



**NEWBERG AFFORDABLE HOUSING
CITY HOUSING PROGRAM SUBCOMMITTEE**

Wednesday, February 24, 2010

7 p.m. to 9 p.m.

Newberg City Hall

Permit Center Conference Room

414 E. First Street, Newberg, OR

I. Open meeting

II. Roll call

III. Review of Affordable Housing Action Committee meeting on Feb. 10, 2010

IV. Housing Rehabilitation

- **State application for housing rehabilitation funds**
- **City housing rehabilitation funds**
- **Habitat for Humanity "Brush with Kindness" program**
- **YCAP home weatherization program**

V. Housing Trust Fund

- **Mission Statement**
- **Goals**
- **Objectives**
- **Eligible expenditures (recipients and projects)**

VI. Other business

**VII. Next meeting: Wednesday, March 24, 2010 at 7:00 pm in City Hall
(Permit Center Conference Room)**

VIII. Adjourn

**Attachments: 1. Email from Rick Rogers, RE: Housing Trust Fund resources
2. List of proposed trust fund expenses and resource from Newberg
Affordable Housing Action Plan**

(This page left blank, intentionally)

David Beam

From: Habitat [newberghabitatforhumanity@verizon.net]
Sent: Monday, January 25, 2010 11:08 AM
To: David Beam; 'CHARLIE HARRIS'; 'CATHY STUHR'
Subject: Ad Hoc Committee - Housing Trust Fund Information
Folks:

Here are a couple of links that I believe will help with the goals and objectives and mission statement for a housing trust fund. The City of Ashland might be of particular interest as the ordinance and resolution to establish a fund (in 2008) is included.

Oregon Housing and Community Services

http://www.oregon.gov/OHCS/HRS_Housing_Dev_Grant.shtml

http://www.oregon.gov/OHCS/HD/HRS/pdfs/HRS_Factsheet_Trust_Fund_Program.pdf

City of Ashland

<http://www.ashland.or.us/Page.asp?NavID=10828>

http://www.ashland.or.us/Files/ORD_2966.pdf

http://www.ashland.or.us/Files/RESO_2008-34.pdf

Hopefully these sites help with language. Many thanks.

Rick

Strategy #6: Develop and support public and private programs

There are many organizations, both public and private, whose mission is to encourage, develop and maintain affordable housing. The City should support these programs in ways best further the missions of those organizations. In addition, there other tools that support affordable housing that the City should develop, sometimes in concert with other partners. The following are action that the City should undertake to strengthen affordable housing in Newberg.

Action 6.1: Create a Newberg Housing Trust Fund

Newberg could create a housing trust fund. The fund could be used for a number of programs to promote affordable housing, such as:

- Housing rehabilitation loans or grants (rentals and owner-occupied)
- Purchase of land for affordable housing
- Grants to non-profit groups to purchase land or construct affordable housing
- Home-buyer education programs
- Direct construction of affordable housing
- Permit fee subsidies
- Rehabilitation consultation
- Downpayment revolving loan fund
- Transitional housing
- Foreclosure prevention
- Pre-development and acquisition financing for affordable housing projects

Several sources could be used to provide money for the fund, including:

- Housing developer “affordable housing in-lieu” fees
- Commercial development affordable housing fees
- Public grants
- Foundation grants
- Charitable gifts
- City or County funds
- Asset sales, such as condemned property
- Banks
- Transient Room Tax funds
- Fee assessment through existing business license program
- Community-wide fee assessment

Exact program fund uses and funding sources should be determined as part of the trust fund formation process. The Affordable Housing Ad Hoc Committee recommends that rehabilitation of rental properties should be a high priority for the funds.

Responsible parties: The trust fund could be set up under the City, under an existing agency, such as the Housing Authority of Yamhill County or Mid-Willamette Valley COG, or under a new non-profit.