

**To: Newberg Planning Commission**  
**From: Charlie Harris**  
**Date: January 12, 2021**  
**Re: Housing Needs Analysis**

As a member of the citizens' committee responsible for reviewing the draft Housing Needs Analysis ("HNA"), I support the HNA and its conclusions.

The HNA concludes that, while there is a 31-acre surplus of R-1 single family land within the Urban Growth Boundary (UGB), there is a 44-acre shortage of R-3 multi-family land, and a 37-acre shortage of R-2 medium density land (eg land for 3-plexes and 4-plexes).

While these shortages of R-2 and R-3 land are significant, THERE IS ONE GLARING OMISSION TO THE REPORT. The shortage of multi-family and medium density lands only reflect the land needed for future residents. It does not include the existing shortage of multifamily land.

While the HNA need not address the existing housing shortage, disregarding the needs of Newberg's current residents does a big disservice to the community. It is the existing shortage of land that has led to over half of all renters in Newberg paying more for rent than they should have to.<sup>1</sup> Newberg has more cost-burdened households than any other city in Yamhill County.<sup>2</sup> And rents in Newberg are higher than in the county or the state.<sup>3</sup>

While the HNA does not show the extent of the existing housing shortage, a recent study by Oregon Housing and Community Services attempts to do so. It concludes that, **in addition to needing 3,000-plus additional units to meet the demands of future residents, Newberg needs another 916 units to make up for the existing housing shortage and thereby meet the demand of current residents.**<sup>5</sup>

What does this mean for you as Planning Commission members?

- It means that, in order to address Newberg's housing crisis, you need to aggressively pursue policies that will lead to more affordable housing, not just to add 3,000 plus units for incoming residents over the next 20 years, but also, more immediately, to add another 1,000 units just to assist residents already living here.
- It means that in the coming months, as you face decisions to allow cottage clusters and various size plexes throughout Newberg, you make the hard decision to do so.
- As the HNA recommends, it means considering measures that ensure that the city has adequate land available for multifamily housing.
- It means adopting many of the Housing Strategies laid out in the HNA's appendix sooner rather than later, including adopting maximum lot sizes and minimum densities, redesignating land for multifamily uses, modifying existing zones, and encouraging multifamily housing development through tax abatement programs."

Thank you for your continued commitment to affordable housing.

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<sup>1</sup> These renters are "cost-burdened", meaning they pay more than 30% of their income for rent. The federal and state government both say households should pay no more than 30% of their income toward rent expenses. See Ex. 39, page 52 of the HNA, p. 548 of your materials

<sup>2</sup> Ex. 38, p. 51 of the HNA, p. 547 of your materials

<sup>3</sup> Top of page 50 of the HNA, p. 546 of your materials

<sup>4</sup> The HNA concludes that we need 3,169 units to meet future demand; the OHCS study came up with 3,683 units to meet future demand.

<sup>5</sup> "Implementing a Regional Housing Needs Analysis in Oregon", ECONorthwest, 2020. Page 326