meeting the 2030-2040 need as well. The same may be true for the parks and other categories of institutional land needs.

¹ **OAR 660-008-0005(4):** “Housing Needs Projection” refers to a local determination, justified in the plan, of the mix of housing types and densities that will be:

- (a) Commensurate with the financial capabilities of present and future area residents of all income levels during the planning period;
- (b) Consistent with any adopted regional housing standards, state statutes and Land Conservation and Development Commission administrative rules; and
- (c) Consistent with Goal 14 requirements.

² **OAR 660-008-0010 Allocation of Buildable Land.** The mix and density of needed housing is determined in the housing needs projection. Sufficient buildable land shall be designated on the comprehensive plan map to satisfy housing needs by type and density range as determined in the housing needs projection. The local buildable lands inventory must document the amount of buildable land in each residential plan designation.

5. POPULATION PROJECTIONS

The population projections in Table 13-2 of the proposed Housing Element do not comply with the requirements of ORS 195.036³ and OAR 660-024-0030. OAR 660-024-0040(1)⁴ requires all UGB evaluations or amendments to be based on a forecast that complies with these requirements, unless the evaluation or amendment was initiated prior to April 5, 2007.⁵

OAR 660-024-0030(1)⁶ requires that Newberg's forecast be "consistent with the coordinated county forecast", and that said county forecast be "a coordinated 20-year population forecast for the county and for each urban area within the county consistent with statutory requirements for such forecasts under ORS 195.025 and 195.036." This rule further stipulates that the coordinated countywide forecast, as well as the individual city forecasts which stem from the countywide forecast, be adopted into each jurisdiction's comprehensive plan.

To the best of our knowledge, the proposed Newberg forecast is not consistent with "a coordinated 20-year population forecast for the county and for each urban area within the county." Instead, it appears to be a stand-alone forecast adopted by Newberg only.

This is not adequate. ORS 195.036 and OAR 660-024-0030(1) require adoption of a *countywide* forecast containing individual forecasts for *each* urban area, not just a stand-alone Newberg forecast. Once that is done, Newberg may go on from there and adopt a forecast that is consistent with the county's forecast for Newberg. Instead, it appears that Newberg ran the process backward, by preparing its own forecast and then bringing it to the county for "coordination", which apparently consisted of obtaining a letter from the County Planning Director accepting Newberg's forecast.

We do not believe the County has adopted the necessary "coordinated 20-year population forecast for the county and for each urban area within the county" into its comprehensive plan or a document

³ **ORS 195.036 Area population forecast; coordination.** The coordinating body under ORS 195.025 (1) shall establish and maintain a population forecast for the entire area within its boundary for use in maintaining and updating comprehensive plans, and shall coordinate the forecast with the local governments within its boundary.

⁴ **OAR 660-024-0040(1):** The UGB must be based on the adopted 20-year population forecast for the urban area described in OAR 660-024-0030, and must provide for needed housing, employment and other urban uses such as public facilities, streets and roads, schools, parks and open space over the 20-year planning period consistent with the land need requirements of Goal 14 and this rule. The 20-year need determinations are estimates which, although based on the best available information and methodologies, should not be held to an unreasonably high level of precision.

⁵ **OAR 660-024-0000(3)(a):** A local government may choose to not apply this division to a plan amendment concerning the evaluation or amendment of a UGB, regardless of the date of that amendment, if the local government initiated the evaluation or amendment of the UGB prior to April 5, 2007;

⁶ **OAR 660-024-0030(1):** Counties must adopt and maintain a coordinated 20-year population forecast for the county and for each urban area within the county consistent with statutory requirements for such forecasts under ORS 195.025 and 195.036. Cities must adopt a 20-year population forecast for the urban area consistent with the coordinated county forecast, except that a metropolitan service district must adopt and maintain a 20-year population forecast for the area within its jurisdiction. In adopting the coordinated forecast, local governments must follow applicable procedures and requirements in ORS 197.610 to 197.650 and must provide notice to all other local governments in the county. The adopted forecast must be included in the comprehensive plan or in a document referenced by the plan.

referenced by the plan, as required by OAR 660-024-0030(1). Unless and until the county adopts an acceptable countywide forecast, Newberg cannot adopt or rely upon *any* forecast, except for a safe harbor forecast adopted in accordance with OAR 660-024-0030(4)(c) and ORS 195.034.⁷ This statute allows a city to independently adopt a forecast, and it is the route Newberg could have, and should have, pursued prior to initiating this evaluation of its UGB, given the lack of an acceptable countywide forecast.

6. PUBLIC AND SEMI-PUBLIC LAND NEEDS

The proposed amendments identify a need for 546 buildable acres of land for public schools, private schools, parks, churches, etc. from 2007 through 2040. We share the concern expressed by DLCD and ODA in written comments they submitted to the city in 2007: "... the acreages for schools and parks appear to be excessive."⁸

Parks

It appears that the provision of parks is planned to occur solely on buildable land. Even if constraints such as steep slopes, riparian areas, wetlands, utility easements and floodplains can properly be considered a barrier to residential development, that does not mean these constraints are a barrier for

⁷ **OAR 660-024-0030(4)(c):** A city may adopt a revised 20-year forecast for its urban area by following the requirements in ORS 195.034.

ORS 195.034 Alternate population forecast. (1) If the coordinating body under ORS 195.025 (1) has adopted, within 10 years before a city initiates an evaluation or amendment of the city's urban growth boundary, a population forecast as required by ORS 195.036 that no longer provides a 20-year forecast for an urban area, a city may propose a revised 20-year forecast for its urban area by extending the coordinating body's current urban area forecast to a 20-year period using the same growth trend for the urban area assumed in the coordinating body's current adopted forecast.

(2) If the coordinating body has not adopted a forecast as required by ORS 195.036 or if the current forecast was adopted more than 10 years before the city initiates an evaluation or amendment of the city's urban growth boundary, a city may propose a 20-year forecast for its urban area by:

(a) Basing the proposed forecast on the population forecast prepared by the Office of Economic Analysis for the county for a 20-year period that commences when the city initiates the evaluation or amendment of the city's urban growth boundary; and

(b) Assuming that the urban area's share for the forecasted county population determined in paragraph (a) of this subsection will be the same as the urban area's current share of the county population based on the most recent certified population estimates from Portland State University and the most recent data for the urban area published by the United States Census Bureau.

(3)(a) If the coordinating body does not take action on the city's proposed forecast for the urban area under subsection (1) or (2) of this section within six months after the city's written request for adoption of the forecast, the city may adopt the extended forecast if:

(A) The city provides notice to the other local governments in the county; and

(B) The city includes the adopted forecast in the comprehensive plan, or a document included in the plan by reference, in compliance with the applicable requirements of ORS 197.610 to 197.650.

(b) If the extended forecast is adopted under paragraph (a) of this subsection consistent with the requirements of subsection (1) or (2) of this section:

(A) The forecast is deemed to satisfy the requirements of a statewide land use planning goal relating to urbanization to establish a coordinated 20-year population forecast for the urban area; and

(B) The city may rely on the population forecast as an appropriate basis upon which the city and county may conduct the evaluation or amendment of the city's urban growth boundary.

(4) The process for establishing a population forecast provided in this section is in addition to and not in lieu of a process established by goal and rule of the Land Conservation and Development Commission.

⁸ Letter from DLCD and ODA to City of Newberg, October 1, 2007

use as parklands. In fact, many of these features are desirable qualities for parklands, and OAR 660-008-0005(2) does not permit the exclusion of these lands for non- residential uses.

Schools

Oregon’s Transportation Growth Management website contains the following relevant information:

“Acreage Standards for School Sites “Until recently, the Arizona-based [Council of Educational Facility Planners International](#) (CEFPI) recommended large sites for new schools... But under [new guidelines](#) (*Creating Connections: CEFPI Guide for Educational Facility Planning/2004 Edition*) published by CEFPI in 2004, school districts are encouraged to base the size of school sites on educational program needs instead of on arbitrary acreage standards. This more flexible approach has the potential of reducing "school sprawl" and of making it easier for communities to build (or preserve and renovate) schools on smaller sites located in walkable neighborhoods, as opposed to constructing stand-alone facilities on large, remote sites accessible only by car or bus. Other publications by CEFPI include: [A Primer on the Renovation and Rehabilitation of Older/Historic Schools](#) and [Schools for Successful Communities: An Element of Smart Growth](#).”⁹

7. CONCLUSION

We recognize and commend Newberg’s efforts to plan for its future. Additional work remains and it is our hope that the final product is one we can support. We hope these comments are helpful in achieving that outcome. Please include them in the official record of these proceedings and notify us of any decisions and/or future hearings in this matter.

Sincerely,



Mia Nelson
1000 Friends of Oregon
220 East 11th, Suite 5
Eugene, OR 97401
541.520.3763

Cc (electronic): DLCD
Yamhill County Planning Department
Oregon Department of Agriculture

⁹ <http://www.lcd.state.or.us/LCD/TGM/walkableschools.shtml>

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REQUEST FOR COUNCIL ACTION

DATE ACTION REQUESTED: March 15, 2010

Order ___	Ordinance ___	Resolution ___	Motion <u>XX</u>	Information ___
No.	No.	No.		

SUBJECT: Consideration of proposals to develop affordable housing at 921 S. Blaine Street, and to direct the City Manager to prepare a development agreement for Council adoption.

Contact Person (Preparer) for this Motion: Luke Pelz, AICP, Assistant Planner

Dept.: Planning & Building Department

File No.: GEN FILE 10-001
(if applicable)

RECOMMENDATION: Direct the City Manager to prepare a development agreement with a private developer to construct an affordable housing project at 921 S. Blaine Street for City Council approval at a future Council meeting.

EXECUTIVE SUMMARY: The Newberg Animal Shelter is currently in the process of moving from their existing location at 921 S. Blaine Street to a site on Sandoz Road. The shelter transfer provides an opportunity to develop a more compatible use with the existing neighborhood, and help to achieve the City Council’s goal of increasing the amount of affordable housing in Newberg. In December 2009 the City Council directed staff to request proposals for an affordable housing development at 921 S. Blaine Street. Two proposals were received – one from Newberg Area Habitat for Humanity (Attachment “1”), and one from Mr. Roger Grahn (Attachment “2”). The Council expressed that the objectives of the project should be: 1) to develop dedicated affordable housing that maximizes the land use potential of the site and meets affordable housing goals, 2) to develop a project with exemplary site and building design, and 3) to transfer ownership of the land upon completion of the project.

FISCAL IMPACT: It is the intent of the Council that the developer will incur all construction and development costs and fees in regard to this project. A zone change and variance application would be needed to accommodate a project with more than two units. If the fees for these applications are waived the city will incur the total cost of staff time to prepare the applications. One of the proposals would like the city to consider waiving a portion, or all, of the system development charges and review fees. This includes all system development charges and building permit fees. Transferring 921 S. Blaine Street to private ownership will positively contribute to the residential tax base. The degree of tax contribution depends on the type of dwelling and value of the project.

STRATEGIC ASSESSMENT: The City Council should meet with each applicant separately during the March 15, 2010 regular meeting. This would provide the Council an opportunity to learn more about the proposal directly from the applicant, and ask questions of the applicant. At the meeting the Council should make a decision to choose one of the proposals, likely with conditions, or choose no proposal at that time. The decision and criteria are at the Council’s discretion. Among other things, the Council should take into consideration the need for affordable owner occupied versus affordable rental units, architectural and site design, compatibility with surrounding property, use of environmentally beneficial construction practices, ability to finance the project, ability to complete the project without fee waivers, and ability to complete the project in a timely manner.

Existing Site Information:

The project site is located within the R-2 Medium Density Residential Zone at 921 S. Blaine Street. Adjacent uses include single family residential to the north, multi-family to the west, and Ewing Young Park to the south. The site is approximately 0.2 acres, or 8,700 square feet, is relatively flat, and served with existing city water and waste water utilities. Under the current zoning designation a total of two units are permitted. Access is taken from Blaine Street, which is unimproved south of Ninth Street. Existing buildings on site include one 400 square foot, single story structure. The structure is in poor condition and will likely be removed as part of the project.



Habitat for Humanity (Habitat) Proposal:

The Habitat proposal includes partitioning the lot and constructing two attached owner occupied units. Each proposed unit has three bedrooms and is two stories with a total floor area of about 1,100 square feet. Sustainable building features are proposed including: the use of Energy Star rated appliances, lighting and windows; a high efficiency water heater; low demand heating and cooling systems; and use of recycled building materials. The site design includes four off-street parking stalls using pervious pavers, a relatively large open space in the rear yard, and on-site stormwater detention and landscaping. Regarding frontage improvements, Habitat is open to contributing funds for their share of road improvements for the section of Blaine Street south of Ninth Street. The proposal does not include a request for a zone change or additional land acquisition in order to increase the number of units on site. However, the proposal does indicate willingness to explore these opportunities in order to increase the density. Habitat would like a portion, or all, of the required fees to be waived. Habitat representatives have stated that although a fee waiver is beneficial, it is not essential in order to complete the project. Regarding project financing, Habitat would acquire and hold a mortgage for each unit for ten years. After ten years the occupant would have the opportunity to take over the mortgage from Habitat. The budget estimate for this proposal is about \$320,000.

Grahn Proposal:

The Grahn proposal includes a total of seven rental units divided between two buildings. One building contains four, one bedroom units. The second building contains three, three bedroom units. Both of the proposed buildings are two stories. The total floor area for both buildings is about 6,200 square feet. The proposal includes a request for zone change to R-3 High Density Residential and acquiring approximately 2,000 square feet of land from the adjacent lot to the north. The additional 2,000 square feet is needed to accommodate the on site parking and drive aisle. The property owner of the adjacent lot, Ms. Francia, has

verbally stated to staff that she would consider selling this unused portion of 906 Charles Street for the project - regardless of the developer chosen. The site design includes a small amount of usable open space, low maintenance landscaping, and nine parking stalls. A total of fourteen stalls are required for seven units, therefore variance approval would be necessary. This proposal does not include a request to waive required fees. To ensure affordability, Mr. Grahn proposes a 10 year price agreement with the city and to tie the rates to the Yamhill County consumer price index. The budget estimate for this proposal is about \$480,000.

Other Issues:

Affordable Housing Need

The Council may want to consider the existing need for affordable housing based on occupancy type – owner-occupied and renter-occupied. The Grahn proposal is a multi-family renter-occupied project, while the Habitat project is considered a duplex owner-occupied project. The *Newberg Housing and Residential Land Needs Report 2004* (The Report) shows that, for low income households, there is a need for both owner and renter-occupied units. Low-income households include households with an annual household income less than \$50,000.

The table below shows the low-income housing demand for owner-occupied and renter-occupied units. The numbers in the demand column represent the need that is not being met by the existing supply. The demand, or need, is estimated based on several factors including: demographic and market trends, local housing production by type and price range, and turnover rates.

Low Income Households, New Housing Need by Occupancy Type, 2004-2008			
<i>Household Income</i>	<i>Owner-Occupied, New Unit Demand 2004-2008</i>	<i>Renter-Occupied, New Unit Demand 2004-2008</i>	<i>Total Demand for New Units</i>
<i>Under \$10,000</i>	23	22	45
<i>\$10,000-\$14,999</i>	24	19	43
<i>\$15,000-\$24,999</i>	54	48	102
<i>\$25,000-\$34,999</i>	65	52	117
<i>\$35,000-\$49,999</i>	83	61	144
<i>Total</i>	249	202	451
<i>Percent of Total</i>	55%	45%	100%

Source: Johnson Gardner, Housing & Residential Land Needs Analysis 2004

The Housing Needs Report shows that there is a slightly greater demand, or unmet need, for low-income owner-occupied units. There is a need for about 249 new low-income owner-occupied units, and a need for about 202 new low-income renter-occupied units. Of the total need for low-income housing, approximately 55% of the need is for owner-occupied units. About 45% of the total low-income housing need is for renter-occupied units. The Report shows that the demand continues at the same rate beyond 2010. For all income levels the projected demand by tenure, between 2004 and 2008, is approximately 34% renter-occupied and 66% owner-occupied under the medium growth scenario. The need for low-income owner-occupied units is reflective of the greater need for owner-occupied for all income levels.

Street Improvements

The portion of Blaine Street that extends south of Ninth Street to Ewing Young Park is unimproved and in poor condition. Ownership of this section of Blaine is unknown. The Grahn proposal includes half street improvements along the site frontage at a cost of about \$22,000. The Chehalem Park and Recreation District (CPRD) submitted a request that the City pave Blaine Street as part of this project. One option was offered by CPRD which includes the City donating the Blaine Street land to CPRD and in turn CPRD would incur

the cost of paving the road. Staff recommends that the City initiate a joint street improvement project with CPRD for this section of Blaine Street, with the developer of 921 Blaine providing a portion of the cost.



Newberg Area
Habitat
for Humanity®

PROPOSAL TO THE CITY OF NEWBERG 921 S BLAINE STREET





Newberg City Council
PO Box 970
414 E First Street
Newberg, Oregon 97132

December 18, 2009

Re: 921 S Blaine Street Affordable Housing Proposal

Dear Mayor Andrews and Councilors Bacon, Larson, McKinney, Rierson, Shelton and Whitherspoon:

We believe Newberg Area Habitat for Humanity has the experience, expertise and resources to develop and build a project that will maximize the potential of the Blaine Street site while serving as a model to other affordable housing projects.

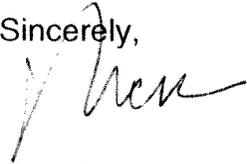
We believe this because our organization:

- 1) Has over 15 years local experience developing model affordable housing
- 2) Is backed by the expertise of Habitat for Humanity International
- 3) Is a community-based volunteer-driven non-profit
- 4) Maintains affordability through in-kind donations and volunteer labor
- 5) Demonstrates financial stability and secures financing through a partnership of sources
- 6) Addresses the specific needs highlighted in the Newberg Affordable Housing Action Plan
- 7) Develops the stability of homeownership which in turn adds to the tax rolls
- 8) Has the experience needed to successfully select and prepare families for homeownership
- 9) Recycles materials in the building of sustainable and efficient projects
- 10) Brings together divergent partners joined in goodwill
- 11) Is small enough to be focused while remaining flexible and responsive
- 12) And, Newberg Area Habitat for Humanity builds more than houses, we build community

Greater specifics on our organizations appear in the attached proposal. Thank you for this opportunity and for furthering the mission of affordable housing in our community.

Should you have any questions regarding our organization, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read "Rick Rogers". The signature is fluid and cursive, written over the word "Sincerely,".

Rick Rogers
Executive Director

A. Letter of Qualification:

1) General History and Experience:

For over fifteen years, Newberg Area Habitat for Humanity, a 501 (c) 3 non-profit corporation, has developed successful long term, high quality affordable housing in our community. A self-help homeownership program, we promote, encourage and direct neighbor goodwill to the building of homes with those in need. Harkening back to a community barn-raising, we bring together the people, expertise and resources to build homes with families who would not otherwise be able to own a home in Newberg. *(An organization brochure is included in section A5).*

Our organization is an affiliate of Habitat for Humanity International and, as such, draws on the experience and reach of a world-wide affordable housing homebuilder. Marketing assistance, brand recognition, best practices and national donation programs are but some of the benefits this affiliation brings to Newberg. With 61,000 families served world-wide in fiscal year 2009 (HFHI Annual Report 2009), the experience is both broad and deep. *(Habitat for Humanity International information appears in section A5).* Locally we are governed by an 11-member volunteer board of directors. A paid staff of three part-time employees is assisted by a network of ad hoc and standing volunteer committees. *(A listing of the qualifications of the principals and our Board of Directors and Committees is included in section A5).*

Our affiliate was founded by a group of concerned citizens in 1994. These visionaries saw the need for affordable homeownership in Newberg and set about to tangibly address this need. Our mission is to build decent, safe and affordable homes that will be an asset to the community. To date this community has built 11 homes, recycled two, and has two more currently under construction.

Upon completion, each of the homes we build is sold to the local partner family who has gone through a rigorous selection process. Selection is based on need, ability to pay, and a 'willingness to partner'. Need is defined as being low to extremely low income (between 25% and 60% of area median income which corresponds with the definitions shown on page 5 of the City of Newberg Affordable Housing Action Plan). As the homeowner will be expected to pay a no-interest mortgage set at no more than 30% of their gross annual income, an ability to pay the mortgage must be proven. Typically, with taxes, insurance and the principal portion, our families pay an average of \$500 per month for their (normally 3 bedroom 1 ½ bath 1,100 square foot) homes. We charge no interest and make no profit. The final selection criteria item is that the family must demonstrate a willingness to partner with us to build the homes and prepare for homeownership. This willingness is shown through a commitment to 500 hours of 'sweat-equity' earned through the building of their homes and the homes of others and to attending a series of classes focused on such topics as home maintenance and budgeting. *(A listing of our Family Selection Criteria appears in Section A5).*

Anecdotal Evidence: While we can explain the details of the program that is Habitat for Humanity, truly the best means to understand what we do is to visit the building site at 614 N Main on a Thursday or Saturday. There, from 9:00 am to 4:00 pm, you will find future and current homeowners working alongside a crew of volunteers who may range in age from 16 to 86. The day's building is overseen by an experienced supervisor who teaches, leads and encourages. Volunteers with a range of skills and experience will perform all aspects of building not subcontracted to professionals. The group of volunteers on any given work day might be from George Fox University, the high schools, Rotary, Kiwanis, local businesses or churches. All of the volunteers on the site have one thing in common; they are joined in goodwill. At the end of a long day they will survey their work and feel the accomplishment of having helped. They have physically and tangibly done something about the need for affordable housing in our community. Many years later they will drive by and say, "I helped build the Hill and Porter homes".

2) Specific Examples of Affordable Housing Projects Completed:

Since our affiliation in 1994, Newberg Area Habitat for Humanity's cadre of volunteers and homeowner partners have built 11 homes, recycled an additional two, and are currently in construction on two more.

(A listing of the homes built to date with pictures and addresses is included in section D).

Our first home, completed in 1996, 1016 S Pacific Street, is a single story single lot detached single family home that fulfilled the mission of providing a decent, safe, affordable dwelling unit to a needy family. Since that initial project, and with the rapid appreciation of the cost of land, we have moved to building attached homes to maximize development potential. In fact, the single biggest obstacle for this organization has been finding affordable land. With this, the homes on Meridian, Pacific, Everest, Third Street and Main Street are all built with the notion of maximizing potential of each of the sites. Small footprints, second and third stories and detached storage are some of the means we have used to stretch the sites space.

In addition to the site specific design elements used to maximize development potential, Newberg Area Habitat for Humanity by its mission seeks to best use a site by the size of the homes we build. We maintain strict home design criteria that limit the number of bedrooms, baths and square footage to modest levels dependent on family size. Typically we build three-bedroom, one and a half bath homes that do not exceed 1,100 square feet. *(A copy of our Home Design Criteria is included in section A5).* Although our homes have included more architectural features over the years, we maintain the belief that homes should be decent, safe and affordable but not lavish. In the interest of keeping homes affordable we do not install dishwashers or garbage disposals and we do not build garages.

While we wholeheartedly believe that each building site's potential should be maximized for cost effectiveness and efficiency we also believe our homes should be livable for our homeowners and attractive to the neighborhood.

Since completion of our first home with the Clark family in 1996 we have evolved not only in the maximization of development potential but to serve as model for how affordable housing might be built. Each of the projects we have undertaken since our beginning has sought to address particular issues surrounding affordable housing. In order of completion those projects are:

1016 S Pacific Street

A single family single story single lot home, the Clark's home, proved that decent, safe housing could affordably be built by volunteers in Newberg.

921, 923, 925 and 927 N Meridian

Two two-story duplexes on a single drive, the Grimaldo, Pena- Pena, Pina and Johnson homes, used plans developed by Habitat for Humanity International. These 3 and 4 bedrooms homes are simple, well-laid out, easy to build and easy to maintain. Bordered by commercial property and a railroad track, this site presented some unique challenges. One of these homes has since been recycled.

916 and 918 S Pacific Street

Incorporating more architectural features than earlier projects, the Meyer and Simon homes, brought new construction to an area in need. This two-story duplex was specifically designed for the street facing site and features a donated concrete tile roofing system. These homes are handicapped visit-able.

1603 and 1605 E Third Street, 214 and 216 S Everest Road

The Habitat Everest subdivision is home to the Dunkin, Stephens, Breazeale and Sohn homes. An ambitious project this set of two duplexes is specifically designed for this corner lot. The objective of the project was to design and build a project that could be envisioned in almost any new subdivision. With the City of Newberg's cooperation (through the granting of a host of variances among other things) we believe this project accomplished the goal of proving that affordable housing need not look 'low cost'. On-site parking, stand alone storage, a separate common area, well designed landscaping and small (20 x 24) footprints to 2 ½ stories, characterize this project. One of these homes has since been recycled.

614 and 616 North Main

Currently under construction, the Hill and Porter homes, a two-story duplex, have been specifically designed for this street facing site. The location is surrounded by a mix of older and newer homes and affords great convenience to downtown but requires access onto a busy state highway. Site design features will shield the homes from traffic noise and provide privacy to each homeowner family. An open floor plan and the use of a range of sustainable features will highlight this project. In this build, we are striving for efficiency both in the building process and for the homeowners. The Hill and Porter families are now eagerly fulfilling their

sweat-equity requirements. The land for this project was generously donated to us.

921 South Blaine

Based on current R-2 zoning and with the professional assistance of Scott Edwards Architecture (along with a host of others), we will plan to build a two-story duplex on this 8,700 square foot site. The project, two 3 bedroom 1 and ½ bath 1100 square foot homes, will incorporate a range of sustainable and efficient features making it a model for future affordable housing development in Newberg. The homes will be livable, efficient and an asset to the community. *(A complete list of the envisioned sustainable and efficient design and building features is included in section A5).*

In addition to being a model of design and efficiency, we feel this project will be a model of the benefit of a local non-profit/local government partnership. As planning progresses we hope to work closely with City staff to insure (and even test) the provisions outlined in the City of Newberg Affordable Housing Action Plan. Density bonuses, streamlined approval, flexible design standards and reduced fees are all provisions that we would like to explore.

We would also like to look into the possibility of further maximizing the site's potential. As noted at the onset, we have conceptually designed our project based on current R-2 zoning. However, if the City of Newberg Affordable Housing Action Plan provisions or even discussions with adjacent property owners (namely Chehalem Parks and Recreation) might allow us the leeway to build another home on the site we would enthusiastically pursue this possibility.

3) Financial Stability, Ability to Finance and Timeliness:

A. Stability and Ability to Finance:

Newberg Area Habitat for Humanity's financial stability and ability to finance the Blaine Street project is based on a partnership between current homeowners, donors, in-kind providers of materials and services, volunteers, local government, foundations, Habitat for Humanity of Oregon and Habitat for Humanity International. The interrelationship of these varied funding sources is what guarantees our ability to finance. The interrelationship also assures our stability as we are not dependent on any single source. The partnership includes:

Current homeowners – Principal payments on current mortgages are paid into our 'fund for humanity' which assists with future building.

Donors – a network of individuals, businesses, churches and civic groups provide financial support for our mission. This support can come as ongoing contributions or one time project-based support. Periodic appeal letters and events are examples of the former. Capital campaigns and

special building projects are examples of the latter. For the current Main Street project, a group of 12 churches have come together in an “Apostles Build” to provide financial support and manpower to help build the Hill and Porter homes.

In-Kind Providers – historically more than 25% of the cost of construction of each home has come from donations from local tradesmen, material suppliers and building professionals. Architects, engineers, plumbers, electricians, and roofers are the types of professionals who typically donate their services. Beyond the building trades we also benefit from donated and discounted services from a range of other local providers from accountants and attorneys to restaurants which provide meals to our building site. The generosity in this area is remarkable and serves as a very solid testimonial to this community’s goodwill. *(A sample list of in-kind donors and other partners appears in section A5).*

Volunteers – For each of our building projects, over 400 individual volunteers will spend 7,000 hours on the building site. As such, in most instances, we do not pay for labor.

Local Government – The City of Newberg has generously waived systems development charges for past projects and the Chehalem Parks and Recreation District provides office and storage space free of charge. Both of these cost reductions allow resources to be directed to building.

Foundations – a variety of foundations have provided grant support to Newberg Area Habitat for Humanity in the past. We expect this support to continue for the Blaine Street project. Meyer Memorial Trust, the Ford Family Foundation, the Trillium Fund of the Oregon Community Foundation, and the Federal Home Loan Bank have generously supported our activities in the past and we hope they will do so again in the future.

Habitat for Humanity of Oregon – this umbrella organization for the 32 Habitat for Humanity affiliates in Oregon, serves as a source of funding of both grants and loans. Habitat Oregon prepares collective proposals to state-wide foundations and government programs on behalf of the affiliates.

Habitat for Humanity International – in addition to program, marketing and organizational support, Habitat International serves as a source of gifts, grants, loans and in-kind donations. Gifts are from national donation programs (Cars for Homes), grants and loans can be from federal sources (SHOP, mortgage factoring), and in-kind programs often involve product from large national building product manufacturers.

Future Homeowners – These families do not need to seek conventional bank financing to purchase their home. Newberg Area Habitat for Humanity will mortgage and service the loans directly.

(A draft preliminary budget for the Blaine Street project is included in section A5).

B. Timeliness:

We are volunteer-driven and build two days per week. We rely on in-kind donations and are beholden to the schedules of generous service providers. Given this, we do not build as quickly as a for-profit builder. However, the benefit of one of our projects goes far beyond production. As Habitat for Humanity International stresses, 'We build more than houses'. The sense of community shown by volunteers on a building site is the intangible benefit of the tangible act of building a home. We customarily take twelve months to develop two homes.

As noted earlier, the biggest single difficulty we have faced since 1994 is the cost and availability of land. Our production during this time has been severely limited by having to wait between projects while land is located and secured. If the Blaine Street proposal is approved it will allow us to move directly from our current Main Street project directly to Blaine Street. This continuity will speed production as we will maintain the momentum of our donor and volunteer base.

4) Needs and Objectives of the Newberg Affordable Housing Action Plan:

The ultimate goal of the Newberg Affordable Housing Action Plan is "to provide safe, decent affordable housing for all who live here."

Newberg Area Habitat for Humanity has been working toward this goal for over 15 years.

The Ad Hoc Committee's on Affordable Housing's report goes on to recognize that the City of Newberg "has an affordable housing problem" and states that "Recent development has done very little to provide housing for working families. Between 2005 and 2008, 52% of the housing demand was for households earning below \$50,000. However, during the same time period, only 14% of the actual housing built was available to households earning less than \$50,000."

By our charter, we serve the very working families that the Affordable Housing Action Plan identifies. The project at 921 South Blaine will be home to families who earn between 25% and 60% of median income or between \$17,500 and \$42,000 for a family of four.

To reach the ultimate goal of housing for all, the Ad Hoc Committee has recommended a series of seven strategies. Upon ratification by the Planning Commission, we proposed to work closely with City staff to maximize the usage of these strategies and ultimately to the benefit of the 921 South Blaine Street project and the community.

This organization has been fortunate to be represented on the Ad Hoc Committee that drafted the action plan by our Executive Director, Rick Rogers.

5) Other information:

Enclosed please find some additional information about our organization. Included are:

- a) Experience of Principals
- b) Board of Directors list
- c) Committee list
- d) Organization brochure
- e) Habitat for Humanity International brochure
- f) Family Selection Criteria
- g) Home Design Criteria
- h) Sample list of in-kind donors and partners
- i) Blaine Street list of efficient and sustainable features
- j) Blaine Street draft budget



Qualifications of Principals

Jared E Jones, President, Board of Directors

A software and electronics engineer who retired to Newberg after 33 years in Silicon Valley start-ups, Jared joined Newberg Area Habitat for Humanity in 2007. Board President since 2008, his prior Habitat for Humanity experience was gained in San Jose, California. As President of the Board, Jared is responsible for policy-level affiliate leadership. Also a member of the Executive, Board Growth, Building and Resource Development Committees.

Rick Rogers, Executive Director

Twenty-five years of experience in a range of fields (banking, journalism, overseas development and non-profit management) in a variety of settings (Honolulu, New Hampshire, Arizona, Brazil, Guinea Bissau), Rick joined Newberg Area Habitat for Humanity in 1999. Responsible for direct day-to-day operations and leadership.

LeRoy Powell, Construction Supervisor

Over forty years of direct construction experience and oversight. LeRoy joined Newberg Area Habitat for Humanity in 2009 having partially retired from his family business (Powell Built Homes). During his construction years, LeRoy gained broad mission experience. Responsible for all construction planning and on-site volunteer supervision.

Amy Lodholz, Event & Volunteer Coordinator

A 2005 graduate of the University of Oregon, Amy joined Newberg Area Habitat for Humanity in 2008. With experience in fundraising and communications Amy first became familiar with Habitat for Humanity through the AmeriCorps program in South Carolina. Responsible for volunteer recruitment and retention and for the planning of fundraising, appreciation and awareness events.



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NEWBERG AREA HABITAT FOR HUMANITY

WHO ARE WE?

We are a non-profit, ecumenical Christian housing ministry. We are in partnership with Habitat for Humanity International to meet the basic human need for safe, decent, responsible, and affordable housing. We welcome the participation of people from all cultural, religious, and economic backgrounds who would like to build a better community.

Habitat for Humanity International works with people in many countries of the world to build safe, decent, affordable shelter. There are now more than 3,000 affiliates operating in 100 countries around the world.

HOW DOES IT WORK?

Through donations of time, money, materials and professional services, we work with prospective homeowner (partner) families to build and rehabilitate houses. These houses are sold to our partner families at no profit and are financed with affordable, no-interest loans.

Habitat does not give houses away. In addition to affordable monthly mortgage payments, each homeowner family invests a minimum of 500 hours of their own labor—sweat equity—into building their house and the houses of others.

The mortgage payments received by Habitat are then invested into a revolving Fund for Humanity, which is used to build more houses.

COULD I QUALIFY TO BE A PARTNER WITH HABITAT?

Perhaps. In order to most effectively build communities and be good stewards of our resources, Habitat works to carefully select partner families who are not able to qualify for traditional home financing, who would be able to repay the loan, who are willing to become partners in our program and who are in severe need of decent housing. Our family selection committee works closely with each applicant family, treating each application on a case-by-case basis.

CAN I BECOME PART OF HABITAT BY DONATING MONEY OR MATERIALS?

Yes. We could not build houses without the generous participation of many people in our community. Donations of building materials are a big part of the reason we can help people build affordable housing. We particularly welcome offers of materials for future delivery, as our storage facilities are extremely limited.

Further, donations of money help us buy lots on which to build, pay for insurance and fees, and purchase the materials that have not been donated. We are registered as a 501(c)(3) corporation with the IRS and with the Oregon Department of Justice as a Charitable Corporation.

ARE WE CONNECTED TO THE GOVERNMENT?

No. Habitat is a private, independent ministry. We are able to accept federal, state and local funds so long as these funds have no strings attached that would violate Habitat's principles or limit its ability to proclaim its Christian witness.

DO WE HELP PEOPLE OUTSIDE OF OUR AREA?

Yes. Believing that we have an obligation to share our bounty, we tithe 10 per cent of all undesignated gifts to fund housing in Latin America.

HOW CAN I VOLUNTEER MY TIME AND SKILLS?

We depend on each other to help do something together that is beyond the reach of any one of us. We offer many volunteer opportunities, chances to make a real difference in our community.

For information on current opportunities, call our office at:

(503) 537-9938



International Map and Fact Sheet

HFHI Summary

Habitat for Humanity International is a nonprofit Christian housing ministry that seeks to eliminate poverty housing and homelessness from the world, and to make decent shelter a matter of conscience and action. Habitat invites people from all walks of life to work together in partnership to help build houses with families in need. Habitat has built more than 225,000 houses around the world, providing 1 million people in more than 3,000 communities with safe, decent, affordable shelter. HFHI was founded in 1976 by Millard Fuller, along with his wife, Linda.

How does Habitat work?

Through volunteer labor and donations of money and materials, Habitat builds and renovates simple, decent houses with the help of homeowner (partner) families. Habitat houses are sold to partner families at no profit, financed with affordable mortgages.

The homeowners' monthly mortgage payments go into a revolving Fund for Humanity that is used to build more houses. Habitat carries out its mission at the community level through organized groups called affiliates. Affiliates around the world raise the funds used to construct houses. All Habitat affiliates are asked to tithe—to give 10 percent of their contributions—to fund house-building work in other nations.

In many countries, national organizations have been formed to support the development of affiliates. These national organizations also raise awareness, provide training and leadership development and support fund raising. Some national organizations and affiliates receive funding grants and fund-raising support from Habitat for Humanity International.

Habitat is not a giveaway program. In addition to a modest down payment and the monthly mortgage payments, homeowners invest hundreds of hours of their own labor—"sweat equity"—into building their house and the houses of others.

What does a Habitat house cost for a partner family?

Throughout the world, the cost of houses varies from as little as a few thousand dollars in some developing countries to around \$60,000 in the United States.

Mortgage length varies from seven to 30 years.

House costs are kept low by using

locally available materials and volunteer labor. Habitat continues to search for innovative approaches and partnerships that will enable even the poorest families to have a simple, decent place to live.

How are partner families selected?

Families in need of decent shelter apply to local Habitat affiliates. The affiliate's family selection committee chooses homeowners based on their level of need, their willingness to become partners in the program and their ability to repay the no-profit loan. Every affiliate



KIM NICKERSON/D



Family Selection Criteria

1. Families live, work, or have some specific connection to the Newberg area (including Dundee, Dayton, St. Paul and Sherwood).
2. Need for adequate shelter
 - a. Current shelter has problems with heating, water, electricity, bathroom(s), kitchen, structure, environmental hazards, etc.
 - b. Overcrowded conditions determined by the number of persons, age, and sex of family members.
 - c. Unable to obtain a conventional or governmental assisted loan.
 - d. Excessive amount of income spent on housing.
 - e. Special needs of family member that cannot be met in current living circumstances.
3. Ability to pay
 - a. Family has a reliable source of income.
 - b. Family demonstrates the financial resources and ability to pay the monthly payment (including taxes and insurance) on a regular basis. Home ownership must not threaten household income or the ability to continue payments of monthly household expenses and/or current debt.
 - c. Family has a history of responsible payment of debt
 - d. Family's total gross annual income is not less than 25% and no greater than 50% of the median income of Yamhill County for their family size. (In 2009, the income range is \$17,500 to \$35,000 (hourly \$8.41 to \$16.82) for a family of four.) Exceptions may be made for exceptional need.
 - e. The combined total of the monthly mortgage payment and all monthly debt payments should not be greater than 36% of the family's gross monthly income. Exceptions in severe cases of need.
4. Willingness to partner with Habitat for Humanity
 - a. Family understands 500 hour sweat equity requirements and its demands and is willing to complete 100 hours before work begins on their own home and is willing to complete all 500 hours (250 hours with specified assistance from friends, neighbors, and community volunteers) prior to taking possession of their home.
 - b. Family is willing to attend Habitat's Family Support classes, which include financial counseling, home maintenance, and repairs.
 - c. Family is willing to receive home visits and interviews from family selection committee member(s) and media representatives for publicity purposes.
 - d. Most importantly, the family desires to be active participants in Habitat, helping others achieve home ownership by volunteering their time and continuing the circle of "a hand up."

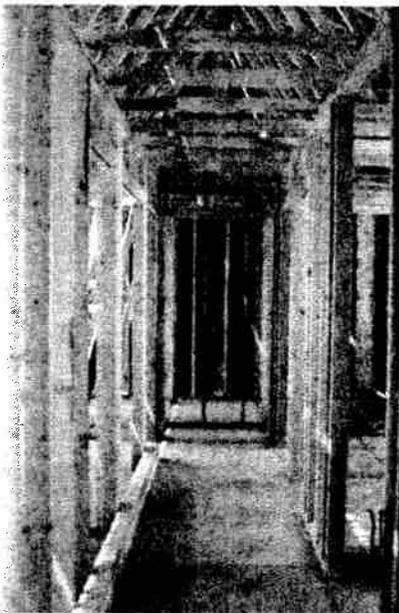
Habitat for Humanity does not discriminate based on age, sex, race, ethnic background, national origin, or religion



Construction Technologies

House Design Criteria

As stated in Habitat for Humanity's U.S. Affiliation Agreement, affiliates' construction practices should reflect the Habitat intent of building simple and decent houses as defined at right. New construction and rehabilitation projects may provide a set of circumstances with local code requirements or community covenants in which some of the guidelines cannot be met.



The following points define the criteria that affiliates should incorporate into their house designs:

1. The living space provided—excluding stairwells (except to a basement) and exterior storage—should not exceed:
 - 900 square feet for a two-bedroom house
 - 1,070 square feet for a three-bedroom house
 - 1,230 square feet for a four-bedroom house
2. The basic house should have only one bathroom and should be accessible to persons with disabilities. The bathroom may be compartmentalized for increased usefulness. Three-bedroom houses may have an additional half bath. Houses with four bedrooms, or five or more people, may have an additional full bathroom.
3. Families should have an opportunity to choose decorative finishes for their house whenever possible.
4. A budget may be established with a predetermined limit (e.g., \$1,000) to allow the family to personalize their home with such features as appliances, fencing, shed, etc.
5. Each house should have a covered, primary entrance.
6. When feasible, at least one entrance to the house should be accessible to persons who have difficulty with mobility.
7. All passage doors, including the bathroom door, should be three feet (3') wide. Halls should be three feet and five inches (3' 5") wide from rough frame to rough frame. [Note: if there is a door in the hallway, the minimum width increases to three feet and seven inches (3' 7") from rough frame to rough frame.] These standards allow for simple access for persons with disabilities. Further adaptations may be needed if a family member is disabled.
8. Homes should not have garages or carports.

Plans that conform to these guidelines are available in the Habitat for Humanity Planbook, item #3998, on BuildBrand at <http://buildbrand.habitat.org> or by calling the US Support Center at (877) 434-4435.



In-Kind Services and Materials

Projected Partial List

Gifts in Kind

In Kind - Materials

Name	Memo
Al's Garden Center	Plants
ARE Manufacturing	Plumbing & heating materials
Burgerville	Lunch
Chehalem Garden Club	Plants
City of Newberg	Compost
Coyote Coffee	Lunch
Dieringer Nursery	Plants
Dominoes Pizza	Lunch
Elaine Goodwin	Lunch
Evergreen Nursery	Plants
Ferguson's Fragrant Nursery	Plants
Finnegan's Mill	Lunch
First Presbyterian	Lunch
George Morlan Plumbing	Discount on water heaters
Hunter Douglas	Mini Blinds
Hunter Douglas	Mini Blinds
Jean Gallagher	Plants
Jem 100	Lunch
Jim Fisher Roofing & Construction	Gutters & Downspouts
Johnson Flooring	Carpet
Joyful Servant	Lunch
Miller Paint	Paint
Monrovia Nursery	Plants
Newberg Friends	Lunch
North Valley Friends	Lunch
Oregon Turf & Tree Farms	Sod
Pogey's Subs	Lunch
Precision Countertops	Countertops
Red Ridge Farms	Plants
Sherwood Door	Doors and hardware
Sherwood Rotary	Plants

Name	Memo
Square D	Electrical Materials
Stanley	Tools
Subway	Lunch
Taco Bell	Lunch
The Cronin Company	Laminate flooring
Tina's	Lunch
Troy Schulz Construction	Insulation Discount
United Methodist	Lunch
Whiripool Corporation	Stoves & Refrigerators
Total In Kind - Materials	
In Kind - Services	
A.A.D. Designs, Siding & Painting	Siding/Trim
Alonzo Floor Covering	Carpet Install
Bottaini, Galluci & O'Hanlon	Accounting/Audit services
Brian Doyle Engineering	Structural engineering
Brown, Tarlow and Bridges	Legal services
Carlson Testing	Soil Testing
Chehalem Parks and Recreation District	Office and storage space
City of Newberg	Sewer Development - waived
City of Newberg	Water Development - waived
Ed Patterson	Cabinets
First American Title	Title and recording services
GeoPacific Engineering, Inc	Compaction testing
H & H Drywall, Inc	Drywall labor and materials
Hampton Plumbing Company	Plumbing - donated labor
Heenen, Dennis	Concrete Finishing
IBEW Local 48	Electrical
Jim Fisher Roofing & Construction	Roofing
KL Bowers Concrete	Foundation
Leonard Rydell Civil Engineering	Civil Engineering
Les Schwab Tire Center	Loan of Lift
McDonald and Duncel & Associates	Surveying
Melby, Wayne	Concrete Finishing
Metro Plumbing Company	Donated plumbing labor
Newberg Self Storage	Tool storage

Name	Memo
Quality Concrete Pumping	Concrete Pumping
Schulz-Clearwater	Discount on Portable Toilet
Scott Edwards Architecture	Architecture services
The Saunders Company	Utility, site and demolition work

Total In Kind - Services

Total Gifts in Kind

TOTAL



Proposed Sustainable Features

921 South Blaine Street, Newberg

Site Features:

- Rain gardens to capture all rainwater from site
- Run off swales and garden with native species
- Porous pavers in driveway/parking area with engineered base rock holding capacity
- Local and volunteer labor

Energy Efficiency Features:

- **Building**
 - Wrap foundation-structure connection with rigid insulation to avoid thermal bridging
 - Spray foam all cavities in walls created by outlets, plumbing, etc.
 - Exceed minimum insulation requirements in all areas (e.g R49 ceilings)
 - Roof trusses are designed with 'high heels' for better insulation
 - Low E Vinyl Energy Star® rated windows
 - Insulated window and door headers
 - Blower door test to pinpoint any sources of air transfer from the exterior
 - Care to avoid moisture soaking materials
 - Moisture removal post-construction
- **HVAC**
 - Low demand for heating/cooling allows for smaller heating system
 - Localized electric wall heaters
 - Spot ventilation Energy Star® rated
 - Low- or no-VOC (Volatile Organic Compounds) paints, finishes, and building materials
 - High efficiency gas hot water heater
- **Electrical Savings**
 - 100% Fluorescent lighting, 75% Energy Star®
 - Energy Star® rated appliances

Environmental Features:

- **Water Savings**
 - Dual-flush toilets
 - Low flow shower heads
- **Resource Efficiencies**
 - Advanced Framing techniques save 15% wood costs
 - Recycle demolition and job site debris
 - Use of recycled building materials

Energy Star® & Earth Advantage® Features

- Energy Star® - Lighting, Appliances and windows
- Energy Efficiency - frame
- Programmable thermostats
- High efficiency gas hot water heaters
- Improved indoor air quality
- Low VOC paints & finishes
- Moisture Tested Frame lumber
 - Blower door testing of shell

Green Certifications

- Energy Star®
- Earth Advantage®
- Oregon high performance home

<u>Site Features</u>	<u>Result</u>
Rain gardens to capture or delay all rainwater from site, with overflow going to adjacent ODOT parcel	Alleviates demand on city sewer system, lower bills for homeowners
Run off swales and garden with native species	Increases percolation and filters water. Habitat for insects and birds.
Rain Barrels	Detains run off for later irrigation use
Porous pavers in driveway/parking area with engineered base rock holding capacity	Allows rainwater to seep into ground, with detention of overflow to alleviate demand on city sewer system
Local and volunteer labor	Sense of united community supporting families

<u>Building Features</u>	<u>Result</u>
Wrap foundation-structure connection with rigid insulation to avoid thermal bridging	Reduce heat loss/gain, lower heating/cooling costs for homeowners
Spray foam all cavities in walls created by outlets, plumbing, etc.	Reduce heat loss/gain, lower heating/cooling costs for homeowners
Exceed minimum insulation requirements in all areas	R49 ceilings, R24 walls, R38 floors. Reduce heat loss/gain, lower heating/cooling costs for homeowners
Roof trusses are designed with 'high heels' for better insulation	Reduces thermal bridging
Low E Vinyl Energy Star® rated windows	Reduces thermal losses
Insulated window and door headers	Reduces thermal bridging
Blower door test to pinpoint any sources of air transfer from the exterior for further attention	Confirms tight shell
Care to avoid moisture soaking materials (i.e. Removal of surface ground water in crawl prior to installation of floor insulation)	Avoid mold issues later
Moisture removal post-construction	Avoid mold issues later
Use of recycled building materials from remodelers and contractors	Reduces waste and landfill usage
<u>HVAC Features</u>	<u>Result</u>
Low demand for heating/cooling allows for smaller heating system	Lower upfront cost for builder, lower heating/cooling costs for homeowners
Localize electric wall heaters	Put heating where it's needed
Spot ventilation Energy Star® rated	
Low- or no-VOC (Volatile Organic Compounds) paints, finishes, and building materials to avoid off-gassing after residents are in the dwelling	Healthier air for occupants
High efficiency gas hot water heater	Efficient and lower cost
<u>Electrical Saving Features</u>	<u>Result</u>
100% Fluorescent lighting. 75% Energy Star®	Lower energy bills for homeowners
Energy Star® rated appliances	Lower energy bills for homeowners
<u>Water Saving Features</u>	<u>Result</u>
Dual-flush toilets	Lower water consumption and bill for homeowners
Low flow shower heads	Save water
<u>Resource Efficiencies</u>	<u>Result</u>
Advanced Framing - 15% less wood	2 foot stud spacing, stacked framing, 2 stud corners, insulated headers, aligned opening, drywall clips
Recycle demolition and job site product	Less landfill



Proposed Budget - 921 S Blaine

Income:

In Kind

Land (City of Newberg)	120,000
Pre-Development	48,000
Construction Materials/Services	18,000
	186,000

Community Gifts: 42,000

Grants Pending:	<i>Meyer Memorial Trust</i>	50,000
	<i>Softwood Lumber - HFHI</i>	17,000
	<i>Ford Family Foundation</i>	25,000
		92,000

Total Income: 320,000

Expense:

Land Acquisition: (City of Newberg) 120,000

Pre-Development:

Demolition/Testing	9,800
Surveying	2,500
Architect/Engineering	16,000
Fees/Permits	42,000
Notices, Other	2,500
	72,800

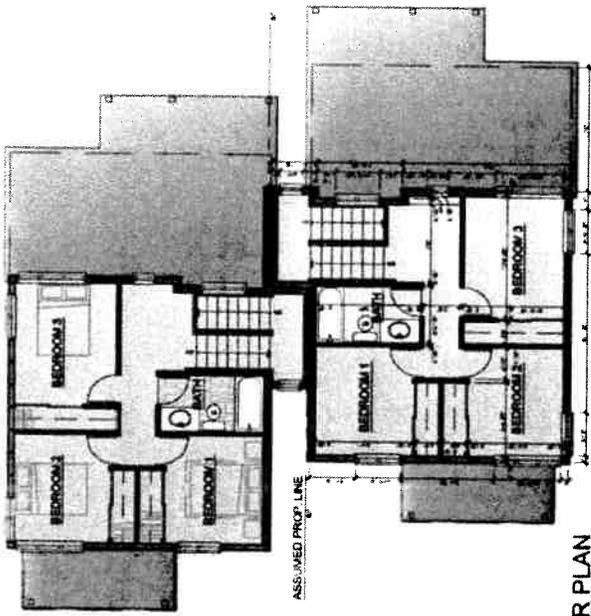
Sub:

Construction:

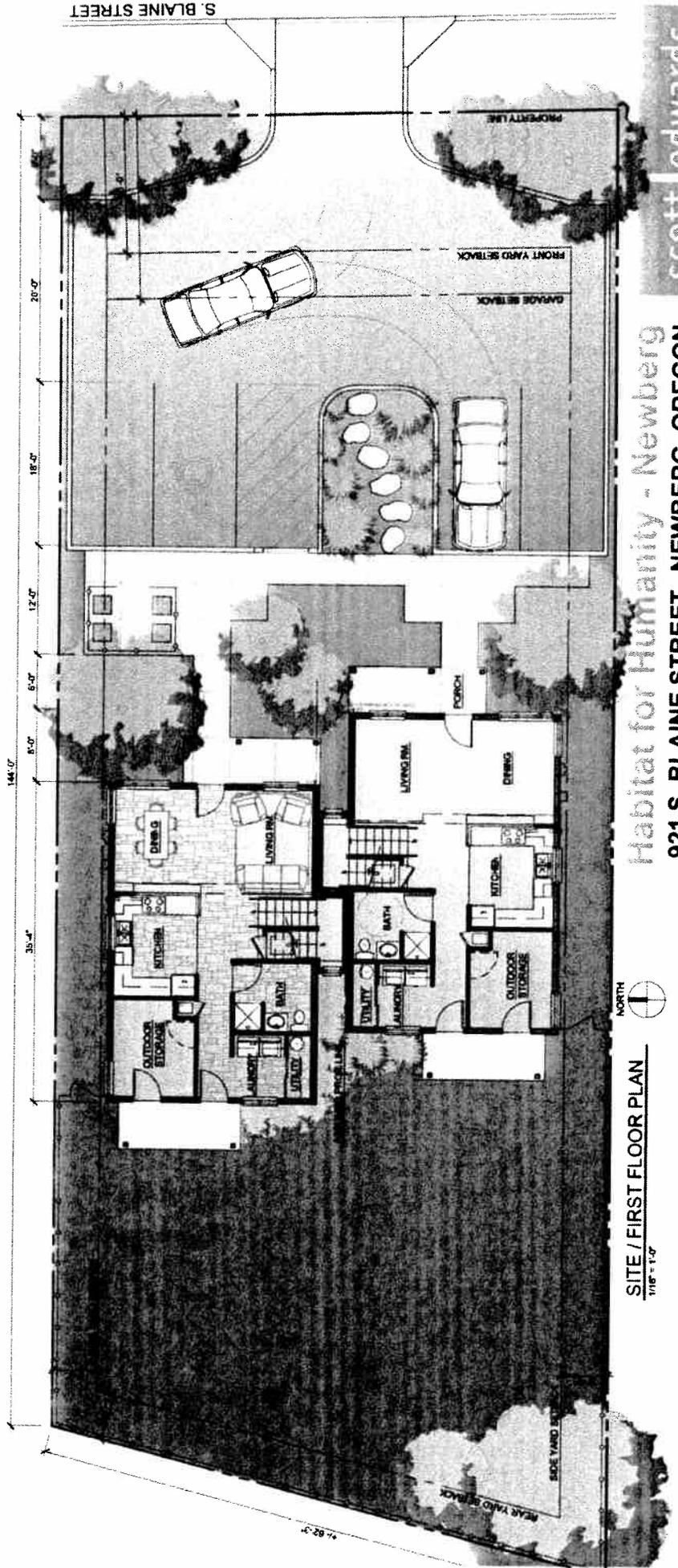
Payroll	28,200
Insurance	5,000
Materials/Services	91,250
Miscellaneous	2,750
	127,200

Total Expense: 320,000

/rr



SECOND FLOOR PLAN
1/16" = 1'-0"



SITE / FIRST FLOOR PLAN
1/16" = 1'-0"





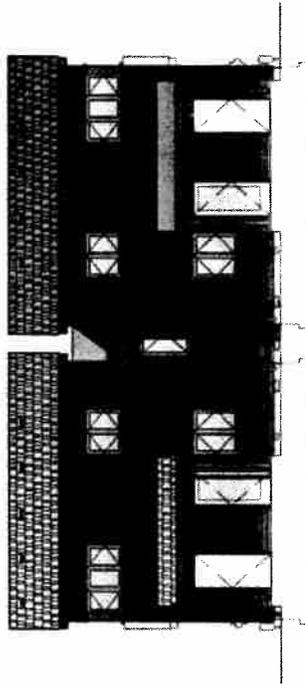
EAST ELEVATION
1/16" = 1'-0"



SOUTH ELEVATION
1/16" = 1'-0"



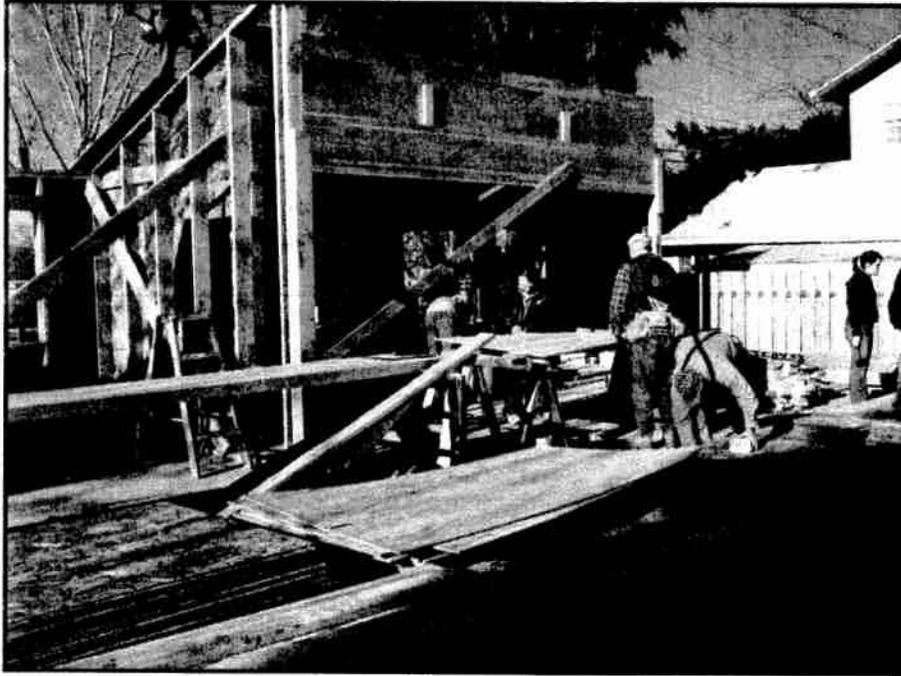
NORTH ELEVATION
1/16" = 1'-0"



WEST ELEVATION
1/16" = 1'-0"



614 & 616 N Main Street



PO Box 118, Newberg, Oregon, 97132 • (503) 537-9938 • www.newberghabitat.org



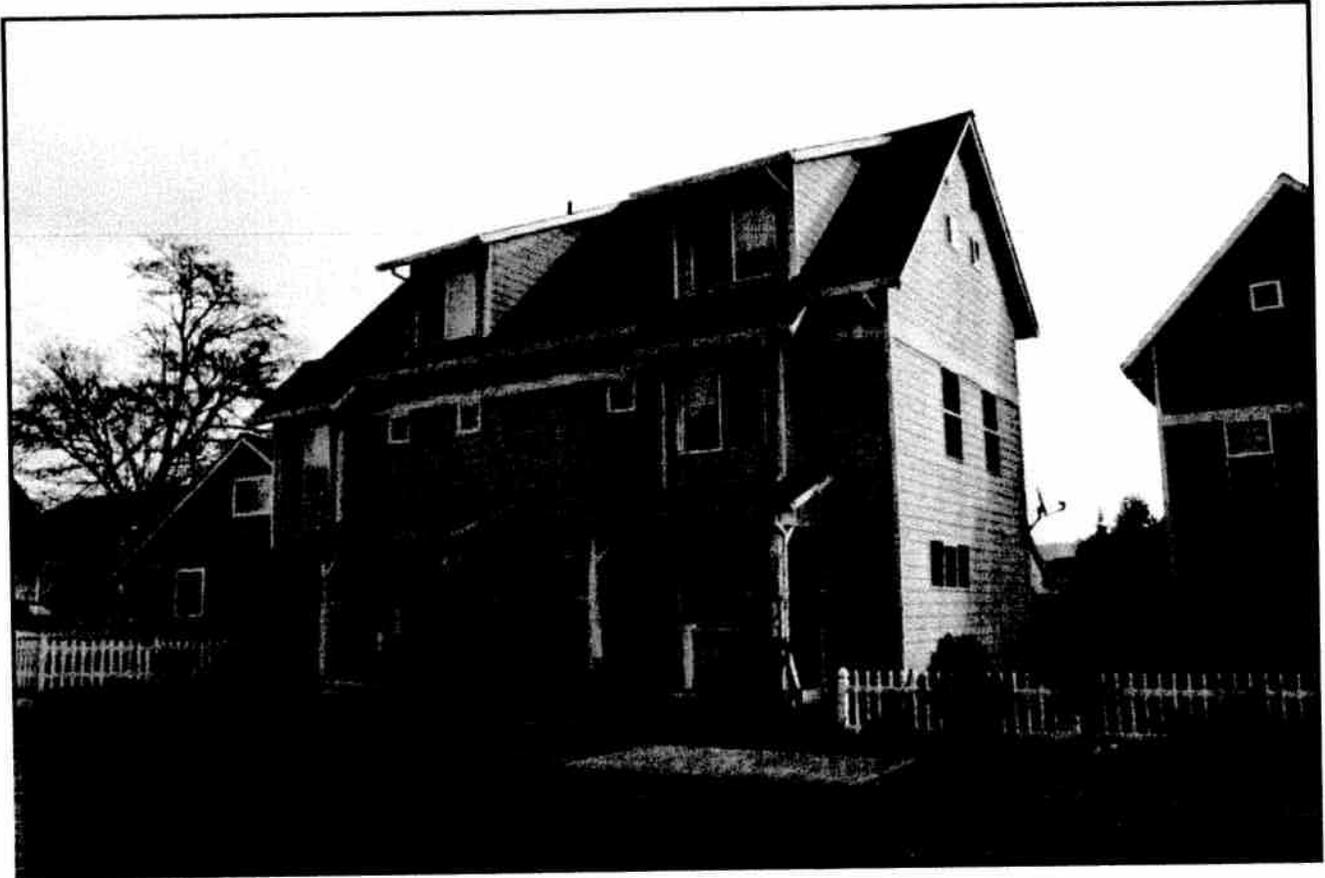
Newberg Area
Habitat
for Humanity®

1603 & 1605 E Third Street





214 & 216 S. Everest Street



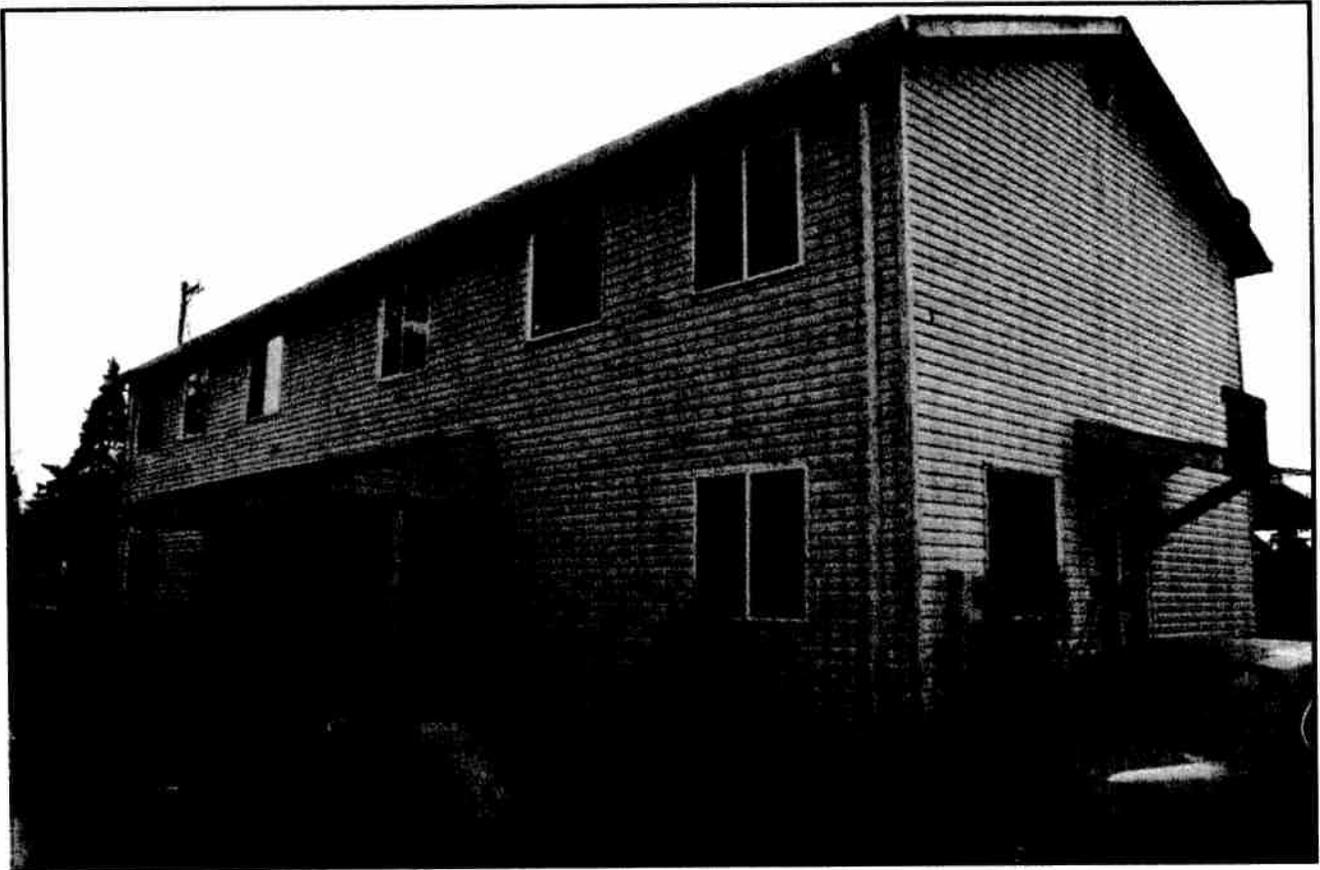


916 & 918 S Pacific Street



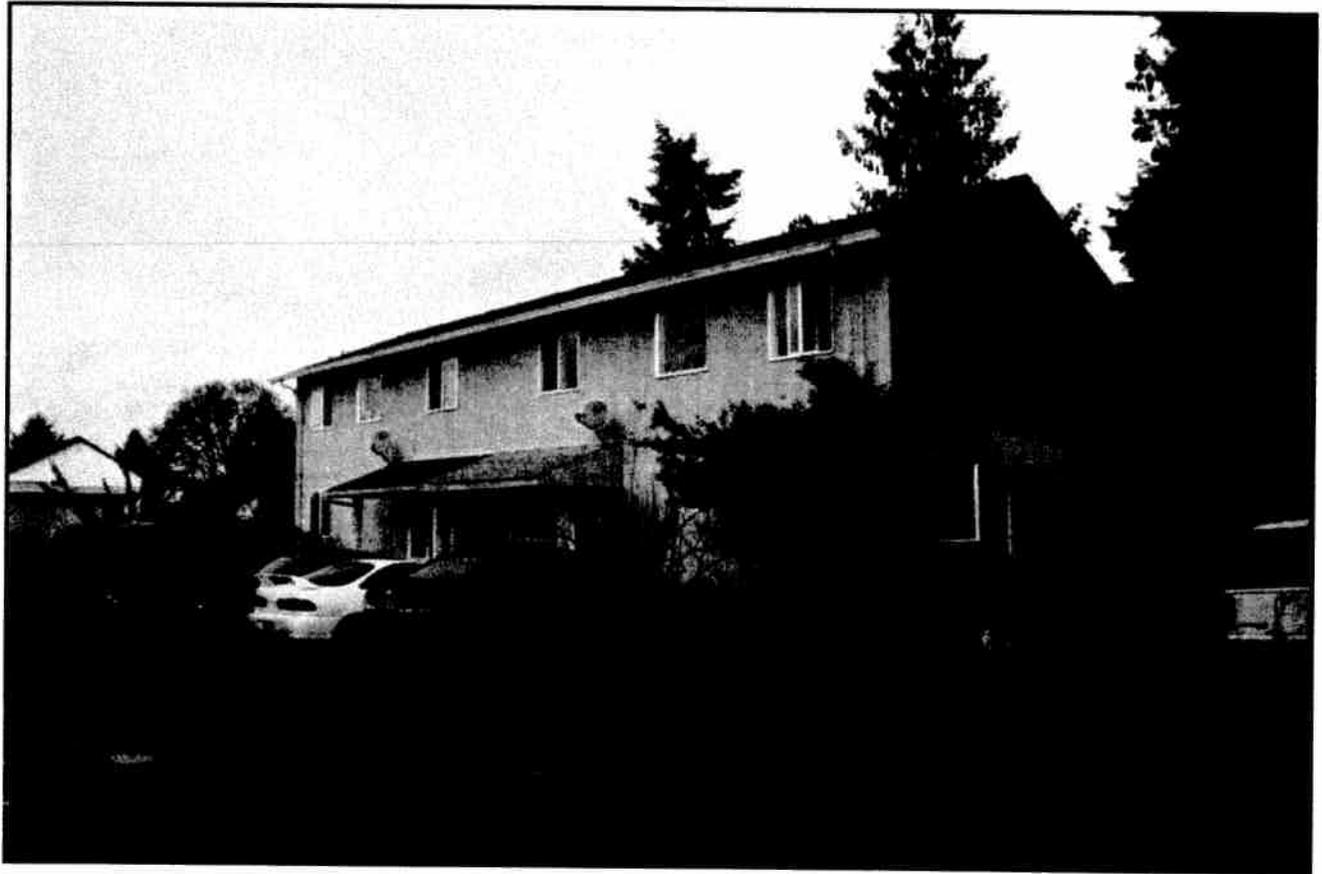


921 & 923 N Meridian Street



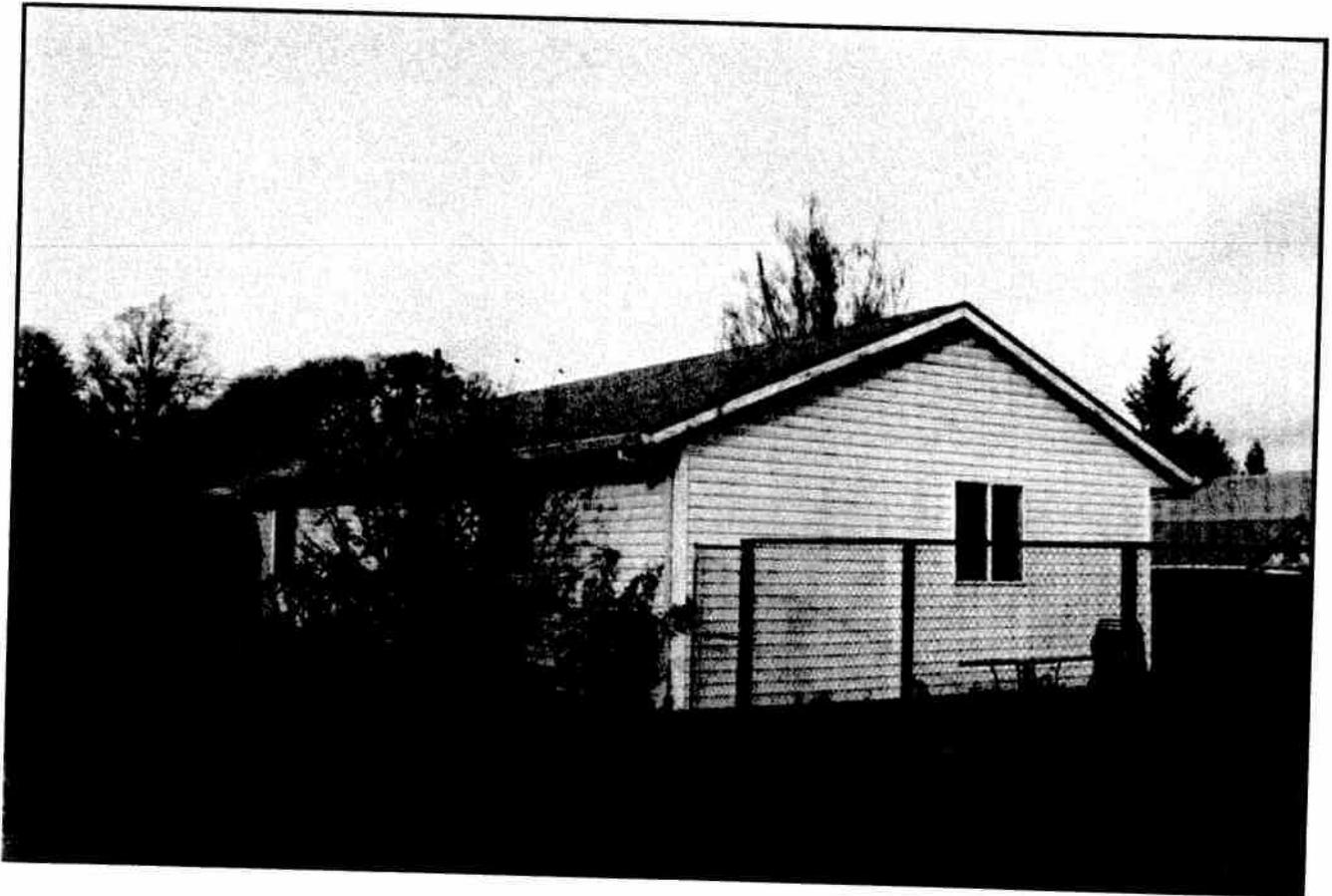


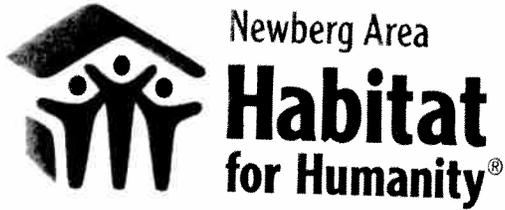
925 & 927 N Meridian Street





1016 S Pacific Street





Tentative Development Schedule

November 2009	Initial inquiry submitted to Meyer Memorial Trust
* December 2009	Proposal submitted to Newberg City Council
December 2009	Organization fundraising appeal
January 2010	Contact with possible key in-kind partners
* February 2010	Receive notification of award from City of Newberg
February 2010	Plans and specifications begin
March 2010	Notify constituents and begin fundraising
March 2010	Family selection process begins
April 2010	Plans and specifications submitted for plan review
May 2010	Partition plans submitted
June 2010	Permits applied for
June 2010	Recruit sponsors for selected families
June 2010	Begin volunteer scheduling and in-kind confirmation
* July 2010	Demolish existing structure, grade and prepare site
July 2010	Families selected and notified
July 2010	Ground breaking ceremony and introduction of families
August 2010	Begin construction
August 2010	Families begin earning sweat equity
January 2011	Families begin homeownership classes
February 2011	Families demonstrate significant sweat equity accumulation
March 2011	Families demonstrate down payment savings
April 2011	Home dedication ceremony/ Awarding of the keys

Roger P. Grahn
Construction/Development
23287 LaSalle Lane
Sherwood, OR 97140
CCB #5128
503-625-4552

Newberg City Council
414 E. First Street
Newberg, OR 97132
503-537-1210

RE: Blaine Street Affordable Housing Proposal

Dear Mr. Mayor and Councilors,

We are pleased to be able to offer you our thoughts on your request for proposals, They are as follows:

General Proposal:

In order to provide the highest and best use of this site we would acquire a small adjacent parcel from the north, combine them and then rezone the new parcel to R-1 high density. This will allow the development of seven (7) units. We believe the proposed spread of unit types, i.e. 4-1 bedroom, 1 bath; and 3-3 bedroom 1 ½ bath best meets the city's requirement of housing needs. There is, proportionally, an excess of 2 bedroom units now.

As explained in greater detail further on in this proposal, we will set the rental rates to reflect the generosity of the city and additionally propose a 10 year agreement with the city to keep the rents tied to the Yamhill Co. C.P.I. This will assure the citizens of Newberg getting a fair value for their money.

The Specifics:

History and Experience – We have been in the planning, construction, and development business since about 1963 and in ownership since 1971. In recent years we have specialized in creating buildable parcels and maximizing their use from odd pieces and parts of adjoining properties. We acquire, consolidate, subdivide, rezone, adjust lot lines or whatever is necessary to create useable land. Examples of this in Newberg would be Ashleys Addn., Lewis Addn., or Cliffords Addn.. Another example might be our recent 30 unit affordable apartment in Portland. In this case we also utilized the city's "amenity density bonus" program gaining a 20% density increase with the construction of extra amenities within each unit. Our 25 year history of quality construction in this community should speak for itself.

Newberg Affordable Housing Action Plan:

Without going into a long rehash of the action plan's objectives, etc. which by now everyone is pretty familiar with, we believe this high density proposal meets almost exactly the goals stated.

Financing:

Generally, lenders will not loan more on a project than the borrower's net worth; also, not lend more than about 40% of their asset base. For the sake of financing discussions we assume a total value of less than \$600,000 and borrowing of about 55%. This project represents, for us, commitments of approximately 10% of either criteria and is well within our capacities to construct and finance.

Further, we will be asking our good friends at First Federal Savings to participate in this with us. A local mutual savings bank, they have a long history of both stability and participation in community programs and charities, particularly affordable housing. So the money comes from local sources and stays local.

Additional Work:

In a word – Infrastructure. We believe it is appropriate to have, and do not want ownership of a project of this type without an improved roadway. What form this might take is very uncertain as well as the actual ownership of the roadway. We are proposing to include a "limited" – allowing for railroad clearances, half street improvement on Blaine Street – even if you don't own it, and we will work out the storm system somehow with public works.

Financing Details:

On a separate enclosure please find two approaches to the financial breakdowns. They represent the proposal with and without an appropriate land purchase. This is in an attempt to clarify the value of the city's contribution. Further analysis is available for you to determine how the different components affect each other and the overall product.

The Units Themselves:

We try to emphasize above average fixtures and quality construction – it's not just an apartment, it's somebody's home! Washers and dryers installed, self clean ranges and microhoods in workable kitchens; light airy rooms; extra sound control; appealing exteriors; extra police approved security measures; adequate mature and attractive irrigated landscaping. We spend money on low maintenance permanence, e.g., powder coated steel railings and stairs, tiled entries, etc..

We strive to create clean, attractive, and decent places to live and have a no-nonsense policy with tenants who do not agree. For those who do appreciate our efforts, we offer long term incentives to say. Quality tenant stability is our goal.

Anticipated Timetable:

February 2010 – Council decisions
March to July 2010 – Land use actions
April 2010 – Final city agreements
May to June 2010 – Final plans completed and submitted
July 2010 – Financing in place
August 2010 – Permits issued
End of September 2010 – Project weather tight and structure complete
November 2010 – Completion
December 2010 – Rent up

Conclusion:

We thank the council members for their innovative approach toward affordable housing, and for the opportunity for us to do the same.

Sincerely,

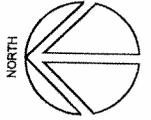
A handwritten signature in cursive script, appearing to read "Roger P. Grahn".

Roger P. Grahn



18 UNITS
8310 S.E. RHINE
PORTLAND

SITE PLAN

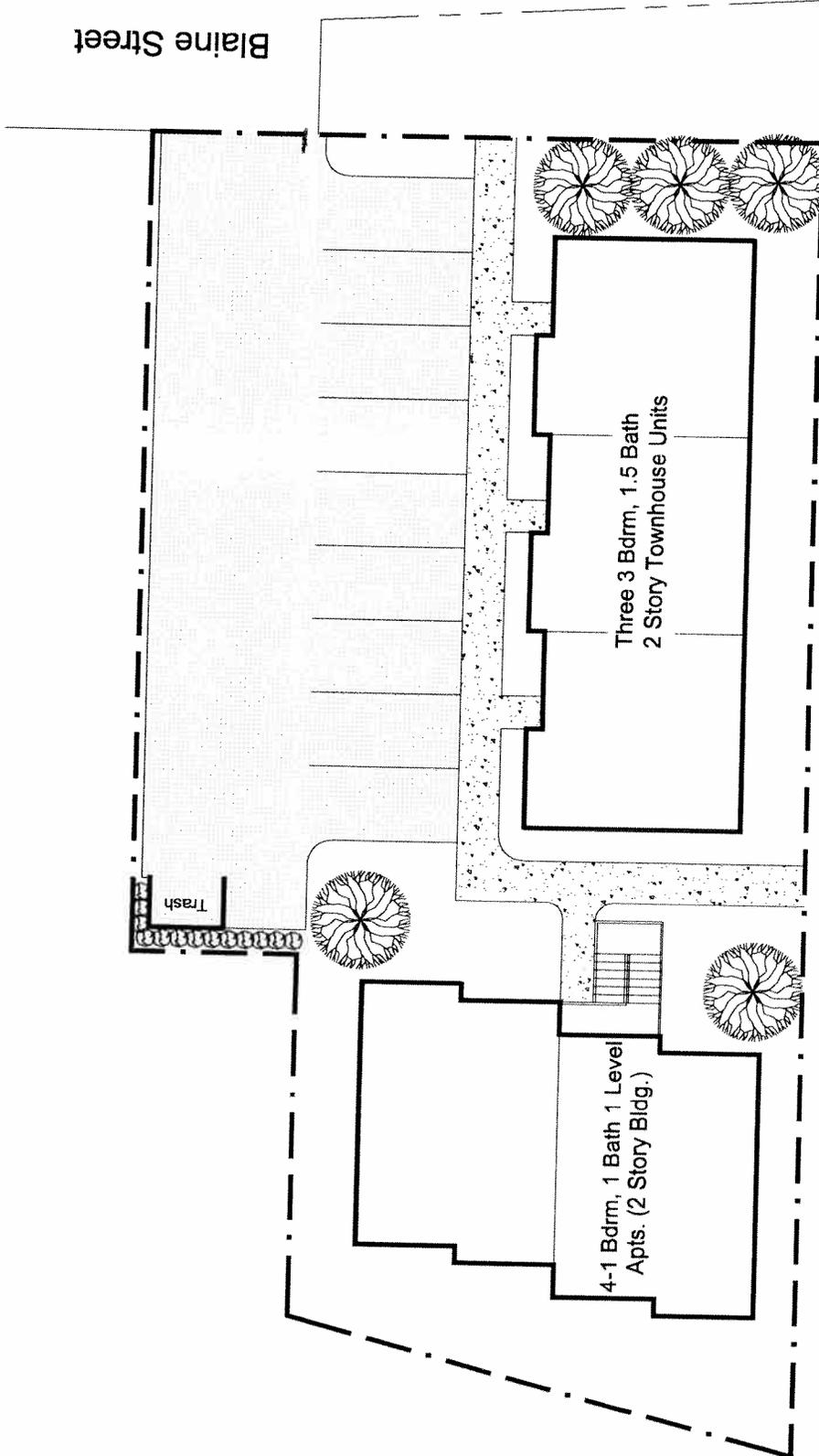


Richard E. Givens, Planning Consultant
204 SE 10th Avenue
Canby, Oregon 97013
PH: (503) 263-4966 -- Fax: (503) 266-4718

SCALE 1" = 20'
DATE: 12-16-09
PROJECT #09-GRA-100

DEVELOPMENT PROPOSAL
921 S. Blaine Street
Roger Grahm

Blaine Street



BLAINE ST. APT

3- 3 BDRM, 1 1/2 BT @ 1150' = 3450'
 4- 1 " , 1 " @ 703' = 2810'
TOTAL 6260'

© WILSON JONES

01/04/09

pg 1

INCOME:				
3 BDRM	930' / MO	X 3	2790	
1 BDRM	580'	X 4	2320	
			5110	X 12 = 61300 ANN
LESS VACANCY		- 5%		< 3100 >
GROSS ANNUAL INCOME:				<u>58200</u>
RENTAL EXPENSES (45%)				
MANAGEMENT:		MO	ANN.	
ON SITE UTIL:		600-	7200	
WATER & SEWER	300			
GARBAGE	100			
HOUSE ELECT.	100			
LANDSCAPE MAINT.	200	700	8400	
INSURANCE			1200	
PROP. TAXES			6800	
MAINT. RESERVES			3000	< 26800 >
NET ANNUAL INCOME:				31600
CAPITALIZED VALUE:				
NET INCOME ÷ .0725% (7.25%) =				<u>435,800</u>
LOAN: *				
75%	LOAN TO VALUE =	326850	USE:	318,000
70%	" " " =	305060		
P. & I PAYMENTS				
* ASSUME (?) 7.0% , 30 YR = 2063 / MO X 12 = 24750 ANN				
* TODAYS MARKET RATES				

	Misc (TITLE, etc)			2
	DEVELOPMENT EXPENSES			3
	PROFF. FEES			
	ARCHT	3.00		
	CIVIL	4.5		
	STRUCT.	1.5		
	PLAN	<u>1.0</u>		10
	PERMITS -			
	INCL SDC'S & LAND USE			70
	HARD CONST COSTS	6260' x 54' / SF		338
	FINANCING:			
	APPRAISAL	2		
	LOAN FEES, etc 1.5% *	6		
	INTRM INTEREST	<u>12</u>		20
	STREET IMPROV. - (STORM ?? ALLOW FORMING)			22
	START UP. RENT UP			4
	TOTAL COSTS			<u>480</u>
	LESS LOAN			<310>
	CASH INVESTMENT REQ'D			<u>170</u>

BLAINE ST APT

193

	1	2	3	4
1st yr				
<u>TAXABLE INCOME :</u>				
NET INCOME			31,600	
LESS: AMORTIZATION: (28.5 YR S/L)			(16,420)	
468,000 ÷ 28.5				
INTEREST:			(21,000)	
319,000 X .07 [DECLINING BAL]				
NET TAXABLE INCOME			(5,820)	
TAX SAVINGS (27% + 9%)			<u>2,095</u>	
<u>CASH FLOW :</u>				
NET INCOME			31,600	
LESS: LOAN PAYMENTS (ANNU)			(24,750)	
TAX SAVINGS			<u>2,095</u>	
NET CASH INCOME			8,945 ²²	
PERCENT OF RETURN ON INVEST.				
ANNUAL 8,945 ²² ON 179,000 =				<u>5.26%</u>
IF: FULL PAYMENT OF LAND WERE ADDED TO THESE COSTS (ASSUME \$120,000),				
THEN % OF RETURN = 8,945 ²² ON 299,000 =				<u>3.08%</u>

REQUEST FOR COUNCIL ACTION

DATE ACTION REQUESTED: March 15, 2010

Order ____ Ordinance ____ Resolution XX Motion ____ Information ____
No. No. No. 2010-2891

SUBJECT: Approving a list of pro tem judges, setting the rate for on-call pro tem services, and restructuring of judicial services.

Contact Person (Preparer) for this
Resolution: Dawn Wilson

Dept.: City Attorney's Office

File No.:

(if applicable)

RECOMMENDATION:

Adopt **Resolution No. 2010-2891** approving a list of pro tem judges, setting the rate for on-call pro tem services, and restructuring of judicial services.

EXECUTIVE SUMMARY: Presiding Judge Larry Jay Blake, Jr. was recently hired as a result of the RFP process. Compensation was negotiated with him, as well as the fact that he rarely uses a pro tem judge. Upon consideration of both factors (compensation and no longer needing a pro tem to serve on a monthly basis), the City has decided to restructure the judicial services and not use a permanent pro tem position, which served on a monthly basis.

Stephen C. Palmer occupied the municipal judge pro tem position, sitting once a month for approximately twelve (12) years. As a result of the recent municipal judge recruitment through the Request for Proposal (RFP) process, a slight restructuring of the judicial services is being conducted. The City wishes to thank Judge Palmer for his outstanding service and for his extra service during this transition period.

Attached are résumés of the three (3) persons that Judge Blake, Jr. recommends to serve as pro tem judges for the City.

- **Steve Palmer**
 - The city's former permanent pro tem judge
- **Michael ("Mike") O'Brien**
 - He's currently the Tigard judge and the pro tem judge for Beaverton
- **William ("Bill") Knox III**
 - He's Judge Blake, Jr.'s pro tem judge for the cities of Damascus and Happy Valley

FISCAL IMPACT: A cost-savings to the City of \$6,000 per year. It's estimated that a pro tem will serve four (4) times per year at five (5) hours per day at the rate of \$75/hour, which is an annual cost of \$1,500. The City was spending \$7,500 per year on a permanent pro tem position.

STRATEGIC ASSESSMENT: The municipal court judge is an appointive officer of the City as provided for in Section 36 of the Charter. The municipal judge performs judicial activities in the interest of justice in a fair and unbiased manner. The City Council may appoint pro tem judges to serve as provided for in Section 36 (f) of the Charter. These pro tem judicial services are provided under the direction and supervision of the presiding judge.

**Attachment to RCA
(Resolution No. 2010-2891)
Total pages: 8**

STEPHEN C. PALMER

3240 N. Meridian Street
Newberg, Oregon 97132
(503) 537-9185

EDUCATION

Oregon State Bar Admission, 1994.
Federal District Court (Oregon) Bar Admission, 1996.

University of Oregon School of Law, Eugene, Oregon. J.D., 1994.
Oregon Law Review, Managerial Editor, 1993-94; Associate Editor, 1992-93. Top third class standing.

Carroll College, Helena, Montana. B.A. *summa cum laude*, 3.72 GPA.
Communication Studies, 1989.

EXPERIENCE

Partner - Brown, Tarlow, Bridges, Palmer & Stone, PC, Newberg, Oregon. Practice emphasis on family law and criminal defense. 1/08-Present. Worked as Associate attorney from 7/98 until becoming partner.

Municipal Pro Tempore Judge, Newberg, Oregon. 11/97-Present. Hear traffic and ordinance violations.

Associate - Swift & Swift, Newberg, Oregon. 7/96-6/98. General civil and criminal defense practice.

Associate - Wine, Weller, Ehrlich & Green, Lincoln City, Oregon. 9/94-6/96. **Clerk**, 11/93-8/94. General civil and criminal defense practice.

Intern - Lane County District Attorney's Office, Eugene, Oregon. 1992.

COMMUNITY INTERESTS

Chehalem Valley Chamber of Commerce Member, 2006-Present.

Kiwanis Member, Newberg Chapter, 2001-Present.

Yamhill Bar Association Member, 7/96-Present. Bar Board Member, 2004-07.

Providence Newberg Hospital Fund Raising Board Member, 1998-01. Helped raise over a million dollars for new Newberg hospital.

Active 20-30 Club Member, Newberg Chapter, 1999-06.

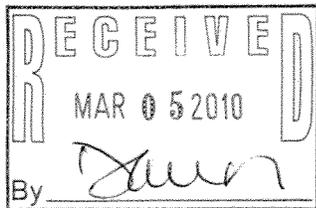
AWARDS

Client Counseling Competition, University of Oregon Law School. First place 1992 and 1993. Represented school at regional competition.

Debate, Carroll College. Won over fifty awards in national competition.

**Attachment to RCA
(Resolution No. 2010-2891)**

Total pages: 8



Michael J. O'Brien
P.O. Box 711
Forest Grove, Oregon 97116-0711
(503) 357-0144

March 5, 2010

Dawn Wilson
Senior Paralegal
City Attorney's Office
City of Newberg
P.O. Box 970
Newberg, OR 97132

RE: Pro Tem Position with Newberg Municipal Court

Dear Ms. Wilson:

Attached please find a resume that I am submitting for the City's consideration regarding a position as a Judge Pro Tem with your Municipal Court.

I apologize for the delay in responding to your request for my resume. I was at the annual Judicial Education Conference and did not return until this afternoon.

Please let me know if you have any questions or require additional information.

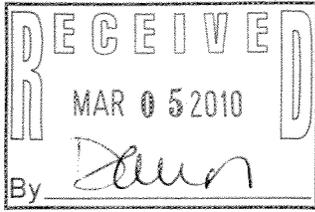
Sincerely,

/s/

Michael J. O'Brien

Attachment: Resume

**Attachment to RCA
(Resolution No. 2010-2891)
Total pages: 8**



Michael J. O'Brien
P.O. Box 711
Forest Grove, Oregon 97116
Telephone: (503) 357-0144
Email: rune777@verizon.net

EDUCATION

Juris Doctor: Northwestern School of Law, Lewis & Clark College, Oregon (1977)

Bachelor of Arts: Dickinson College, Carlisle, Pennsylvania (1967)
Major: Philosophy – Minors: Art History, French

PROFESSIONAL EXPERIENCE

Presiding Judge and Hearings Officer, Tigard Municipal Court (1989-present—Presiding Judge 1992-present). Duties include:

- Conducting arraignments, pretrial hearings and trials on traffic citations, adult criminal cases and juvenile misdemeanors and status offenses;
- General administrative responsibilities for docketing and case management in a court that processes approximately 7,000 cases annually;
- Conducting contested-case hearings on alleged zoning, community-development, nuisance code, building code and other civil infractions;
- Promulgating court rules and public information about court procedures;
- Annual reports to the City Council on court operations.

Judge Pro Tempore, Beaverton and St. Helens Municipal Courts, Oregon (2004-present). Duties include:

- Conducting arraignments and trials in adult criminal, civil-infraction and traffic cases;
- Disposition of pretrial motions on vehicle stops, searches and seizures;
- Show-cause hearings, sentencing, search warrants, probation-violation hearings.

Attorney in private practice, Forest Grove and Portland, Oregon (1979-2009)
Areas of emphasis included family law and personal injury litigation.

Adjunct Professor, Pacific University, Forest Grove, Oregon
Taught upper-division courses in Civil Liberties and Constitutional Law on an as-needed basis.

PROFESSIONAL ASSOCIATIONS

- Member in good standing, Oregon State Bar (No. 79093)
- Oregon Municipal Judge's Association

- Admitted to bar of the U.S. District Court for Oregon and the U.S. Court of Appeals for the Ninth Circuit, San Francisco

COMMUNITY SERVICE

Mayor (1994-1998) and **City Councilor** (1988-94), City of Forest Grove, Oregon.
Elected Councilor in 1988, re-elected in 1992 and elected Mayor in 1994.

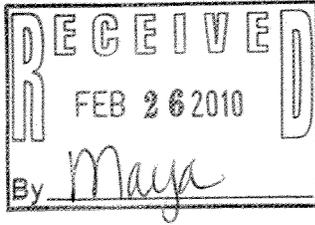
Forest Grove Council Liaison (1988-98) to Community Development Block Grant Committee of Washington County, Fernhill Wetlands Commission, Unified Sewerage Agency of Washington County, Forest Grove Library Commission and Forest Grove Community Forestry Commission

PUBLICATIONS

Note, *Indian Juveniles in the State and Tribal Courts of Oregon* (1977), *American Indian Law Review*, University of Oklahoma Law School

References available on request.

**Attachment to RCA
(Resolution No. 2010-2891)
Total pages: 8**



February 24, 2010

City of Newberg
Public Safety Building/Municipal Court
Dawn Wilson, Sr. Paralegal
401 E. Third St.
Newberg, OR 97132

Dear Ms. Wilson:

Larry Blake, Jr. contact me this week regarding an open position for Judge Pro Tempore for the City of Newberg Municipal Court. Mr. Blake asked me to forward to you my enclosed resume and this cover letter so I may be considered for this position.

If you have any questions please feel free to contact me. I look forward to hearing from you.

Sincerely,

A handwritten signature in black ink, appearing to be "William C. Knox, III".

William C. Knox, III
Attorney At Law

**Attachment to RCA
(Resolution No. 2010-2891)
Total pages: 8**

WILLIAM C. KNOX, III

1041 SE 147th Avenue • Portland, Oregon 97233 • (503) 943-9710
E-mail: Bill@007Law.com

PROFESSIONAL ASSOCIATIONS

Oregon State Bar, 2000 OSB# 002965
Washington State Bar, 2000 WSB# 30440
Oregon Trial Lawyers Association
Multnomah County Bar Association
Clackamas County Bar Association
Clark County Bar Association

EDUCATION

Willamette University College of Law, Salem, Oregon
Doctor of Jurisprudence, May 2000

Academic Awards:

Willamette Law Review, Member
International Academy of Trial Lawyers Award
Bruce Spaulding Memorial Award for Trial Advocacy
Honors, High Paper, Trial Advocacy
Honors, High Paper, Civil Practice Clinic

Moot Court Honors:

Finalist, Northwest Regional ATLA Trial Competition
Winner, Willamette ATLA Trial Competition
Finalist, Willamette Negotiation Competition
Semi-Finalist, Willamette First Year Appellate Competition

Hampden-Sydney College, Hampden-Sydney, Virginia
Bachelor of Arts, Political Science, 1985

Teaching Experience:

Adjunct Professor – Warner Pacific College, *Conflict Resolution and Employment Law*
Guest Lecturer - Portland State University, *Criminal Matters in Child Abuse*
Guest Lecturer - Washington State Bar Association, *Preadmission Education Program*
Field Training Officer - Virginia Beach Police Department

**Attachment to RCA
(Resolution No. 2010-2891)
Total pages: 8**

LEGAL RELATED EXPERIENCE

City of Damascus, Damascus, Oregon, January 2010 – Present

Municipal Judge Pro Tempore – Presides over cases involving judicial business and the administration of the court's calendar.

Oliveros & O'Brien, PC, Clackamas, Oregon, August 2004 - Present

Associate Attorney - Primary areas of practice includes civil and criminal litigation. Gained experience in all aspects of civil litigation to include matters in family law, personal injury, contract disputes, real property disputes, construction defect matters and employment related matters. Gained experience in criminal matters to include violations, misdemeanor and felony offenses in both person and property crimes. Gained experience in cases involving assault, theft, sex crimes, menacing, assault, DUII, drug cases (PCS & DCS) and probation violations.

Draper Rose & Knox, LLP, Portland, Oregon, June 2001 - August 2004

Attorney/Partner - Primary areas of practice Plaintiff's/Employment/Family Law. Specific area of representation include, negligence, professional malpractice (medical, dental & legal), premises liability, contract disputes, employment issues, sexual harassment, intentional torts, divorce and custody issues. Represented businesses and former employees, to include litigation, in the enforcement of employment contracts, asset purchase agreements and security leases.

Sather & Associates, P.C., Portland, Oregon, May 1998 to June 2001

Associate Attorney/Law Clerk - Primary areas of practice Plaintiff's/Family Law. Specific areas of representation include negligence, professional malpractice (medical, dental & legal), premises liability, contract disputes, employment issues, sexual harassment, intentional torts, adoption, custody & support and dissolution. Acts as sole counsel in all aspects of legal representation to include intake, drafting pleadings, taking depositions, drafting legal memorandums, arguing motions and negotiating settlements. Interview expert and lay witnesses in civil cases. Represented clients in hearings, arbitrations, mediations and settlement conferences. Successfully drafted Oregon Court of Appeals briefs over turning a lower court decision involving premises liability.

James F. Whitener, Attorney At Law, Monmouth, Oregon, Spring Semester 1999

Law Clerk - Primary criminal experience included legal research in such areas as search and seizures issues and sentencing guidelines, and assisting in drafting criminal defense motions and plea agreements. Researched and drafted memoranda in asset purchase agreements, real property boundary disputes, personal injury, probate and termination of parental rights. Interviewed prospective clients and witnesses.

City of Virginia Beach Police Department, Virginia Beach, Virginia, 1987 to 1992

Auxiliary Police Officer (Sworn) - Answered calls for service. Specialized in traffic enforcement and accident investigations. Investigated, enforced and prosecuted felony and misdemeanor criminal and traffic offenses. Received advanced training in traffic enforcement, use of force and police pursuit driving. Supervised and taught new auxiliary police officers as a Field Training Officer.

**Attachment to RCA
(Resolution No. 2010-2891)
Total pages: 8**

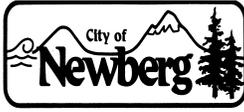
OTHER RELEVANT WORK EXPERIENCE

Summit Body & Equipment, Portland, Oregon, 1994 to 1997

Territory Representative - Marketed new products for commercial truck transportation industry. Assisted corporate attorney in drafting standardized sales contracts. Wrote divisional sales brochure and published numerous press releases in trade magazines. Developed three-state territory through a dealer network. Made technical oriented sales presentations to customers.

VSE Corporation, Chesapeake, Virginia, 1985 to 1990

Senior Contracts Administrator - Promoted to a senior contracts administrator within three years. Negotiated cost proposals and contract modifications while administering numerous multi-million dollar contracts with federal government and selected commercial customers. Administered various cost plus fixed fee, time & materials and fixed price contracts with the United States Army, Navy and Postal Service. Responsible for conducting monthly profit and loss evaluations for each contract. Developed and submitted cost proposals to government contracting officers. Gained training and experience in the Federal Acquisition Regulations (FAR). Developed indirect cost management plan resulting in reduction of overhead costs.



RESOLUTION No. 2010-2891

**A RESOLUTION APPROVING A LIST OF MUNICIPAL PRO TEMORE
("TEM") JUDGES, SETTING A RATE FOR ON-CALL PRO TEM SERVICES,
AND RESTRUCTURING OF JUDICIAL SERVICES**

RECITALS:

1. Stephen C. Palmer has occupied the municipal judge pro temore ("tem") position for approximately twelve (12) years and has provided dependable and commendable judicial services.
2. A Request for Proposal was published, and the city recruited for a presiding judge. Judge Larry J. Blake, Jr. accepted the City's offer to fill this position.
3. The cost of the new presiding judge, the need or lack of a need for a permanent pro tem judge was considered along with the associated costs.
4. The City was paying \$625 per month (\$7,500 annually) for a permanent municipal judge pro tem.
5. A municipal judge pro tem used on an as-needed, on-call basis may be hired at a rate of \$75 per hour.
6. Additionally, Judge Blake, Jr. rarely has a need to use a pro tem judge.
7. It is anticipated that a municipal judge pro tem would be needed four (4) times or less per year.
8. The City Council has decided to eliminate the permanent municipal judge pro tem position.
9. Municipal Judge Larry J. Blake, Jr. will be responsible for making arrangements for a municipal judge pro tem to serve. He will refer to a Council-approved list of municipal judge pro tems.

THE CITY OF NEWBERG RESOLVES AS FOLLOWS:

1. The City Council approves the following list of pro tem municipal judges to serve on an as-needed, on-call basis:
 - **Steve Palmer**
 - The city's former permanent pro tem judge
 - **Michael ("Mike") O'Brien**
 - He's currently the Tigard judge and the pro tem judge for Beaverton
 - **William ("Bill") Knox III**
 - He's Judge Blake, Jr.'s pro tem judge for the cities of Damascus and Happy Valley

2. The City Council authorizes Municipal Judge Blake, Jr. to choose from the approved list when services by pro tem judges are necessary and further authorizes Judge Blake, Jr. to delegate choosing from the list to the court administrator if necessary and convenient.
3. The City Council hereby restructures the delivery of judicial services to no longer have a permanent pro tem holding court once a month. Further, the Council extends its deep appreciation to Judge Stephen C. Palmer for his outstanding judicial services as permanent municipal judge pro tem during the last twelve (12) years. The City looks forward to continue to enjoy Judge Palmer's judge pro tem services in an as-needed, on-call basis capacity, and the City extends an extra appreciation to Judge Palmer for his outstanding services during the transition.
4. The City Council approves the use of an as-needed, on-call municipal judge pro tem at the rate of seventy-five (\$75) dollars per hour.
5. The City Council authorizes the administration to execute any documents and do all other necessary acts to secure the judicial services and make arrangements for appropriate payments to the various persons for their judicial services.

➤ **EFFECTIVE DATE** of this resolution is the day after the adoption date, which is: March 2, 2010.

ADOPTED by the City Council of the City of Newberg, Oregon, this 15th day of March, 2010.

Norma I. Alley, City Recorder

ATTEST by the Mayor this 18th day of March, 2010.

Bob Andrews, Mayor

LEGISLATIVE HISTORY

By and through City Council at 12/01/2009 and 02/01/2010 meetings. Or, ___ None.
(committee name) (date) (check if applicable)

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REQUEST FOR COUNCIL ACTION

DATE ACTION REQUESTED: March 15, 2010

Order ____ Ordinance ____ Resolution XX Motion ____ Information ____
No. No. No. 2010-2892

SUBJECT: Acquisition of house and property located at 211 North School Street (east of the Newberg Public Library) and transferring of funds to make the purchase.

Contact Person (Preparer) for this
Resolution: Dawn Wilson

Dept.: City Attorney's Office

File No.:
(if applicable)

RECOMMENDATION:

Adopt **Resolution No. 2010-2892** authorizing the City to purchase the house and property located at 211 North School Street (east of the Newberg Public Library) and for the transferring of City funds necessary to make the purchase.

EXECUTIVE SUMMARY:

City staff and consultants have identified the property at 211 North School Street as the ideal site for further expansion of the Newberg Public Library. At present, the house would be used for City storage.

The City Council passed a motion on March 1, 2010, to negotiate terms and conditions for the purchase of the house and property located at 211 North School Street, Newberg, Oregon, for a purchase price not-to-exceed \$150,000. The manager was authorized to execute any necessary documents and take any necessary acts. However, the Council, with its sole discretion, has final authority to approve the purchase.

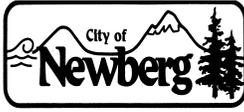
The current property owners purchased the house and property for \$252,500 in 2005. The Yamhill County Tax Assessor has assessed the current value at \$156,483 with a market value of \$238,005.

The property owners, Megan C. Buell and Todd W. Thurman, have agreed to sell the house and property to the City for \$149,600.

FISCAL IMPACT: Adequate funding from the FY 2009/10 budget has been identified by the finance director. A transfer of funds will be necessary to make the purchase. The house and property will be purchased for \$149,600 with the total estimated amount, including closing costs, to be \$155,000.

STRATEGIC ASSESSMENT:

Purchase of the house and property eradicates the parking issues due to the City easement (in the alleyway), which is over the "actual driveway" and be immediately available for necessary storage for the City. The acquisition also facilitates the desperately-needed expansion of the Newberg Public Library to better serve the future needs of the library patrons.



RESOLUTION No. 2010-2892

A RESOLUTION AUTHORIZING THE CITY TO PURCHASE A HOUSE AND PROPERTY LOCATED AT 211 NORTH SCHOOL STREET FROM THE CURRENT OWNERS MEGAN C. BUELL AND TODD W. THURMAN; DELEGATING THE AUTHORITY TO THE CITY MANAGER TO SIGN DOCUMENTS, NEGOTIATE ANY SPECIFIC CONDITIONS, AND COMPLETE THE PURCHASE; AND AUTHORIZING THE FINANCE DIRECTOR TO TRANSFER CITY FUNDS FROM THE GENERAL FUND CONTINGENCY TO THE LIBRARY CAPITAL OUTLAY TO MAKE THE PURCHASE

RECITALS:

1. The City staff and consultants have identified the property at 211 North School Street as the ideal site for further expansion of the Newberg Public Library. Currently, the house will be used for City storage.
2. The current property owners purchased the house and property for \$252,500 in 2005. The Yamhill County Tax Assessor has assessed the current value at \$156,483 with a market value of \$238,005.
3. The property owners, Megan C. Buell and Todd W. Thurman, have agreed to sell the house and property to the City for \$149,600.
4. The finance director of the City has identified in the budget the necessary funding to purchase the house and property.

THE CITY OF NEWBERG RESOLVES AS FOLLOWS:

1. **Purchase Conditions** – The City shall proceed with the purchase of the entire property at 211 North School Street, Newberg, Oregon. The subject parcel contains a building (house) and has 4,004 square feet of living space. The land contains an area of 4,700 square feet. The purchase price is to be \$149,600 plus normal reasonable closing expenses. A city building inspector (Jason Phelps) has inspected the house and finds no major issues or code violations. Parties have agreed to waive any further inspections and appraisal. Attached is documentation from First American Title Company in conjunction with the county tax assessor's office, showing that the house and property has an assessed value of \$156,483 with a market value of \$238,005. Said documents are hereby attached as Exhibit "A", and by this reference incorporated.
2. **Findings of Fact.** The Council adopts the following findings of fact:
 - a. The house and property at 211 North School Street was listed for sale at \$149,600 on February 24, 2010.

- b. This is considerably below the asking price of \$360,000 in 2005 and below the RMV (real market value) as determined by the Yamhill County Assessor of \$270,000.
 - c. This is the only property that is contiguous to the existing library building that will likely become available at a reasonable price. The owners of the historic home at 215 North School Street are planning on keeping it in the family and the property at 501 East Hancock as prime commercial space and would likely not become available at a reasonable cost.
 - d. The City and Library had originally purchased the Library Annex at 211 North Howard Street for library expansion in 2001.
 - e. The ability for the library to expand across Howard Street to the Annex was curtailed with the establishment of the Civic Corridor (Howard Street from the Cultural Center to Memorial Park).
 - f. The Library and City have been monitoring other property for library expansion since that time.
 - g. The Library Long Range Plan 2004-2010 Goal 1.1 states that a comprehensive plan for facilities that enhance the attractiveness and accessibility of the Library, including the children's room entrance, Friends sale area, Annex, storage, staff space, garage for bookmobile, etc. will be in place. This is the final activity of the Plan and will be in place by the end of the fiscal year 2009-2010 and specifically addresses the immediate need for storage and the long term need for library expansion to property contiguous to the Library.
 - h. In the future, the library building would expand on the property, adding 4000+ square feet to the library.
 - i. At this time, the Library and City would be able to use the house for storage.
 - j. There is a vacated alley on the south boundary of the property that separates it from First American Title. The title company is the corner piece of property at School and Hancock. The City maintained an easement for ingress and egress after vacating the alleyway. This easement has created some problems for the homeowner, as the easement is over the homeowner's "actual driveway."
3. **City Manager Authority** – The City Council delegates to the city manager the authority to approve all necessary financing for the purchase; namely the Bargain and Sale Deed; to negotiate any necessary provisions of the sale agreement; and to sign all necessary documents to complete the agreement and purchase the property located at 211 North School Street, Newberg, Oregon.
4. **Financing** – The Library Department will be paying for this purchase from the Capital Outlay account in Fiscal Year 2009/2010. The finance director is hereby delegated the authority to transfer funds from General Fund Contingency to Library Capital Outlay. The amount of the transfer will be \$155,000.

5. **City Attorney Approval** – All agreements will be reviewed and approved as to form and content by the city attorney.

➤ **EFFECTIVE DATE** of this resolution is the day after the adoption date, which is: March 16, 2010.

ADOPTED by the City Council of the City of Newberg, Oregon, this 15th day of March, 2010.

Norma I. Alley, City Recorder

ATTEST by the Mayor this 18th day of March, 2010.

Bob Andrews, Mayor

LEGISLATIVE HISTORY

By and through _____ Committee at ____/____/200x meeting. Or, X None.
(committee name) (date) (check if applicable)

=METROSCAN PROPERTY PROFILE=
Yamhill (OR)

Exhibit "A"
to Resolution No. 2010-2892
(total pages: 5)

Parcel Number : 0148380

MH APN 1 : MH APN 3 : Lot APN :
MH APN 2 : MH APN 4 :

PROPERTY CHARACTERISTICS

<i>Bedrooms</i> : 3	<i>Building SF</i> : 4,004	<i>Lot Acres</i> : .11
<i>Bathrooms</i> : 1.50	<i>Living SF</i> : 4,004	<i>Lot SqFt</i> : 4,700
<i>Fireplace</i> : Backed	<i>1st FloorSF</i> : 1,456	<i>Foundation</i> : Concrete
<i>Fireplace2</i> :	<i>2nd FloorSF</i> :	<i>Wall Matl</i> : Bevel Alum
<i>Heat/AC</i> : Forced Air	<i>2nd+FloorSF</i> : 1,092	<i>Roof Matl</i> : Comp Shingle
<i>Heat/AC 2</i> :	<i>Cellar SF</i> :	<i>Roof Shape</i> : Gable
<i>Dishwasher</i> :	<i>BsmfTotalSF</i> : 1,456	<i>Floor Cvr</i> : Carpet
<i>Hood/Fan</i> :	<i>Basement Type</i> : Low-Cost	<i>Floor Base</i> : Double
<i>Microwave</i> :	<i>Garage SqFt</i> :	<i>Year Built</i> : 1950
<i>Grbg Disp</i> :	<i>Garage Type</i> :	
	<i>Stat Class</i> : 149 ONE STORY W/ATTIC/BSMNT	

Appliances
Plumb - Kitchen Sink

Mobile Home
ID Number : *Dimensions* :
Title : *Skirt* :
Make :

Farm Buildings Units

Profile-Page 2 of 2

Information compiled from various sources. Real Estate Solutions makes no representations or warranties as to the accuracy or completeness of information contained in this report.

First American Title Company Of Oregon

Exhibit "A" to Resolution No. 2010-2892 (total pages: 5)

METROSCAN PROPERTY PROFILE: YAMHILL COUNTY

Parcel Number: R3219AA 03200

PROPERTY CHARACTERISTICS

Bedrooms	:3	Building SqFt	:4,004	Lot Acres	:.11
Bathrooms	:1.50	Living SqFt	:4,004	Lot SqFt	:4,700
FirePlace	:Backed	1stFloorSF	:1,456	Foundation	:Concrete
FirePlace2	:	2ndFloorSF	:	Wall Material	:Bevel Alum
Heat/AC	:Forced Air	2nd+FloorSF	:1,092	Roof Material	:
Heat/AC 2	:	Cellar SF	:	Roof Shape	:Gable
Dishwasher	:	BsmtTotalSF	:1,456	Floor Cover	:Carpet
Hood/Fan	:	Garage SqFt	:	Floor Base	:Double
Microwave	:	Garage Type	:	Year Built	:1950
Garbage Disp	:	Stat Class	:149 ONE STORY W/ATTIC/BSMNT		

Appliances

.....

MH and Lot APNs

.....

Mobile Home

ID Number :
Title :
Make :

Dimensions :
Skirt :

Farm Buildings

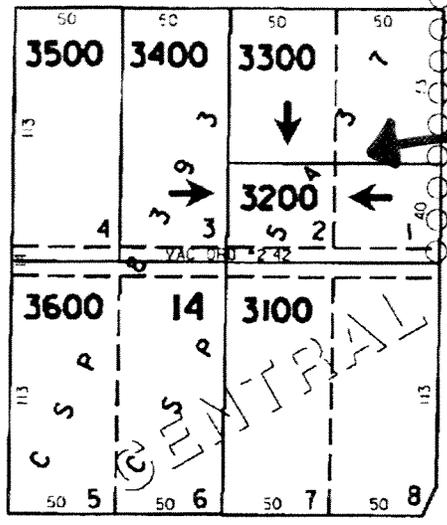
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Units

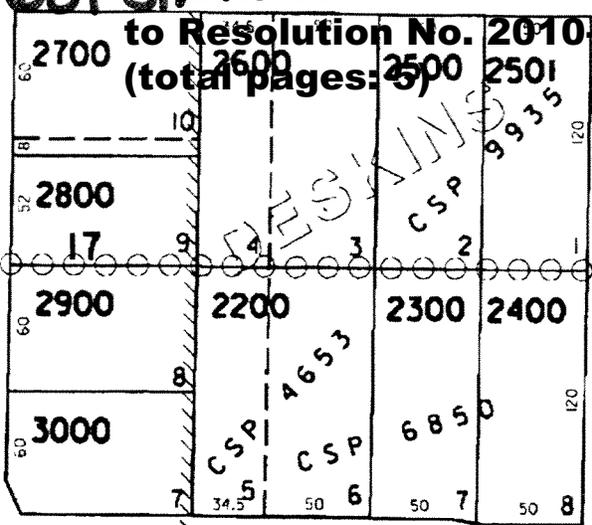
811 N. SCHOOL ST. SHERIDAN

to Resolution No. 2010-2892
(total pages: 5)

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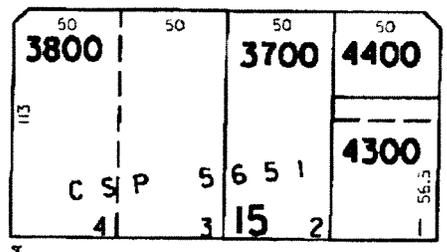
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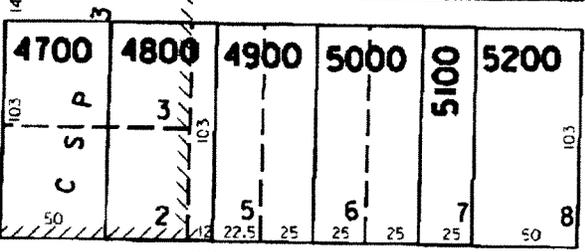
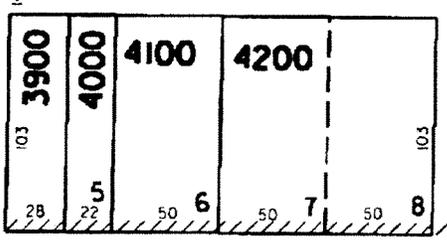
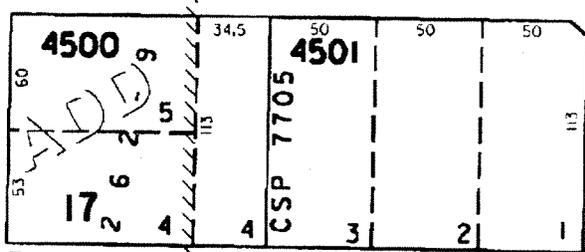
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HANCOCK CS

CSP 6172



SCHOOL



IST

29.

