



Newberg Housing Needs Analysis

Public Meeting #2

May 15, 2019

ECONorthwest
ECONOMICS • FINANCE • PLANNING



Agenda

- Welcome
- Project Updates
 - Conclusions of the Housing Needs Analysis
 - Draft Housing Strategy
- Q&A / Public Comment
- 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>



Project Update: Conclusions of the Housing Needs Analysis

Housing Forecast

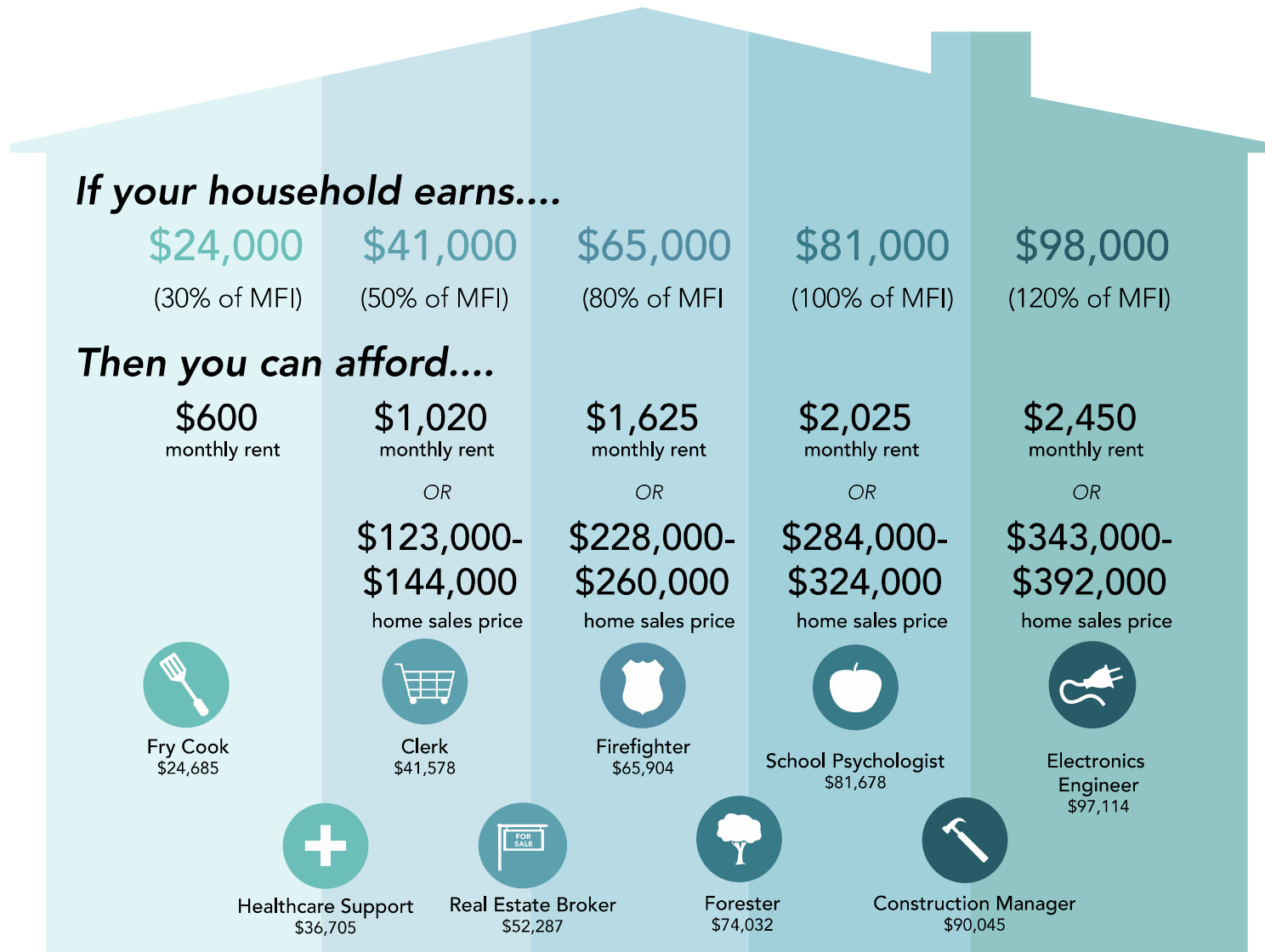
Variable	New Dwelling Units (2020-2040)
Change in persons	10,819
<i>minus</i> Change in persons in group quarters	778
<i>equals</i> Persons in households	10,041
Average household size	2.62
New occupied DU	3,832
<i>times</i> Aggregate vacancy rate	5.3%
<i>equals</i> Vacant dwelling units	203
Total new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

Financially Attainable Housing



Source: U.S. Department of Housing and Urban Development, Yamhill County, 2018. Bureau of Labor Services, Portland MSA, 2018.

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, 2019-2040

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



Housing Strategy

Housing Strategy Framework



Types of Strategies

- Regulatory changes
- Increasing land available for housing
- Encourage different types of housing
- Financial assistance to homeowners and renters
- Reducing development or operational costs
- Funding sources for residential development

Newberg's Implementation Status

Category	Fully	Partially	None
Regulatory Changes	1	9	2
Increasing Land Available for Housing	1	3	1
Increase types of housing	1	1	2
Financial Assistance	0	3	0
Lowering development or operational costs	2	1	11
Funding sources to support residential development	1	2	4

Strategic Priorities and Actions

Strategy 1: Ensure an adequate supply of land that is available and serviceable

Action	2019-20	2020-21	2021-22
Conduct a full analysis of land within the Newberg UGB	✓		
Evaluate establishing mandated lot size standards		✓	
Evaluate establishing minimum density standards		✓	
Evaluate expanded cluster standards			✓
Evaluate expanding density bonuses			✓

Strategic Priorities and Actions

Strategy 2: Provide opportunity for a wider variety of housing types (supply, affordability, quality)

Action	2019-20	2020-21	2021-22
Allow Duplexes/Triplexes/Quads in single family zones	✓		
Allow Small/Tiny Homes		✓	

Strategic Priorities and Actions

Strategy 3: Develop mandates and incentives that support affordable housing

Action	2019-20	2020-21	2021-22
Establish vertical housing tax abatement district	✓		
Establish an affordable housing property tax abatement			✓
Evaluate potential for Urban Renewal Districts	✓		
Establish a Construction Excise	✓		



Q&A / Public Comments



Next Steps



Next Steps

- Finalize products for DLCD

ECONorthwest

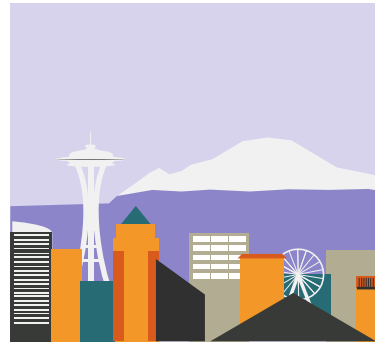
ECONOMICS • FINANCE • PLANNING



Eugene



Portland



Seattle



Boise