



Community Development Department
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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: November 12, 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 three times 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. On October 22 they met to review draft housing forecast information. Attached is the Power Point Presentation that was provided to the CAC.

Attachment: 1. CAC October 22, 2020 Power Point Presentation

Newberg HNA Update & Public/Semi-Public Land Needs

CAC Meeting 3
October 22, 2020



Draft Housing Forecast

Meeting 2 Recap: 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%

The prior forecast showed growth of 10,819 new people, a decrease of 2,824 people.

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

Meeting 2 Recap: 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

2019 HNA forecast showed a total of 4,035 new dwelling units (a difference of 866 units)

Since the last meeting, we updated the number of people in group quarters, based on information from George Fox University

Meeting 2 Recap: Needed 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

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

Meeting 2 Recap: 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

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

Allocation of Units to Vacant Land by Housing Types (continued)

- The remaining **1,636** units were allocated to low, medium, and high-density plan designations.
- The mix of housing types was based on the needed mix assumptions (and after accounting for ADUs and redevelopment).

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 of Vacant Unconstrained Land

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

- 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.

Preliminary Public / Semi-public

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

Park and semi-public land will generally locate on residential land.

Semi-Public Land Need

Based on existing land and population

Use	Existing Developed Acres	People per 1,000 for		Acres per 1,000 people 2020	People per 1,000 for	
		2020	2021-2041		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	

Land Sufficiency: Housing & Pub/Semi-Pub Land

- Preliminary land sufficiency results show Newberg has a surplus of land in low-density and medium-density plan designations.
 - Some of this land will be used for housing, while some will be used for public and semi-public land uses
- Newberg has a 19-acre deficit of land in high-density plan designations.
 - The deficit includes land needed for group quarters.

Next Steps

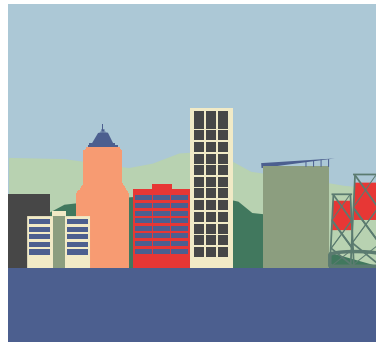
- CAC Meeting #4, December 3
 - Final BLI and housing forecast
 - Final public and semi-public land need

ECONorthwest

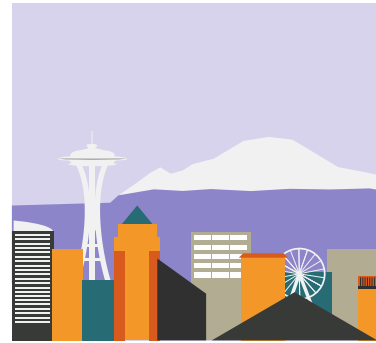
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