



## **RESOLUTION No. 2013-3043**

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**A RESOLUTION AUTHORIZING THE CITY MANAGER TO DO ALL NECESSARY ACTS TO FACILITATE THE REDEVELOPMENT OF THE CITY PROPERTY LOCATED AT 921 S. BLAINE STREET WHICH WAS THE LOCATION OF THE NEWBERG ANIMAL SHELTER (THE PROPERTY); DIRECTING THE CITY MANAGER TO WORK WITH NEWBERG AREA HABITAT FOR HUMANITY (HABITAT); SETTING OUT CRITERIA FOR THE CITY MANAGER TO USE IN EXERCISING THAT AUTHORITY; AND AUTHORIZING THE CITY MANAGER TO DEED THE PROPERTY TO HABITAT IN ORDER TO FURTHER THE GOAL OF THE CITY FOR AFFORDABLE LOW-COST/LOW-INCOME HOUSING**

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### **RECITALS:**

1. The City owns property at 921 S. Blaine Street within the city. The property was until recently the site of the Newberg Animal Shelter.
2. The City Council considered proposals for redevelopment of the property in order to provide low-cost housing within the city at their meeting on March 15, 2010. Excerpts from the minutes of that meeting are attached to this Resolution as Exhibit "A" and by this reference incorporated.
3. After hearing the presentations on the proposals, the Council by motion voted to accept the proposal from Habitat and requested that staff work with Habitat to re-develop the property.
4. The redevelopment of the property was to take place when the new animal shelter located on Sandoz Road was ready to operate as the City's animal shelter. The new animal shelter is now operating as the City's animal shelter.
5. The old animal shelter structure is in the process of being demolished through the assistance of Habitat.
6. The City has advertised and a public hearing was held this evening of May 20, 2013, to consider the relinquishing of the property to Habitat in order for Habitat to redevelop the property in accordance with their proposal to provide low-income housing within the City of Newberg in furtherance of the goal of the City to provide affordable housing in Newberg. The hearing is held in accordance with ORS 271.330 dealing with the relinquishing of title to property for low-income housing.

### **THE CITY OF NEWBERG RESOLVES AS FOLLOWS:**

1. The city manager is hereby authorized, directed, and delegated the authority to do all necessary acts to assist Habitat in the redevelopment of the property in order to build low-income affordable housing in furtherance of the City's goal for providing affordable housing within the City. The redevelopment shall be in accordance with Habitat's proposal presented March 15, 2010, to the City

Council. Such proposal is attached to this Resolution as Exhibit “B” and by this reference the City accepts and incorporates this proposal within this Resolution.

2. The city manager shall use the following criteria when exercising the city manager’s authority in making decisions concerning the redevelopment by Habitat of the property:
  - A. Conceptual Design – The property shall be developed in a manner that substantially conforms to the conceptual site, building design, and development concept submitted by Habitat in their proposal (attached as Exhibit “B”). Substantial conformance shall be determined by the city planning and building director.
  - B. Design Standards – The property shall be developed in a manner that complies with all applicable standards of the Newberg Development Code and all conditions of the site design review decisions.
  - C. Street Improvements – Upon development of the property, Habitat shall extend Blaine Street improvements along the frontage of the property, similar to those that currently exist immediately to the north of the property, and will install a sidewalk along the frontage of the property.
  - D. Development Schedule – Habitat shall obtain building permits for the Project within three (3) years from the date of this resolution. Habitat shall complete construction of the Project within five (5) years from the date of this Resolution. An extension may be permitted upon mutual agreement of the parties. The city manager has the authority to agree to such extensions. If the project is not completed, the property shall not be transferred to Habitat or shall be re-deeded to the City if it has previously been transferred to Habitat.
  - E. Demolition of Improvements—Habitat shall demolish the existing animal shelter building and associated improvements within one year of the date of this Resolution. It is acknowledged Habitat has volunteers working with the city demolishing the existing shelter and demolition shall be completed very soon.
  - F. Fees – Habitat shall be responsible for all system development charges, site design review fees, building permit fees, and any other fees associated with the development.
  - G. Property Transfer – The City shall relinquish title to the property and assign ownership of the property to Habitat without consideration in money (\$0.00) but for consideration of doing the redevelopment. Such transfer shall take place no later than the completion of the development and all other applicable development requirements. The city manager is specifically delegated the authority to deed, transfer, and assign ownership of the property to Habitat. Further, the city manager may make such transfer as necessary or convenient to facilitate the re-development of the property, funding for the redevelopment, and/or obtaining grants for financing the redevelopment. This transfer shall be done with adequate protection that the property will be returned to the City if development is not completed. The property will be transferred to Habitat on an “AS IS” basis. The City will make no warranties, express, or implied, as to the condition or use of the property.

- H. Continuing Use of Property -- The property is being transferred to be used as an affordable housing project described in Exhibit "B" in accordance with the policies of Habitat. Parties understand Habitat's policies encourage home ownership. Habitat has policies requiring the occupants to enter into agreements to use the property as a qualifying affordable home for specific periods of time. Parties understand after those periods have elapsed, the future property owners may use the property for those uses allowed under the applicable laws and ordinances of the City of Newberg.
- I. Dispute Resolution – Mediation and/or arbitration will be used by parties if unable to settle design differences or if the design concept (e.g. aesthetically pleasing and substantive) is not met by the Habitat.

3. The City Council makes the following findings:

- A. Habitat is a qualifying non-profit corporation within the meaning of ORS 271.330 and is qualified for the city to relinquish the title of the property to it for the purpose of providing low-income housing. It is the goal of the City Council to provide low-cost/low-income affordable housing within the city.
- B. The purpose of the Habitat proposal is to provide low-cost/low-income affordable housing within the city which helps the city meet its goal of providing low-cost/low-income affordable housing within the city.
- C. This arrangement with Habitat provides for a good use of the property and the partnership with Habitat is the best way for the city to further its goal of providing low-cost/low-income affordable housing.
- D. The delegation of authority with direction to the city manager allows the city manager to work with Habitat in developing their proposal, finding financial resources for their proposal, and securing finances through grants or other means for the funding of the proposal. This flexibility is necessary to ensure efficient and timely response to the various avenues for developing the proposal.
- E. The city finds the property is no longer needed for public purposes by the city and relinquishing the title of the property to Habitat will allow Habitat to redevelop the property in accordance with the proposal submitted.
- F. The city had previously obtained an appraisal of this property in 2005. The appraisal is a part of the record in the public hearing. The value established for the property without the improvements was \$70,000.00. The city finds the appraisal is adequate to show the value of the property for purposes of this public hearing.
- G. The city has the authority to relinquish the title of the property to Habitat and has met the criteria for doing so pursuant to ORS 271.330 and has followed the required procedure.

4. All documents, agreements, and other legal instruments such as deeds shall be approved as to form and content by the city attorney.

➤ **EFFECTIVE DATE** of this resolution is the day after the adoption date, which is: May 21, 2013.

**ADOPTED** by the City Council of the City of Newberg, Oregon, this 20<sup>th</sup> day of May, 2013.



Daniel Danicic, City Recorder

**ATTEST** by the Mayor this 23<sup>rd</sup> day of May, 2013.



Bob Andrews, Mayor

CITY OF NEWBERG CITY COUNCIL MINUTES  
MARCH 15, 2010  
7:00 P.M. MEETING  
PUBLIC SAFETY BUILDING TRAINING ROOM  
401 EAST THIRD STREET

Work Session was held prior to the meeting. A discussion on Budget prioritization occurred. No decisions were made.

I. CALL MEETING TO ORDER

Mayor Bob Andrews called the meeting to order at 7:00 PM.

II. ROLL CALL

Members

Present:	Mayor Bob Andrews	Denise Bacon	Bob Larson
	Stephen McKinney	Bart Rierson	Marc Shelton
	Wade Witherspoon		

**EXCERPTS FROM MINUTES DEALING WITH PROPOSALS  
FOR RE-DEVELOPMENT OF CITY PROPERTY AT  
921 SOUTH BLAINE STREET IN CITY (SITE OF OLD ANIMAL SHELTER)**

VIII. NEW BUSINESS

1. Consider a motion directing the city manager to prepare a development agreement with a private developer to construct an affordable housing project at 921 South Blaine Street.

TIME – 8:00 PM

Mr. Mahr talked about whether or not Councilor Denise Bacon's position on the board of directors for Habitat for Humanity would be considered a conflict of interest. He stated that it would not be considered a conflict of interest because it is a non-profit organization; however, she may choose not to participate because of a possible appearance of bias.

Councilor Denise Bacon said she would choose not to be part of the hearing. No other conflicts of interest or bias were noted.

Mr. Danicic presented the staff report (see official meeting packet for full report).

Councilor Bob Larson asked about reimbursement for the cost of land. Staff replied that neither applicant is proposing to purchase or pay for the property; as part of the development agreement the City planned to donate the land for an affordable housing project specifically, since land cost is a significant barrier in building affordably.

Councilor Marc Shelton asked the City Attorney if there would be any legal advantages to selling the lot for one dollar rather than giving it as a donation. Mr. Mahr said there would be no advantage to doing that.

**Exhibit "A"**  
**to Resolution 2013-3043**

Councilor Stephen McKinney added it would still be important to show a change of title when donating the land to show the City no longer owns it. Mr. Mahr agreed and said it would be part of the development agreement to follow through with that so the builder can use it as security to obtain loans, but if they do not follow through on their commitment, then the City could get the land back.

Councilor McKinney asked about the amount of parking on both proposed projects and expressed his belief that there needs to be a parking spot for every bedroom in order to prevent overflow issues that have not been addressed in the past.

Councilor Wade Witherspoon wished to ask a Habitat for Humanity representative how many people the units were designed to house.

Mr. Roy Powell, Habitat for Humanity staff member, approached and answered that the homes were designed around the families in need; for this project they are three bedroom units since one family has two kids and the other has four.

Councilor Larson asked him to address the parking question, noting that other affordable homes built with limited parking have ended up with twice as many cars as planned, which have overflowed onto the streets. Mr. Powell stated they do not encourage this and the projects were not designed for that.

Mr. Jared E. Jones, Chair of the Habitat for Humanity board of directors, stated he was here to represent the four-hundred some volunteers from Newberg and discussed the partnership between the City and community on these types of projects. He said if the City would not be donating the land, they would not be able to build for another two to three years because raising money is difficult for charity type projects. He spoke of grant writing and donations from churches as their primary funding options and to their unique ability to build on small parcels of land with very "green" building. He noted there were many board members present this evening as well as part-time employees and families who received homes through the organization.

Ms. Lory Albright said she has been a member of the Newberg community for thirty-five years and part of Habitat for Humanity for twenty years. As an educator in Newberg she often sees constant moving around as a problem for students and she feels they need safe homes and support to stay in those homes. She said there are benefits for families to be responsible homeowners and would rather have the Habitat home than apartments.

Mr. Rick Rogers, Habitat for Humanity, spoke of this being a fantastic and tangible moment in the history of afford housing in this community because it would demonstrate a way for a city and a non-profit organization to create a partnership. He spoke of the impact on children to build successful legacies by completing school and applying to college because the homes are built to create stability and opportunities for families they would not otherwise have. He also mentioned the plans were proposed as the zoning currently stands.

Councilor Shelton spoke of the traffic concerns and the unfinished road; he asked if Habitat for Humanity would be willing to help complete the roads as the other applicant suggested. Mr. Rogers stated they would be willing to be a partner in this as well.

Ms. Lisa Stephens stated, as an owner of a Habitat home, she was grateful and she spoke of the difference it made for her living in her own home rather than an apartment. She said she takes a lot more pride in her home because it belongs to her and not someone else and how it benefited her financially to keep her job and stay in the home.

Mr. William Sweat, a member of the Habitat for Humanity board of directors and Chair of the finance committee, spoke of Habitat creating the opportunity for homeownership and stability so kids can focus on

**Exhibit "A"**  
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education, which correlates to kids getting out of poverty. He said the no interest loans allow owners to pull out of poverty because of the equity gained.

Ms. Joanne Duncan declined to speak.

Mr. Doug Bartlett spoke of people being caught in a bind without the resources to get ahead and being trapped in poverty even though they work hard. He said he is a fan of all affordable housing and appreciates the Council and staff considering this exciting model for many other places to copy. He said he was not opposed to affordable rental units, but he felt home ownership helps turn families' lives around.

Councilor Shelton asked staff to explain the completion of Blaine Street further as well as the issues of right-of-way with the railroad. Mr. Danicio said it would be done with a payment-in-lieu which would be placed into the City bank account until the time comes for Blaine Street to be improved. The right-of-way is held by the County rather than the railway and a process has been initiated to declare it as a City right-of-way.

Councilor Rierson questioned the other applicant Mr. Roger Grahn about his proposal to improve the road.

Mr. Roger Grahn approached and answered that he planned to complete the road just in front of the property. Between Blaine Street and 9<sup>th</sup> Street it would remain undeveloped. He said he's been doing what he does for a long time now and he knows how to get more yield from a smaller area. He said both applicants have problems with finding land cheap enough to build affordable housing. If the land were not being donated by the City, he would be sniveling about the SDC charges; so he applauds this as a first step. He spoke of his belief that the lot is actually bigger than everyone thinks and about being able to do the street improvements cheaper than others. He spoke of the parking issue stating he did expect one or two of the tenants that will not have cars, so he did not see it as a problem.

Discussions followed concerning the issues surrounding the street. Staff spoke of adverse possession and working with the County, they did not feel there would be any issues with the paper mill property owners, and they felt they would be able to work with Chehalem Park and Recreation District (CPRD) concerning the entrance to the BMX track. The City Attorney spoke of the burden of maintenance and taking over jurisdiction of the road and annexing it. Improvements could be completed by a Local Improvement District (LID) or a half-street improvement, but CPRD has the strongest interest in the improvement.

Mr. Grahn said he is proposing to participate, although he wants to do the improvements himself because he can do it more cost efficient. Curb and gutter would need to be run around the corner of 11<sup>th</sup> Street; it would not be a full street, but it would be paved as far as it could go with a physical barrier to keep kids and cars from going around the rail and to get drainage for storm water.

Mr. Rogers said they plan to do what would be customary and mentioned their good working relationship with CPRD and with the contractors; he said they could do whatever the City felt was in the best interest of everyone to provide access to a busy park and alleviate other homeowners concerns about traffic in the area.

Mayor Andrews asked staff about supplying water to the site and if the current pipes were adequate to support this or if an upgrade would be required. Staff said they expected it was currently standard residential at ¾-inch and sewer is available as well to support either proposed plans.

Discussions continued concerning the assessed values of the proposed projects for tax purposes; Mr. Grahn's project was said to be assessed higher than the Habitat proposal with taxes estimated at \$6,800.00 per year. Mr. Rogers stated taxes are customarily \$2,000.00 a year for their homes. Both parties mentioned several times that it was difficult to compare the two projects because they were so very different.

**Exhibit "A"**  
**to Resolution 2013-3043**

Mayor Andrews asked if the applicants were going to request some other concessions, such as a waiver of SDC and permit fees.

Mr. Rogers stated the City has the ability to waive fees for two affordable housing units per year and because they are a non-profit organization, every dollar of waived fees or in kind donation is a dollar that does not have to be raised from the citizens.

Mr. Grahn replied the donation of the land is enough to make the project to be built affordably.

Councilor Witherspoon asked about the differences in size and shape of the lot from page 115 to page 129. Mr. Danicic replied that Mr. Grahn's plan included an additional portion of adjacent land that he would acquire to build his project; the example used in the Habitat for Humanity proposal is more accurate to what is currently owned by the City.

Councilor Shelton shared that he felt the details of the site and infrastructure were too overwhelming for him to make a good decision tonight; he wondered if the Council would consider tabling the topic to allow for diagramming and road improvement plans.

Councilor McKinney also agreed he was not prepared to make a decision and would like more details about the road improvement issue; he was reluctant to decide without these matters being worked out.

Councilor Larson argued he would like to decide tonight because he did not feel it would be a problem for either applicant to plan to include the necessary improvements.

Mayor Andrews discussed the acquisition of the additional property and if that would change plans for the Habitat for Humanity proposal. Mr. Rogers replied they would consider another unit if it was economically worthwhile, but the costs of the necessary zone change would be a determining factor.

Mr. Grahn added he would also be asking the City to do zone change, rather than paying for it himself. He has had difficulty with this in the past and felt the City would have more success initiating the zone change.

Mayor Andrews recessed at 9:24 PM and reconvened at 9:35 PM. He reminded the Council they were being asked to give direction to the City Manager to negotiate the terms of the development agreement; they had to just choose which applicant he would be doing that with.

Councilor Shelton said he understood that there were items that have come up that were outside of the original Request for Proposal (RFP), but he finds it difficult to make a decision about things like the City being asked to take care of the expense of a zone change and other expenses that may come from road improvements.

Both applicants stated they agreed these were two very different approaches to affordable housing but the choice came down to whether the City wanted to see homeownership or low income rental housing on this piece of property. Then the development agreement process can begin, which would come back to the Council; if those issues cannot be resolved between the City and the chosen applicant then either party has the right to walk away.

Councilor Rierson commended the creativity of both projects and the applicants. He felt that either choice has pros and cons, but ultimately he would be more supportive of building the Habitat for Humanity project because of the resulting home ownership. He did not feel he was approving the actual development agreement tonight, he is just choosing to support initiating the agreement process with Habitat for Humanity.



**PROPOSAL TO THE CITY OF NEWBERG  
921 S BLAINE STREET**





Newberg City Council  
PO Box 970  
414 E First Street  
Newberg, Oregon 97132

December 18, 2009

**Re: 921 S Blaine Street Affordable Housing Proposal**

Dear Mayor Andrews and Councilors Bacon, Larson, McKinney, Rierson, Shelton and Whitherspoon:

We believe Newberg Area Habitat for Humanity has the experience, expertise and resources to develop and build a project that will maximize the potential of the Blaine Street site while serving as a model to other affordable housing projects.

We believe this because our organization:

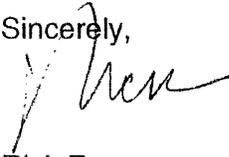
- 1) Has over 15 years local experience developing model affordable housing
- 2) Is backed by the expertise of Habitat for Humanity International
- 3) Is a community-based volunteer-driven non-profit
- 4) Maintains affordability through in-kind donations and volunteer labor
- 5) Demonstrates financial stability and secures financing through a partnership of sources
- 6) Addresses the specific needs highlighted in the Newberg Affordable Housing Action Plan
- 7) Develops the stability of homeownership which in turn adds to the tax rolls
- 8) Has the experience needed to successfully select and prepare families for homeownership
- 9) Recycles materials in the building of sustainable and efficient projects
- 10) Brings together divergent partners joined in goodwill
- 11) Is small enough to be focused while remaining flexible and responsive
- 12) And, Newberg Area Habitat for Humanity builds more than houses, we build community

**Exhibit "B" to  
Resolution 2013-3043**

Greater specifics on our organizations appear in the attached proposal. Thank you for this opportunity and for furthering the mission of affordable housing in our community.

Should you have any questions regarding our organization, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read "Rick Rogers", written over a horizontal line.

Rick Rogers  
Executive Director



### Family Selection Criteria

1. Families live, work, or have some specific connection to the Newberg area (including Dundee, Dayton, St. Paul and Sherwood).
2. Need for adequate shelter
  - a. Current shelter has problems with heating, water, electricity, bathroom(s), kitchen, structure, environmental hazards, etc.
  - b. Overcrowded conditions determined by the number of persons, age, and sex of family members.
  - c. Unable to obtain a conventional or governmental assisted loan.
  - d. Excessive amount of income spent on housing.
  - e. Special needs of family member that cannot be met in current living circumstances.
3. Ability to pay
  - a. Family has a reliable source of income.
  - b. Family demonstrates the financial resources and ability to pay the monthly payment (including taxes and insurance) on a regular basis. Home ownership must not threaten household income or the ability to continue payments of monthly household expenses and/or current debt.
  - c. Family has a history of responsible payment of debt
  - d. Family's total gross annual income is not less than 25% and no greater than 50% of the median income of Yamhill County for their family size. (In 2009, the income range is \$17,500 to \$35,000 (hourly \$8.41 to \$16.82) for a family of four.) Exceptions may be made for exceptional need.
  - e. The combined total of the monthly mortgage payment and all monthly debt payments should not be greater than 36% of the family's gross monthly income. Exceptions in severe cases of need.
4. Willingness to partner with Habitat for Humanity
  - a. Family understands 500 hour sweat equity requirements and its demands and is willing to complete 100 hours before work begins on their own home and is willing to complete all 500 hours (250 hours with specified assistance from friends, neighbors, and community volunteers) prior to taking possession of their home.
  - b. Family is willing to attend Habitat's Family Support classes, which include financial counseling, home maintenance, and repairs.
  - c. Family is willing to receive home visits and interviews from family selection committee member(s) and media representatives for publicity purposes.
  - d. Most importantly, the family desires to be active participants in Habitat, helping others achieve home ownership by volunteering their time and continuing the circle of "a hand up."

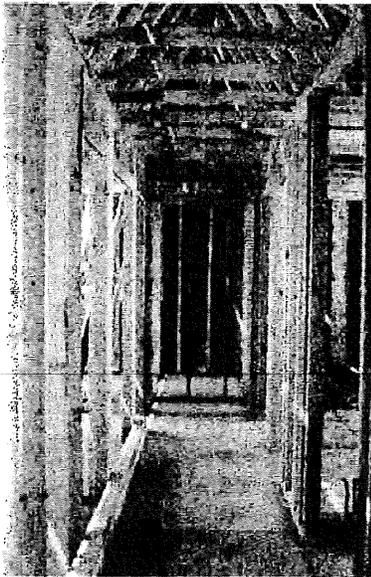
***Habitat for Humanity does not discriminate based on age, sex, race, ethnic background, national origin, or religion***



Construction Technologies

## House Design Criteria

*As stated in Habitat for Humanity's U.S. Affiliation Agreement, affiliates' construction practices should reflect the Habitat intent of building simple and decent houses as defined at right. New construction and rehabilitation projects may provide a set of circumstances with local code requirements or community covenants in which some of the guidelines cannot be met.*



**The following points define the criteria that affiliates should incorporate into their house designs:**

1. The living space provided—excluding stairwells (except to a basement) and exterior storage—should not exceed:
  - 900 square feet for a two-bedroom house
  - 1,070 square feet for a three-bedroom house
  - 1,230 square feet for a four-bedroom house
2. The basic house should have only one bathroom and should be accessible to persons with disabilities. The bathroom may be compartmentalized for increased usefulness. Three-bedroom houses may have an additional half bath. Houses with four bedrooms, or five or more people, may have an additional full bathroom.
3. Families should have an opportunity to choose decorative finishes for their house whenever possible.
4. A budget may be established with a predetermined limit (e.g., \$1,000) to allow the family to personalize their home with such features as appliances, fencing, shed, etc.
5. Each house should have a covered, primary entrance.
6. When feasible, at least one entrance to the house should be accessible to persons who have difficulty with mobility.
7. All passage doors, including the bathroom door, should be three feet (3') wide. Halls should be three feet and five inches (3' 5") wide from rough frame to rough frame. [Note: if there is a door in the hallway, the minimum width increases to three feet and seven inches (3' 7") from rough frame to rough frame.] These standards allow for simple access for persons with disabilities. Further adaptations may be needed if a family member is disabled.
8. Homes should not have garages or carports.



CONSTRUCTION TECHNOLOGIES: 121 Habitat St. Americus, GA 31709-3498 USA  
(229) 924-6935 (800) HABITAT ussupportcenter@habitat.org www.habitat.org

Plans that conform to these guidelines are available in the Habitat for Humanity Planbook, item #3998, on BuildBrand at <http://buildbrand.habitat.org> or by calling the US Support Center at (877) 434-4435.



## Proposed Sustainable Features

921 South Blaine Street, Newberg

### Site Features:

- Rain gardens to capture all rainwater from site
- Run off swales and garden with native species
- Porous pavers in driveway/parking area with engineered base rock holding capacity
- Local and volunteer labor

### Energy Efficiency Features:

- **Building**
  - Wrap foundation-structure connection with rigid insulation to avoid thermal bridging
  - Spray foam all cavities in walls created by outlets, plumbing, etc.
  - Exceed minimum insulation requirements in all areas (e.g R49 ceilings)
  - Roof trusses are designed with 'high heels' for better insulation
  - Low E Vinyl Energy Star® rated windows
  - Insulated window and door headers
  - Blower door test to pinpoint any sources of air transfer from the exterior
  - Care to avoid moisture soaking materials
  - Moisture removal post-construction
- **HVAC**
  - Low demand for heating/cooling allows for smaller heating system
  - Localized electric wall heaters
  - Spot ventilation Energy Star® rated
  - Low- or no-VOC (Volatile Organic Compounds) paints, finishes, and building materials
  - High efficiency gas hot water heater
- **Electrical Savings**
  - 100% Fluorescent lighting, 75% Energy Star®
  - Energy Star® rated appliances

**Environmental Features:**

- **Water Savings**
  - Dual-flush toilets
  - Low flow shower heads
- **Resource Efficiencies**
  - Advanced Framing techniques save 15% wood costs
  - Recycle demolition and job site debris
  - Use of recycled building materials

**Energy Star® & Earth Advantage® Features**

- Energy Star® - Lighting, Appliances and windows
- Energy Efficiency - frame
- Programmable thermostats
- High efficiency gas hot water heaters
- Improved indoor air quality
- Low VOC paints & finishes
- Moisture Tested Frame lumber
  - Blower door testing of shell

**Green Certifications**

- Energy Star®
- Earth Advantage®
- Oregon high performance home

<b><u>Site Features</u></b>	<b><u>Result</u></b>
Rain gardens to capture or delay all rainwater from site, with overflow going to adjacent ODOT parcel	Alleviates demand on city sewer system, lower bills for homeowners
Run off swales and garden with native species	Increases percolation and filters water. Habitat for insects and birds.
Rain Barrels	Detains run off for later irrigation use
Porous pavers in driveway/parking area with engineered base rock holding capacity	Allows rainwater to seep into ground, with detention of overflow to alleviate demand on city sewer system
Local and volunteer labor	Sense of united community supporting families

**Exhibit "B" to  
Resolution 2013-3043**

<u><b>Building Features</b></u>	<u><b>Result</b></u>
Wrap foundation-structure connection with rigid insulation to avoid thermal bridging	Reduce heat loss/gain, lower heating/cooling costs for homeowners
Spray foam all cavities in walls created by outlets, plumbing, etc.	Reduce heat loss/gain, lower heating/cooling costs for homeowners
Exceed minimum insulation requirements in all areas	R49 ceilings, R24 walls, R38 floors. Reduce heat loss/gain, lower heating/cooling costs for homeowners
Roof trusses are designed with 'high heels' for better insulation	Reduces thermal bridging
Low E Vinyl Energy Star® rated windows	Reduces thermal losses
Insulated window and door headers	Reduces thermal bridging
Blower door test to pinpoint any sources of air transfer from the exterior for further attention	Confirms tight shell
Care to avoid moisture soaking materials (i.e. Removal of surface ground water in crawl prior to installation of floor insulation)	Avoid mold issues later
Moisture removal post-construction	Avoid mold issues later
Use of recycled building materials from remodelers and contractors	Reduces waste and landfill usage
<u><b>HVAC Features</b></u>	<u><b>Result</b></u>
Low demand for heating/cooling allows for smaller heating system	Lower upfront cost for builder, lower heating/cooling costs for homeowners
Localize electric wall heaters	Put heating where it's needed
Spot ventilation Energy Star® rated	
Low- or no-VOC (Volatile Organic Compounds) paints, finishes, and building materials to avoid off-gassing after residents are in the dwelling	Healthier air for occupants
High efficiency gas hot water heater	Efficient and lower cost
<u><b>Electrical Saving Features</b></u>	<u><b>Result</b></u>
100% Fluorescent lighting, 75% Energy Star®	Lower energy bills for homeowners
Energy Star® rated appliances	Lower energy bills for homeowners
<u><b>Water Saving Features</b></u>	<u><b>Result</b></u>
Dual-flush toilets	Lower water consumption and bill for homeowners
Low flow shower heads	Save water
<u><b>Resource Efficiencies</b></u>	<u><b>Result</b></u>
Advanced Framing - 15% less wood	2 foot stud spacing, stacked framing, 2 stud corners, insulated headers, aligned opening, drywall clips
Recycle demolition and job site product	Less landfill



**Proposed Budget - 921 S Blaine**

**Income:**

In Kind

Land (City of Newberg)	120,000
Pre-Development	48,000
Construction Materials/Services	18,000
	<u>186,000</u>

Community Gifts: 42,000

Grants Pending:		
	<i>Meyer Memorial Trust</i>	50,000
	<i>Softwood Lumber - HFHI</i>	17,000
	<i>Ford Family Foundation</i>	25,000
		<u>92,000</u>

**Total Income:** 320,000

**Expense:**

Land Acquisition: (City of Newberg) 120,000

Pre-Development:

Demolition/Testing	9,800
Surveying	2,500
Architect/Engineering	16,000
Fees/Permits	42,000
Notices, Other	2,500
	<u>72,800</u>

Sub:

Construction:

Payroll	28,200
Insurance	5,000
Materials/Services	91,250
Miscellaneous	2,750
	<u>127,200</u>

**Total Expense:** 320,000

/rr



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April 5, 2005

City of Newberg  
414 East First Street  
Newberg, Oregon  
97132

Property - 921 South Blaine Street  
Newberg, Oregon 97132  
Borrower - Newberg Animal Shelter Friends  
File No. - 05028  
Case No. -

Dear Mr Bennett:

In accordance with your request, I have made a Complete Appraisal and prepared a Summary Appraisal Report of the real property located at 921 South Blaine Street, Newberg, Oregon.

The purpose of the Summary Appraisal is to estimate the market value of the property described in the body of this report.

Enclosed, please find the Summary Appraisal which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of April 1, 2005 is :

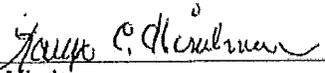
\$70,000

The opinion of value expressed in this report is contingent upon the Limiting Conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

LARRY C HINDMAN APPRAISALS

  
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Larry C. Hindman  
OR License #L000039