



**CITY COUNCIL WORK SESSION
DECEMBER 5, 2011
6:00 P.M.
NEWBERG PUBLIC SAFETY BUILDING
401 EAST THIRD STREET**

WORK SESSIONS ARE INTENDED FOR DISCUSSION. NO ACTION WILL BE TAKEN ON THE AGENDA ITEMS AND NO DECISIONS WILL BE MADE. NO ORAL OR WRITTEN TESTIMONY WILL BE HEARD OR RECEIVED FROM THE PUBLIC.

- I. CALL MEETING TO ORDER**
- II. ROLL CALL**
- III. REVIEW OF COUNCIL AGENDA AND MEETING**
- IV. COUNCIL HOUSEKEEPING ITEMS**

Presentation from the Planning Department on the Housing Rehab Grant.

- V. ADJOURNMENT**

ACCOMMODATION OF PHYSICAL IMPAIRMENTS:

In order to accommodate persons with physical impairments, please notify the City Recorder's Office of any special physical accommodations you may need as far in advance of the meeting as possible and no later than 48 business hours prior to the meeting. To request these arrangements, please contact the city recorder, at (503) 537-1283. For TTY service please dial 711.

● City Manager's Office: e-mail: dan.danicic@newbergoregon.gov Fax: 537-5013 ●
Admin: 537-1261 ● Building: 537-1240 ● Public Works: 537-1273 ● Finance: 538-9421 ● Fire: 537-1230
Library: 538-7323 ● Municipal Court: 537-1203 ● Police: 538-8321 ● Maintenance: 537-1234 ● Utilities: 537-1205
Municipal Court Fax: 538-5393 ● Public Works Fax: 537-1277 ● Library Fax: 538-9720

"Working Together For A Better Community-Serious About Service"

To: City of Newberg Mayor and City Council Members

From: Darcy Reynolds - Housing Rehabilitation Specialist and Jonia Pierce - Director of Housing Programs, representing the Housing Authority of Yamhill County (HAYC), and Yamhill County Affordable Housing Corporation (YCAHC) a non-profit agency.

Date: December 5, 2011

Subject: Overview of the Housing Rehabilitation Program and 2012 Grant Application.

The Yamhill County Housing Rehabilitation program was created in 1980. The program is funded by Community Development Block Grants that are awarded to specific jurisdictions within the county. These grants directly benefit low to moderate income homeowners by providing zero percent (0%) deferred and two percent (2%) installment home repair loans in order to make necessary repairs to their homes. Eligible homeowners may receive a minimum loan of \$5,000, a standard loan of \$15,000, and up to a maximum of \$25,000 to address approved repair items.

Typical approved items would include: installing foundations under existing homes; fixing or replacing roofs and gutters; dry rot repairs; sewer lateral and septic repairs; repairing or replacing heating systems; insulating and weatherizing; repairing or replacing siding, windows, doors, and paint; electrical and plumbing repairs or upgrades to code; general permanent upgrades inside or outside the home.

A great benefit of this program is that once loans are repaid they go into a regional revolving loan fund that continues to assist low and moderate-income homeowners throughout the county. Another benefit is the boost to the local economy, industry suppliers and contractors.

Previously awarded funds have had a profound impact in your community; 66 Newberg families and their homes have benefited from this program over the years, effectively utilizing over \$670,540.34. We currently audit 11 loan portfolios in Newberg totalling \$171,598.80 and are processing two more applications.

The Housing Rehabilitation Program maintains a waiting list of families requesting funds to repair and rehabilitate their homes. There are currently 21 applications from residents of the City of Newberg seeking assistance through this program. We anticipate this number will grow substantially once a targeted marketing outreach is done.

We are interested in submitting a 2012 Housing Rehabilitation grant application on behalf of the City of Newberg and your lower income homeowners and are looking for your support, direction, and input. We will also be seeking input from you, the Council, and community about specific housing related concerns you have identified in your community.