



Newberg Housing Needs Analysis Project Advisory Meeting #5

May 30, 2019

Agenda

- Welcome
 - Approve meeting summary from PAC #4
- Review changes since last meeting
 - Housing Needs Analysis
 - Housing Strategy
- Discuss remaining comments and questions
- Next Steps

PAC Meeting Dates and Topics

PAC	Date	Topic(s)
PAC 1	Dec 20	Discuss framework and methodology for the Housing Needs Analysis, draft results of buildable lands inventory
PAC 2	Feb 27	Discuss housing market trends, housing projection and residential land sufficiency, begin to discuss housing policies
Open House 1	Feb 27	Provide a project overview, discuss findings of the housing needs analysis and buildable land inventory
PAC 3	Mar 15	Discuss housing needs, discuss housing policies
PAC 4	May 15	Revisit residential land sufficiency, refine housing recommendations
Open House 2	May 15	Discuss housing needs, residential land sufficiency, and housing policies
PAC 5 (optional)	May 30	<i>Discuss remaining issues before finalizing report, if needed</i>



Updates to HNA and Housing Strategy

Updates to HNA document

(since May 14th)

- Clarified statement on forecasted population growth in Yamhill County. (pg. 38)
- Added range of home value affordable at 100% MFI. (pg. 64)
- Other comments for PAC review provided on write-up from the City.
- Additional comments?

Updates to Strategy document

(since May 14th)

- Change language from “evaluate” to “establish”
(Actions 1.2, 1.3)
- Remove repetitive text in Action 2.2
- Add actions
 - 3.5 Reduced / Waived Building Permit fee, Planning fees, or SDCs
 - 3.6 General Fund / General Obligation Bonds
- Additional comments?



Next Steps

Next Steps

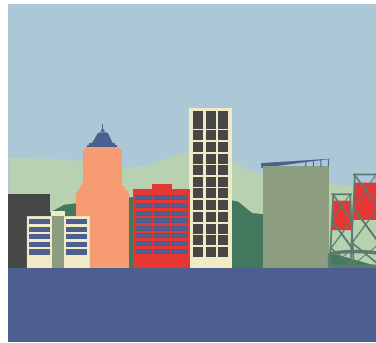
- Finalize products for DLCD by June 14th
- Final products due June 28th

ECONorthwest

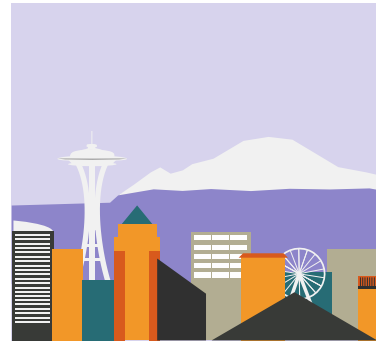
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Eugene



Portland



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Boise

Housing Forecast

Variable	New Dwelling Units (2020-2040)
Change in persons	10,819
<i>minus</i> Change in persons in group quarters	778
<i>equals</i> Persons in households	10,041
Average household size	2.62
New occupied DU	3,832
<i>times</i> Aggregate vacancy rate	5.3%
<i>equals</i> Vacant dwelling units	203
Total new dwelling units (2020-2040)	4,035
Annual average of new dwelling units	202

Variable	New Dwelling Units (2020-2040)
New units accomodated through redevelopment	100
New accessory dwelling units	20
Subset of toal new dwelling units (2020-2040)	120

Housing Forecast by Housing Type

Variable	Needed Mix
Needed new dwelling units (2020-2040)	4,035
Dwelling units by structure type	
Single-family detached	
Percent single-family detached DU	60%
<i>equals</i> Total new single-family detached DU	2,421
Single-family attached	
Percent single-family attached DU	8%
<i>equals</i> Total new single-family attached DU	323
Multifamily	
Percent multifamily	32%
Total new multifamily	1,291
<i>equals</i> Total new dwelling units (2020-2040)	4,035

New Units on Vacant/Partially Vacant Lands

	New Dwelling Units (2020- 2040)
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	2,401
Single-family attached	323
Multifamily	1,191
Total Units Requiring Vacant or Partially Vacant Land	3,915

Allocation of Units on Vacant/Partially Vacant

Comprehensive Plan Designation	Residential Plan Designations			PQ	Master and Specific Planned Areas		Total
	Low Density	Medium Density	High Density		Northwest Specific Plan	Springbrook District	
Dwelling Units							
Single-family detached	989	431	20	5	81	875	2,401
Single-family attached	-	69	19	-	-	235	323
Multifamily	20	372	564	-	-	235	1,191
Total	1,009	872	603	5	81	1,345	3,915
Percent of Units							-
Single-family detached	25%	11%	1%	0%	2%	22%	61%
Single-family attached	0%	2%	0%	0%	0%	6%	8%
Multifamily	1%	10%	14%	0%	0%	6%	30%
Total	26%	22%	15%	0%	2%	34%	100%

Capacity and Land Sufficiency Results

Plan Designation	Capacity (Dwelling Units)	Demand for New Housing	Comparison (Supply minus Demand)	Land Sufficiency (Gross Acres)
Low Density	1,009	1,009	0	0
Medium Density	733	872	(139)	(18)
High Density	273	603	(330)	(18)
Public/Quasi-Public (R-1/R-2 Zones)	5	5	0	n/a
Northwest Specific Plan	81	81	0	n/a
Springbrook District	1,345	1,345	0	n/a
Total	3,446	3,915	(469)	-

To accommodate Group Quarters:

Land Needed for Group Quarters	Assumption
New Population in Group Quarters	778
Needed Dwelling Units for Group Quarters*	778
Density Assumption (HDR)	18.7
Needed Gross Acres (HDR)	41.5
Revised Land Sufficiency (HDR)	(59)

*1 person per dwelling unit

Capacity and Land Sufficiency Results

Demand for new housing units and land needed, 2019-2020

Plan Designation	Demand for New Housing Units	Density Assumption (DU/Gross Acre)	Land Needed (Gross Acres)
Low Density	96	4.8	20
Medium Density	56	7.6	7
High Density	46	18.7	2
Total	198		30

Revised capacity and land sufficiency

Plan Designation	Capacity (Dwelling Units)	Demand for New Housing	Comparison (Supply minus Demand)	Land Needed for Group Quarters (Gross Acres)	Land Sufficiency (Gross Acres)
Low Density	1,009	1,105	(96)		(20)
Medium Density	733	928	(195)		(26)
High Density	273	649	(376)	42	(62)
Public/Quasi-Public (R-1/R-2 Zones)	5	5	0		n/a
Northwest Specific Plan	81	81	0		n/a
Springbrook District	1,345	1,345	0		n/a
Total	3,446	4,113	(667)		(107)

Final Results

- Newberg can accommodate **3,446** units on vacant and partially vacant lands, but needs **4,113** units (**667 deficit**)
- A **667** unit shortage, is a **deficit** of approximately **107** acres of residential land