

NEWBERG HOUSING NEEDS ANALYSIS AND NEWBERG HOUSING STRATEGY

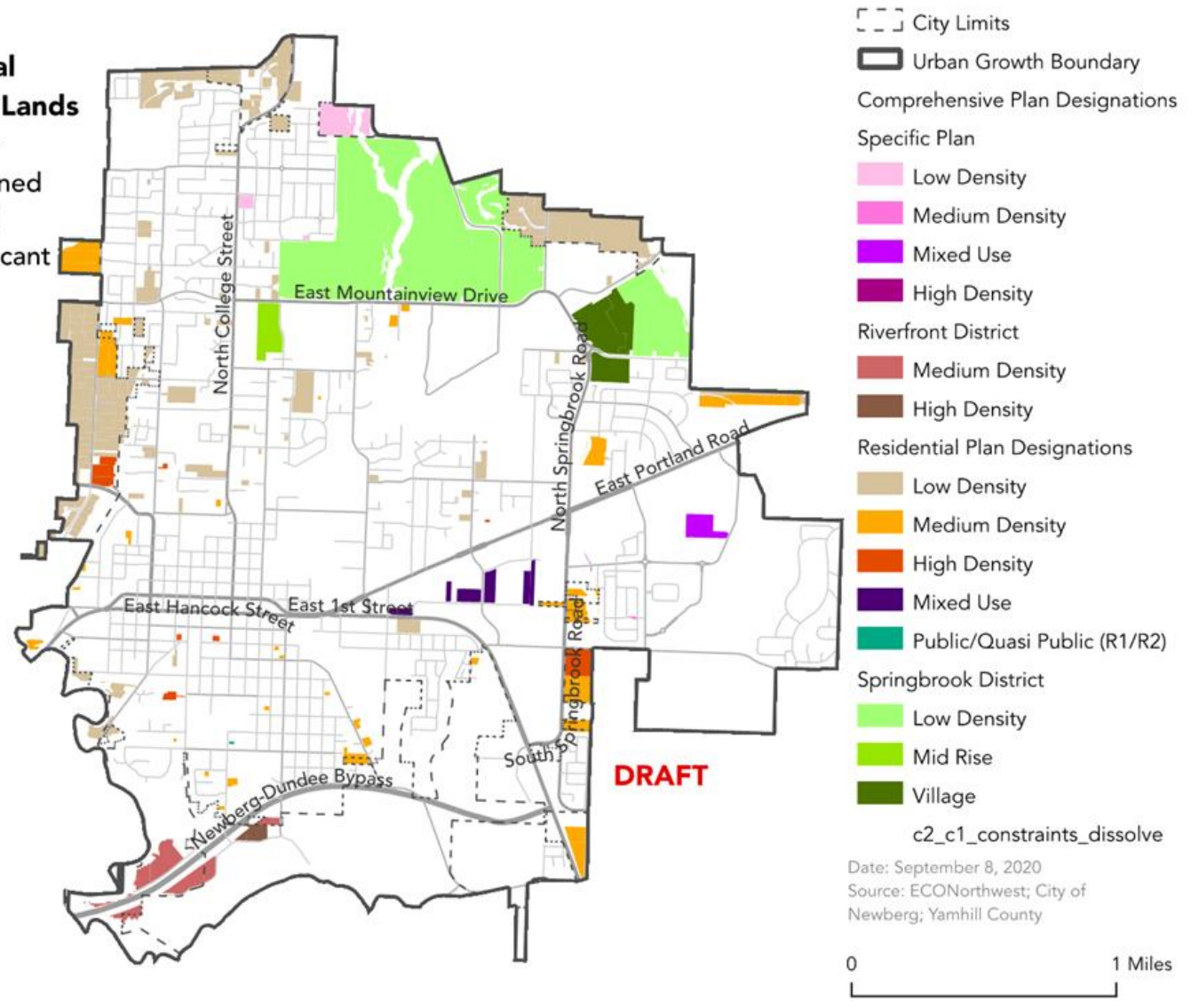
City Council

March 1, 2021



Buildable Lands Inventory

Newberg Residential Buildable Lands Inventory
 Unconstrained Vacant and Partially Vacant Land



Acres by Plan Designation

2019 HNA showed a total of 675 buildable acres. The cutoff for the 2020 BLI was October 1, 2020.

Generalized Plan Designation	Total buildable acres	Buildable acres on vacant lots	Buildable acres on partially vacant lots
Low-Density Residential	188	29	159
Medium-Density Residential	62	25	37
Mixed Use	10	6	4
High-Density Residential	13	1	12
Public/Quasi-Public (R-1 and R-2 zones)	-	-	-
Northwest Specific Plan			
Low-Density Residential	14	-	14
Riverfront Master Plan			
Medium-Density Residential	18	4	14
High-Density Residential	3	3	-
Springbrook District			
Low-Density Residential	283	161	122
Mid-Rise Residential	11	11	-
Village Residential*	22	7	15
Springbrook Oaks Specific Plan			
Medium-Density Residential	-	-	-
Mixed Use	7	7	-
High-Density Residential	-	-	-
Total	631	254	377

Updates to 2019 HNA

- New data for safe harbors, which require using most-recent data source:
 - Household size
 - Group quarters
 - Vacancy rate
 - Housing mix
- Updated data related to affordability to understand any changes in Newberg's housing market
 - Housing sales and rent
 - Median Family Income

Updates to 2019 HNA

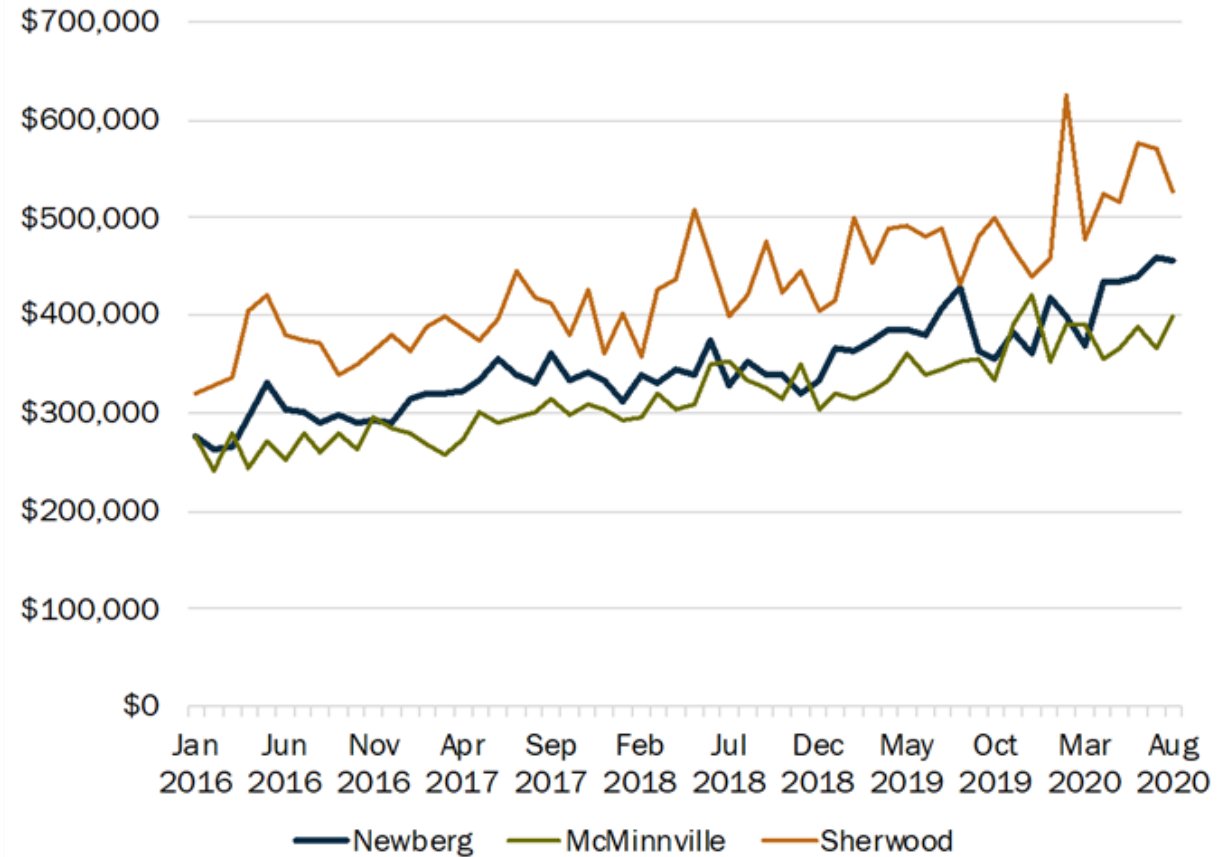
- Updated housing forecast
 - Update PSU population forecast to use June 30, 2020 forecast
 - Refined capacity and allocation based on changes to the BLI and population forecast

Group Quarters

- 7.2% (577) people were living in Group Quarters in in Newberg during the 2014–2018 period (ACS)
 - 2010 Census reported that college/university student housing accounted for 73% of the Group Quarter population
 - 2010 Census is most-recent year available for this breakdown of Group Quarters
 - Based on the public / Semi-Public Land Need Analysis, George Fox does not plan to build more student housing
 - Updated HNA assumes that 27% of the Group Quarter population will require new housing units
 - This results in 155 people in Group Quarters

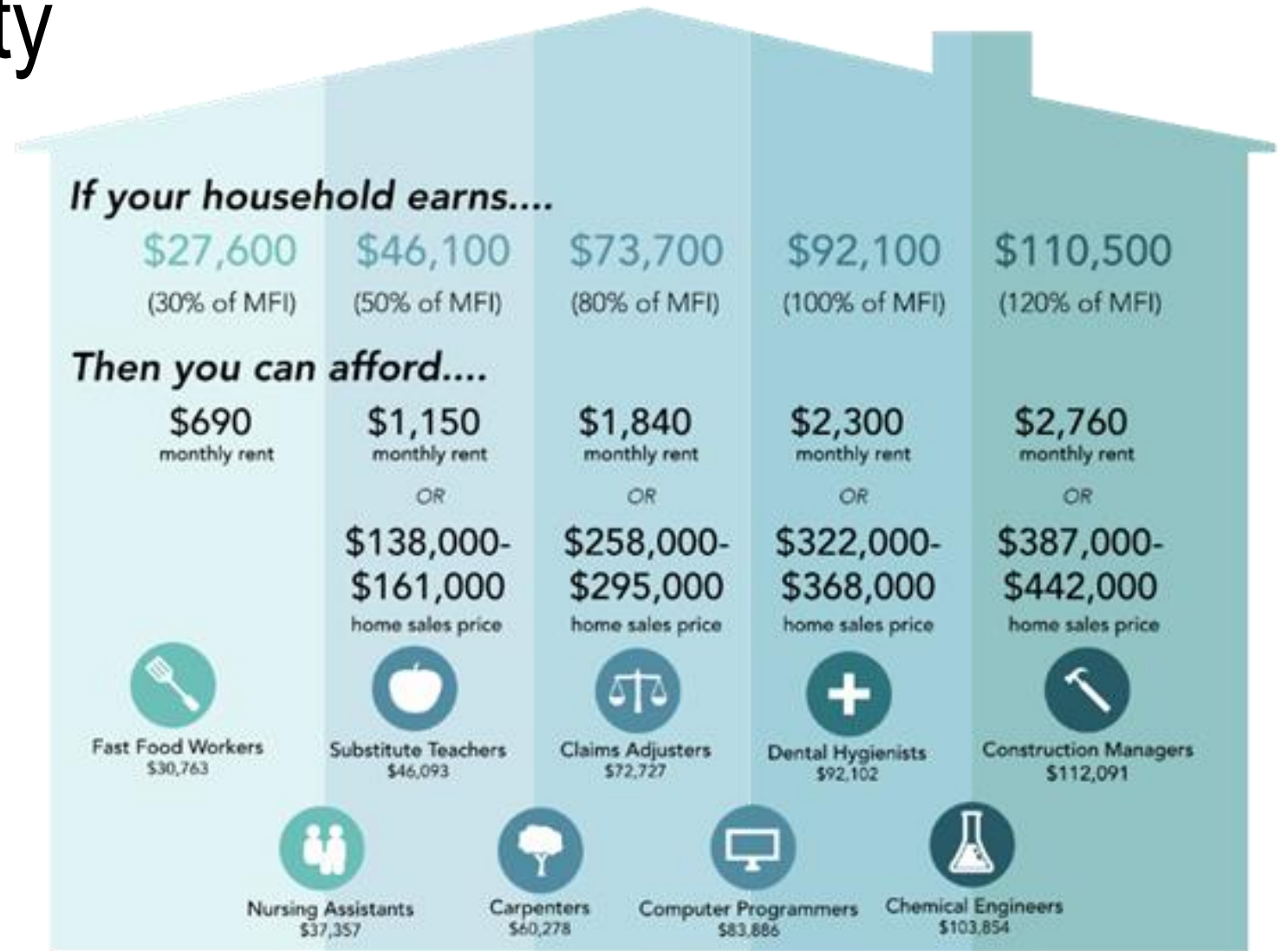
Median Sales Price, Newberg and Comparison Cities, January 2016 to August 2020

Newberg Median Sales Price:
2020: \$430k
2018: \$340k



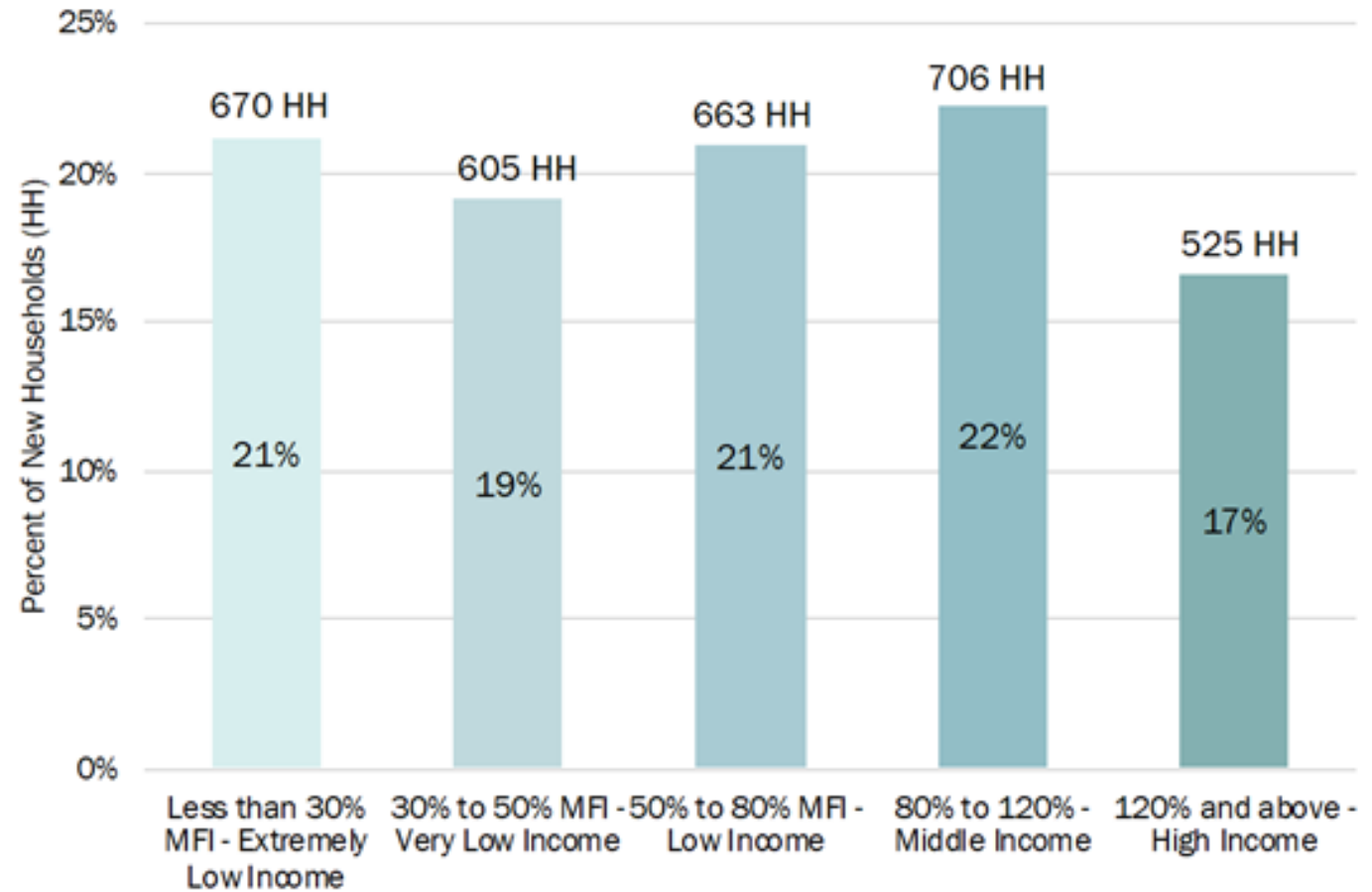
Housing Affordability in Newberg

Financially Attainable Housing, by Median Family Income (MFI) for Yamhill County (\$92,100), Newberg, 2020



Future (New) Households, by Median Family Income (MFI) for Yamhill County (\$92,100), Newberg, 2021 to 2041

A household would need to have income of \$105,000 to afford the median sales price of \$430,000.



Population Forecast

Population Forecast, Newberg UGB, 2021-2041

Year	Population
2021	25,204
2041	33,199

Change 2021 to 2041

Number	7,995
Percent	32%
AAGR	1.39%

Housing Forecast

New Dwelling Units, Newberg UGB, 2021-2041

Variable	New Dwelling Units (2021-2041)
Change in persons	7,995
<i>minus</i> Change in persons in group quarters	155
<i>equals</i> Persons in households	7,840
Average household size	2.61
New occupied DU	3,004
<i>times</i> Aggregate vacancy rate	5.5%
<i>equals</i> Vacant dwelling units	165
Total new dwelling units (2021-2041)	3,169
Annual average of new dwelling units	158

Needed Housing Mix

New Dwelling Units by Needed Mix, Newberg UGB, 2021-2041

Variable	Needed Mix
Needed new dwelling units (2021-2041)	3,169
Dwelling units by structure type	
Single-family detached	
Percent single-family detached DU	60%
<i>equals</i> Total new single-family detached DU	1,901
Single-family attached	
Percent single-family attached DU	8%
<i>equals</i> Total new single-family attached DU	254
Multifamily	
Percent multifamily	32%
Total new multifamily	1,014
<i>equals</i> Total new dwelling units (2021-2041)	3,169

ADUs and Redevelopment

	New Dwelling Units (2021- 2041)
Dwelling Units Accomodated by ADU or through Redevelopment	
Single-family detached	20
Single-family attached	
Multifamily	100
Total Units in ADU or Redevelopment	120
Dwelling Units Requiring Vacant or Partially Vacant Unconstrained Land	
Single-family detached	1,881
Single-family attached	254
Multifamily	914
Total Units Requiring Vacant or Partially Vacant Land	3,049

Allocation of Units to Vacant Land by Housing Types

Comprehensive Plan Designation	Residential Plan Designations			Master and Specific Planned Areas		Total
	Low Density	Medium Density	High Density	Northwest Specific Plan	Springbrook District	
Dwelling Units						
Single-family detached	482	457	-	68	874	1,881
Single-family attached	-	12	6	-	236	254
Multifamily	9	152	518	-	235	914
Total	491	621	524	68	1,345	3,049
Percent of Units						-
Single-family detached	16%	15%	0%	2%	29%	62%
Single-family attached	0%	0%	0%	0%	8%	8%
Multifamily	0%	5%	17%	0%	8%	30%
Total	16%	20%	17%	2%	44%	100%

Capacity

The capacity for low, medium, and high-density plan designations are based on historical densities 4.8, 7.6, and 18.7 dwelling units/gross acre, respectively

The capacity for the NW Specific Plan is based on the density assumed in the plan (4.9 du/gross acre).

The capacity for the Springbrook District is based on the count of units in the Master Plan.

Plan Designation	Capacity (Dwelling Units)
Low Density	904
Medium Density	678
High Density	316
Northwest Specific Plan	68
Springbrook District	1,345
Total	3,311

Density

Plan Designation/Zone	Total Unconstrained Buildable Acres	Capacity (Dwelling Units)	% DU	Assumed Density (du/ gross acre)
Low Density	188	904	27%	4.8
Medium Density	89	678	20%	7.6
High Density	17	316	10%	18.7
Northwest SP				
Low-Density Residential	14	68	2%	4.9
Springbrook District				
Low-Density Residential*	227	874	26%	3.8
Mid-Rise Residential	11	206	6%	18.4
Village Residential	22	265	8%	12.1
Overall Average Density	568	3,311		5.8

*Based on estimate of unconstrained buildable land in SD/LDR that will develop with residential units.

Land Needed for Other Uses

Land Needed for Group Quarters	Assumption
New Population in Group Quarters	155
Needed Dwelling Units for Group Quarters*	155
Density Assumption (HDR)	18.7
Needed Gross Acres for Group Quarters (HDR)	8.3
(Total deficit of land in HDR, including Group Quarters)	(19)

Plan Designation	Land Needed for Employment Uses	Land Needed for Public/Semi-Public Uses
Low Density	(8)	(46.1)
Medium Density	(9)	(35.7)
High Density	(1)	(23.5)

Land Sufficiency

Plan Designation	Land Sufficiency for Future Housing Development	Employment Uses in Res. Plan Des.	Public/Semi- Public Uses in Res. Plan Des.	Land Needed for Group Quarters (Gross Acres)	Land Sufficiency (Gross Acres)
Low Density	413	(8)	(46)		31
Medium Density	57	(9)	(36)		(37)
High Density	(208)	(1)	(24)	(8)	(44)
Northwest Specific Plan	0				n/a
Springbrook District	0				n/a

The 2019 HNA showed a deficit of land in LDR, MDR, and HDR of 20, 26, and 62 acres, respectively.

The 2019 HNA did not include land for employment uses in residential plan designations or public/semi-public land.

Newberg Housing Strategy

Strategic Priority	2019– 21	2021– 22	2022– 23	2023– 24	2024– 25	2025– 26
Strategy 1: Ensure an adequate supply of land that is available and serviceable						
Action 1.1. Conduct a full analysis of land sufficiency within the Newberg UGB	✓					
Action 1.2. Establish maximum lot size standards		✓				
Action 1.3. Establish minimum density standards		✓				
Action 1.4. Evaluate expanded cluster development standards	✓	✓				
Action 1.5. Evaluate expanding density bonuses				✓		
Strategy 2: Provide opportunity for a wider variety of housing types (supply, affordability, quality)						
Action 2.1. Allow duplexes/triplexes/quadplexes in single family zones	✓	✓	✓			
Action 2.2. Allow small/tiny homes		✓				

Newberg Housing Strategy

	2019– 21	2021– 22	2022– 23	2023– 24	2024– 25	2025– 26
Strategic Priority						
Strategy 3: Develop mandates and incentives that support affordable housing						
Action 3.1. Establish vertical housing tax abatement district	✓					
Action 3.2. Establish an affordable multifamily housing property tax abatement program			✓			
Action 3.3. Evaluate potential for urban renewal districts	✓					
Action 3.4. Establish a construction excise tax	✓					
Action 3.5. Reduced/waived building permit fee, planning fees, or SDCs		✓			✓	
Action 3.6. General fund/general obligation bonds			✓			✓

Recommendation

- Adopt Resolution No. 2021-3718

QUESTIONS?