



Community Development Department
P.O. Box 970 ▪ 414 E First Street ▪ Newberg, Oregon 97132
503-537-1240 ▪ Fax 503-537-1272 ▪ www.newbergoregon.gov

MEMORANDUM

TO: Newberg Planning Commission
FROM: Doug Rux, Community Development Director
SUBJECT: Housing Needs Analysis Buildable Lands Inventory and Public – Semi Public Land Analysis
DATE: October 8, 2020

The City entered into a contract with ECONorthwest on August 6, 2020 to assist the City in updating its Housing Needs Analysis (HNA) for the Buildable Lands Inventory and population forecast. The update is being funded by a Department of Land Conservation and Development (DLCD) grant of \$10,000.

The City entered into a contract with ECONorthwest on August 3, 2020 to assist the City in conducting a Public – Semi Public Land Needs Analysis. The project is funded through the City's General Fund in the amount of \$4,500.

The HNA Citizens Advisory Committee (CAC) has met twice since the project initiation in August. The first CAC meeting occurred on August 6, 2020 as a briefing and orientation to the project. The CAC held their first official meeting on technical aspects on October 1, 2020. Attached is the Power Point Presentation that was provided to the CAC.

Attachment: 1. CAC October 1, 2020 Power Point Presentation

Newberg HNA Update & Public/Semi-Public Land Needs

CAC Meeting 2

October 1, 2020



Preliminary Residential BLI Results


















Methodology

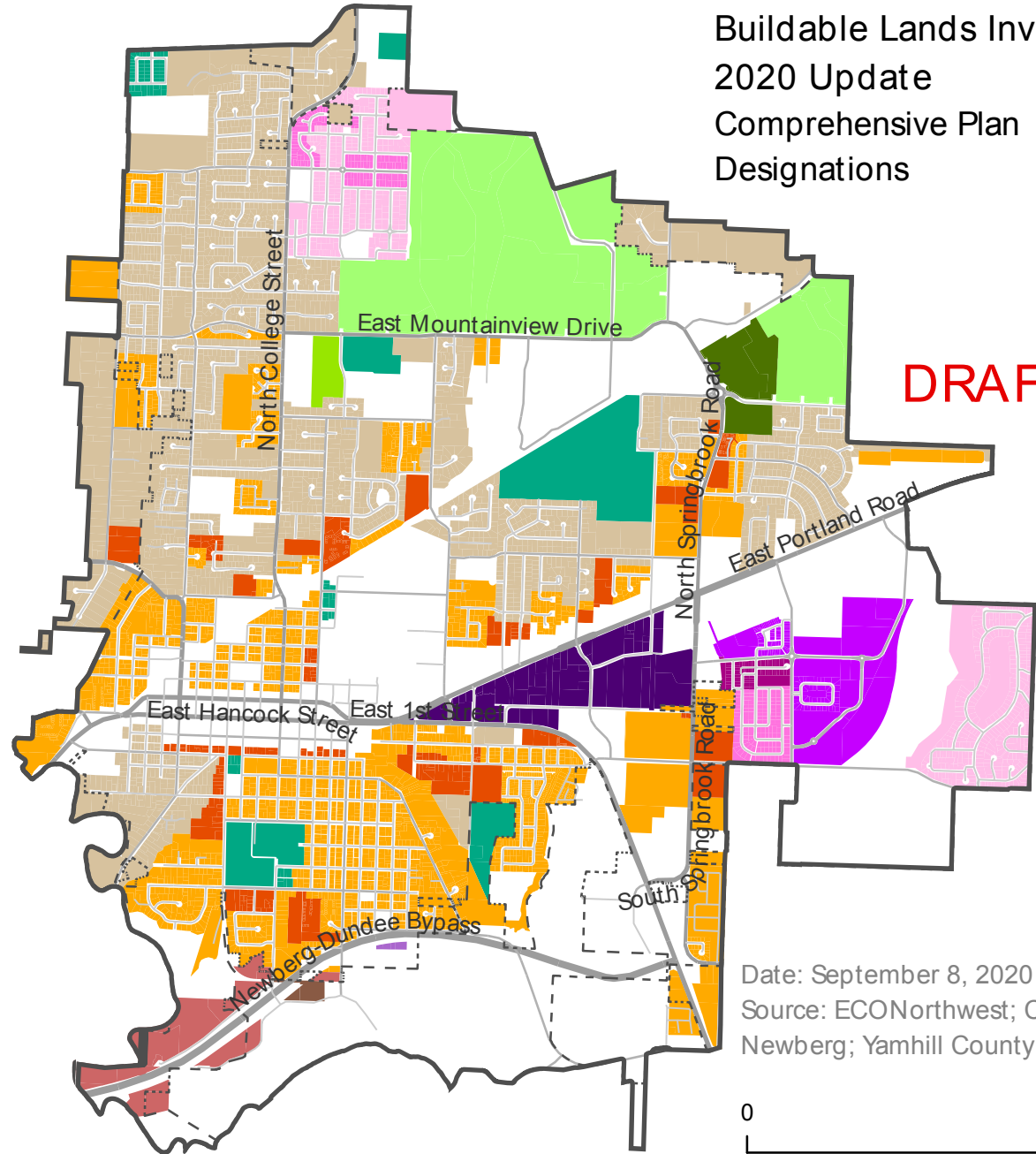
1. Update land base using 2020 data
 - Update plan designations and tax lot boundaries since 2018 BLI
2. Review development status
 - Verify vacant and partially vacant parcels
 - Update status based on permit data
3. Re-calculate constrained area
4. Calculate buildable area

Newberg Residential Buildable Lands Inventory 2020 Update

Comprehensive Plan Designations

DRAFT

-  City Limits
-  Urban Growth Boundary
- Comprehensive Plan Designations
- Specific Plan
 -  Low Density
 -  Medium Density
 -  Mixed Use
 -  High Density
- Riverfront District
 -  Medium Density
 -  Mixed Use
 -  High Density
- Residential Plan Designations
 -  Low Density
 -  Medium Density
 -  High Density
 -  Mixed Use
 -  Public/Quasi Public (R1/R2)
- Springbrook District
 -  Low Density
 -  Mid Rise
 -  Village



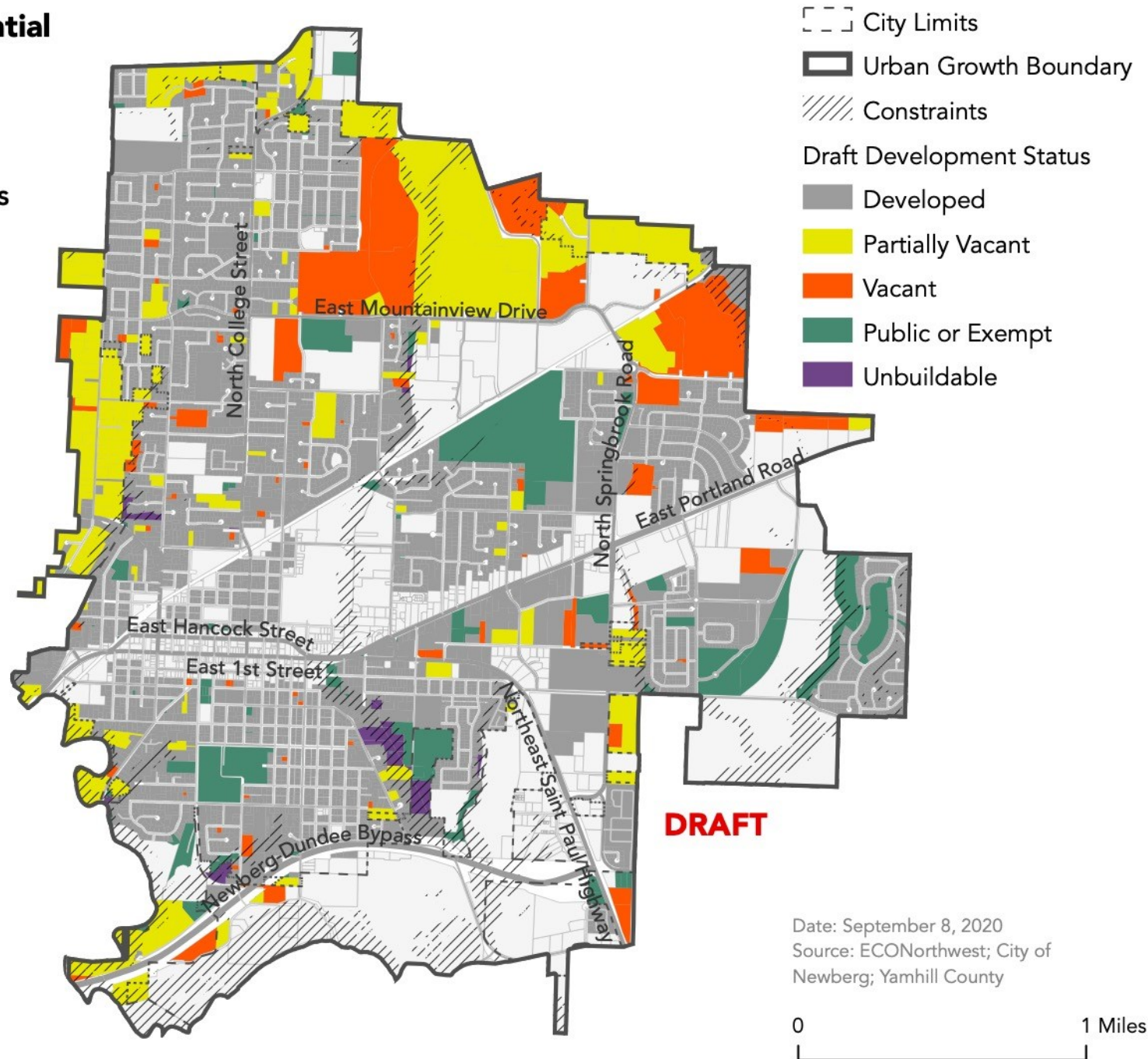
Date: September 8, 2020
 Source: ECONorthwest; City of Newberg; Yamhill County



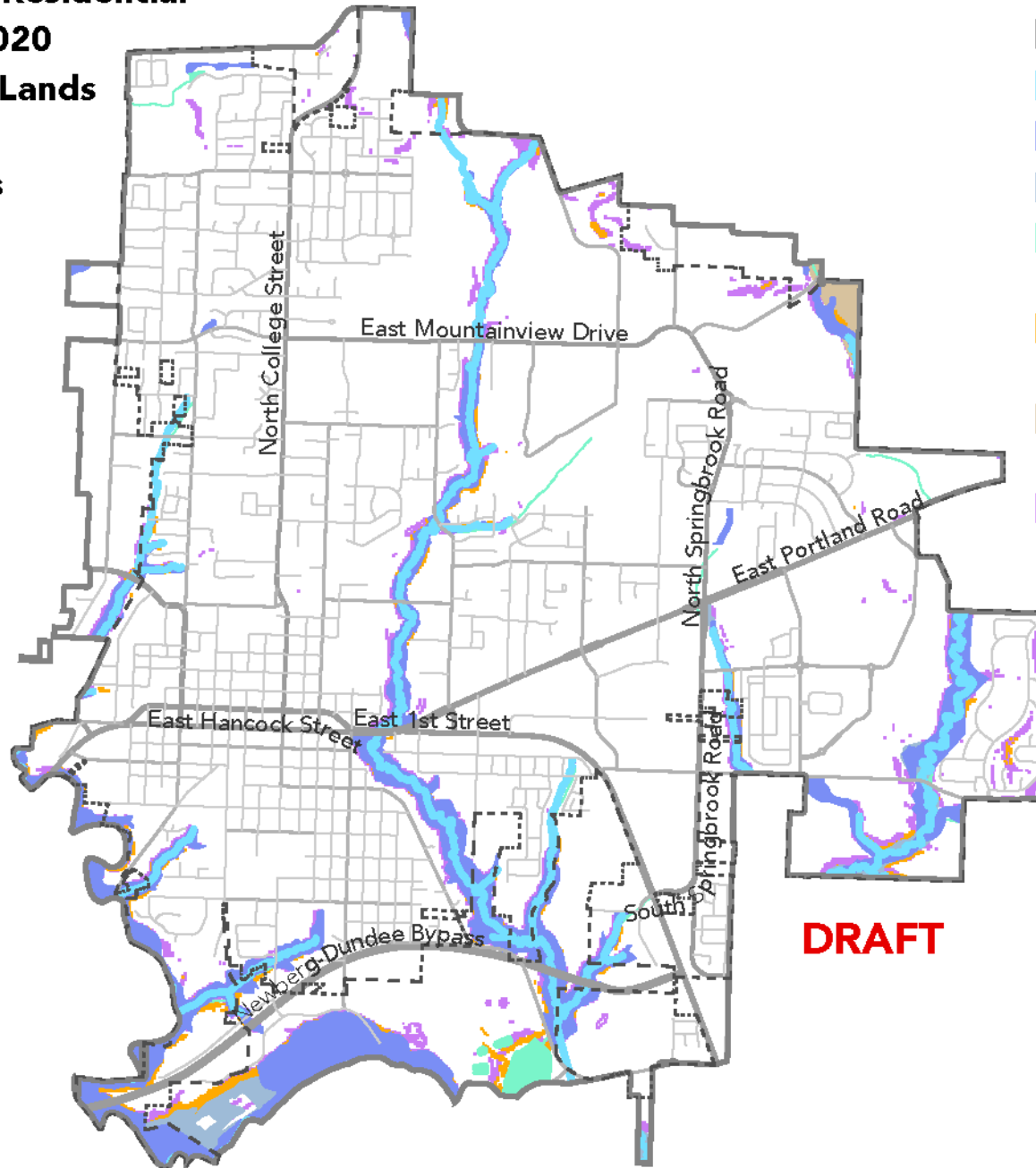
Definitions

- **Developed**
 - Lots fully developed consistent with current zoning.
- **Vacant**
 - Lots that have no structures or have buildings with very little improvement value.
- **Partially vacant**
 - Lots occupied by a use, but contain enough land to be developed further in current zone.
- **Undevelopable**
 - Vacant tax lots less than 3,000 square feet in size
- **Public or exempt**
 - Lands in public or semi-public ownership

**Newberg Residential
Buildable Lands
Inventory
2020 Update
Development Status**



Newberg Residential Update 2020 Buildable Lands Inventory Constraints



- City Limits
- Urban Growth Boundary
- Streams
- Stream Corridor Overlay
- Floodplain and Floodway
- Wetlands
- Steep Slopes (greater than 25%)
- Landslide Hazards (Slido database)
- Landslide Susceptibility (High or Very High)

DRAFT

Date: September 8, 2020
Source: ECONorthwest; City of Newberg; Yamhill County



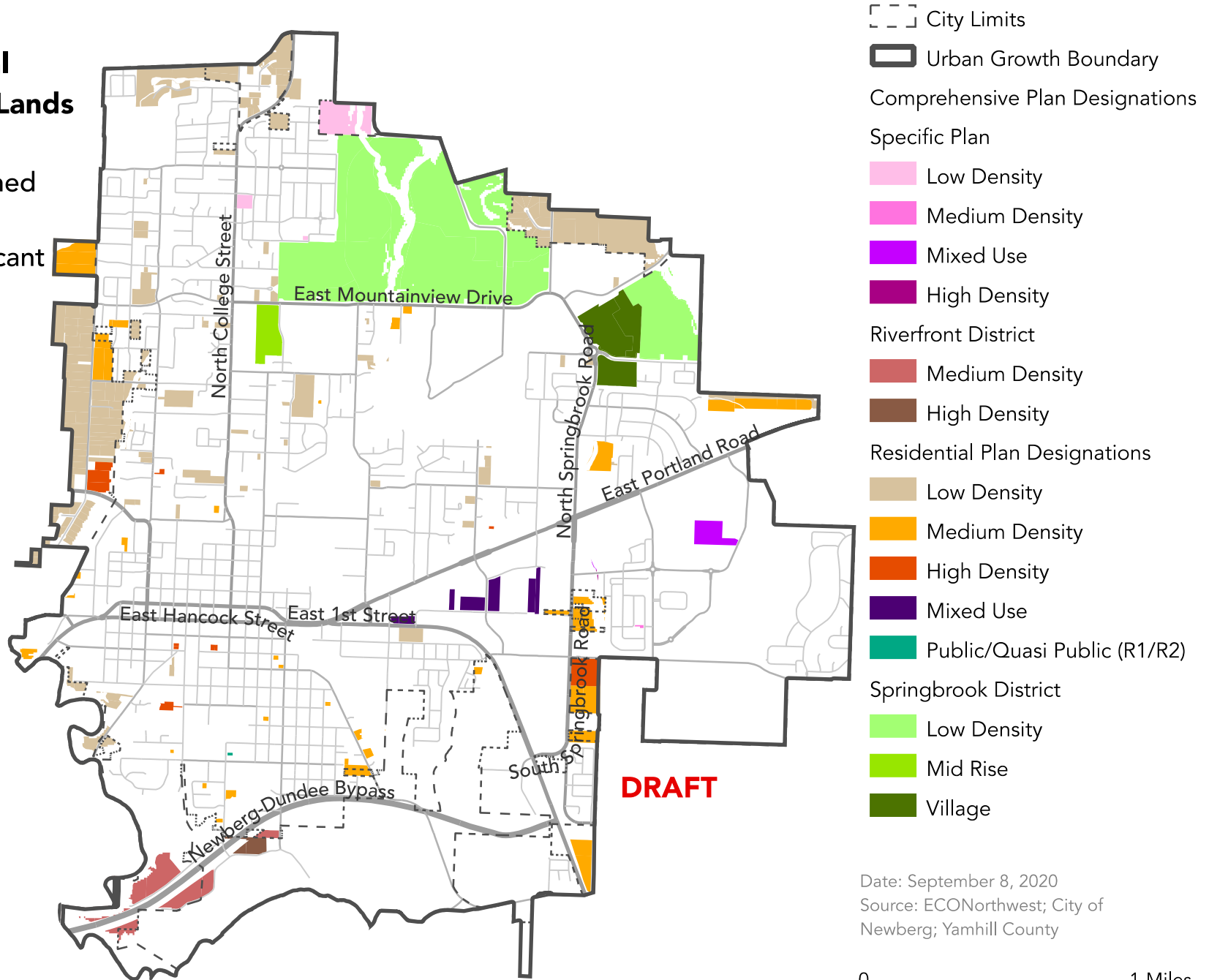
Unconstrained Vacant and Partially Vacant Land

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	71	31	40
High-Density Residential	13	1	12
Public/Quasi-Public (R-1 and R-2 zones)	0	0	-
Springbrook Oaks Specific Plan			
Low-Density Residential	-	-	-
Medium-Density Residential	0	0	-
Mixed Use	7	7	-
High-Density Residential	0	0	-
Northwest Specific Plan			
Low-Density Residential	14	0	14
Medium-Density Residential	-	-	-
Riverfront District			
Medium-Density Residential	18	5	14
High-Density Residential	4	3	0
Springbrook District			
Low-Density Residential	283	161	122
Mid-Rise Residential	11	11	-
Village Residential	34	19	15
Total	643	267	376

2019 HNA showed total of 675 buildable acres

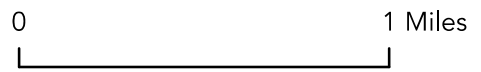
Newberg Residential Buildable Lands Inventory

Unconstrained Vacant and Partially Vacant Land



- City Limits
- Urban Growth Boundary
- Comprehensive Plan Designations
 - Specific Plan
 - Low Density
 - Medium Density
 - Mixed Use
 - High Density
 - Riverfront District
 - Medium Density
 - High Density
 - Residential Plan Designations
 - Low Density
 - Medium Density
 - High Density
 - Mixed Use
 - Public/Quasi Public (R1/R2)
 - Springbrook District
 - Low Density
 - Mid Rise
 - Village

Date: September 8, 2020
 Source: ECONorthwest; City of Newberg; Yamhill County



Preliminary Housing 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%

Source: Population Research Center,
Portland State University, June 30, 2020.

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	577
<i>equals</i> Persons in households	7,418
Average household size	2.61
New occupied DU	2,842
<i>times</i> Aggregate vacancy rate	5.5%
<i>equals</i> Vacant dwelling units	156
Total new dwelling units (2021-2041)	2,998
Annual average of new dwelling units	150

2019 HNA forecast showed a total of 4,035 new dwelling units (a difference of 1,037 units)

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

Variable	Needed Mix
Needed new dwelling units (2021-2041)	2,998
Dwelling units by structure type	
Single-family detached	
Percent single-family detached DU	60%
equals Total new single-family detached DU	1,799
Single-family attached	
Percent single-family attached DU	8%
equals Total new single-family attached DU	240
Multifamily	
Percent multifamily	32%
Total new multifamily	959
equals Total new dwelling units (2021-2041)	2,998

Needed mix share (%) by structure type remained the same as the 2019 HNA.

Units in ADUs or 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	1,779
Single-family attached	240
Multifamily	859
Total Units Requiring Vacant or Partially Vacant Land	2,878

The number of units accommodated by ADU or redevelopment (120 units) did not change since 2019 HNA.

Public and Semi-Public Land Overview

Public and Semi-Public Land Need

Methodology:

- Categorize land by types of public or semi-public use:
 - Municipal (city, county, state)
 - Schools
 - Parks
 - Semi-Public
- Review existing use per 1,000 people
- Conduct interviews to confirm assumptions or gather additional information
- Report findings

Public and Semi-Public Land Need

Partial Park Land Need

Based on Level of Service (LOS) in Comprehensive Plan. Further discussion needed for other types of park land need.

Park Types	LOS per 1,000 people	People per 1,000 for 2021-2041	Acres of Need
Neighborhood Parks	2.5	8.0	20.0
Community Parks	5.0	8.0	40.0

Semi-Public Land Need

Based on existing land and population

Use	Existing Developed Acres	People per 1,000 for 2020	Acres per 1,000 people 2020	People per 1,000 for 2021-2041	Acres of Need
Churches	85.9	24.9	3.5	8.0	28.0
Other Semi-Public	12.1	24.9	0.5	8.0	4.0
Total	98.0				32.0

Public and Semi-Public Land Need

Next Steps

- Continue interviews with agencies and organizations
- Analyze and summarize final public and semi-public land needs

Next Steps

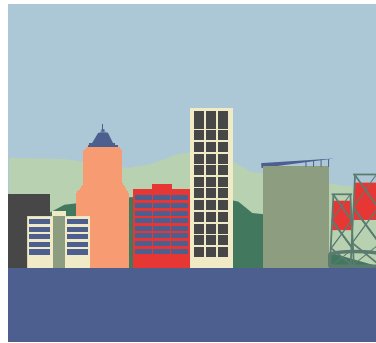
- CAC Meeting #3 (City staff lead)
 - Updated draft housing forecast
- CAC Meeting #4
 - Final BLI and housing forecast
 - Final public and semi-public land need

ECONorthwest

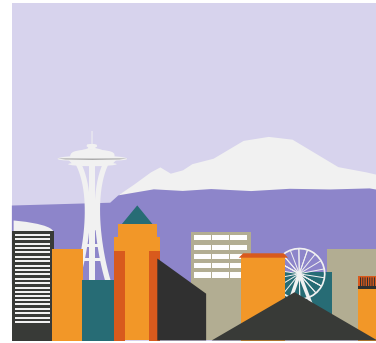
ECONOMICS • FINANCE • PLANNING



Eugene



Portland



Seattle



Boise