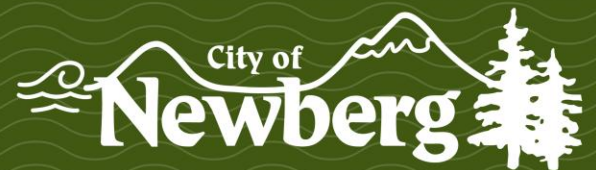


# RENT BURDENED: CAUSES & SOLUTIONS

Newberg Community Open House  
December 14, 2022



Welcome to the Open House for the Newberg community discussion on the causes and solutions of rent burdened members of the community.

## ***Newberg needs community input to address rising rents***

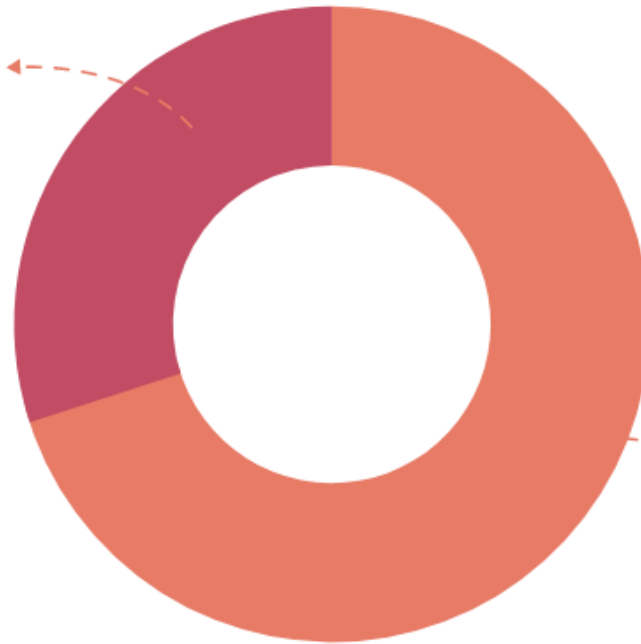
Since 2018, the City of Newberg has been holding community meetings and discussions around housing affordability and rent burdened households.

# What does “Rent Burdened” Mean?

## RENT COST BURDENED

Paying 30% or more of your Monthly  
Income on Housing Costs

**Housing Costs**  
Rent & Utilities

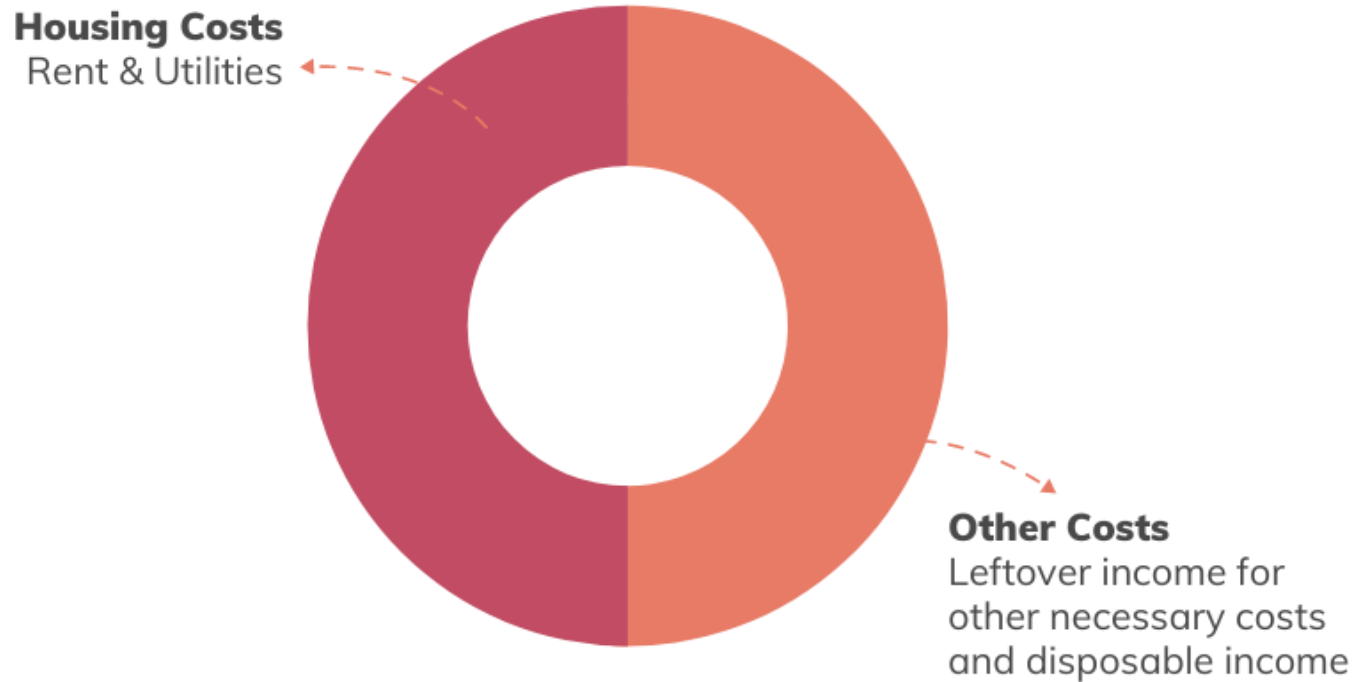


**Other Costs**  
Leftover income for  
other necessary costs  
and disposable income

# What does “Rent Burdened” Mean?

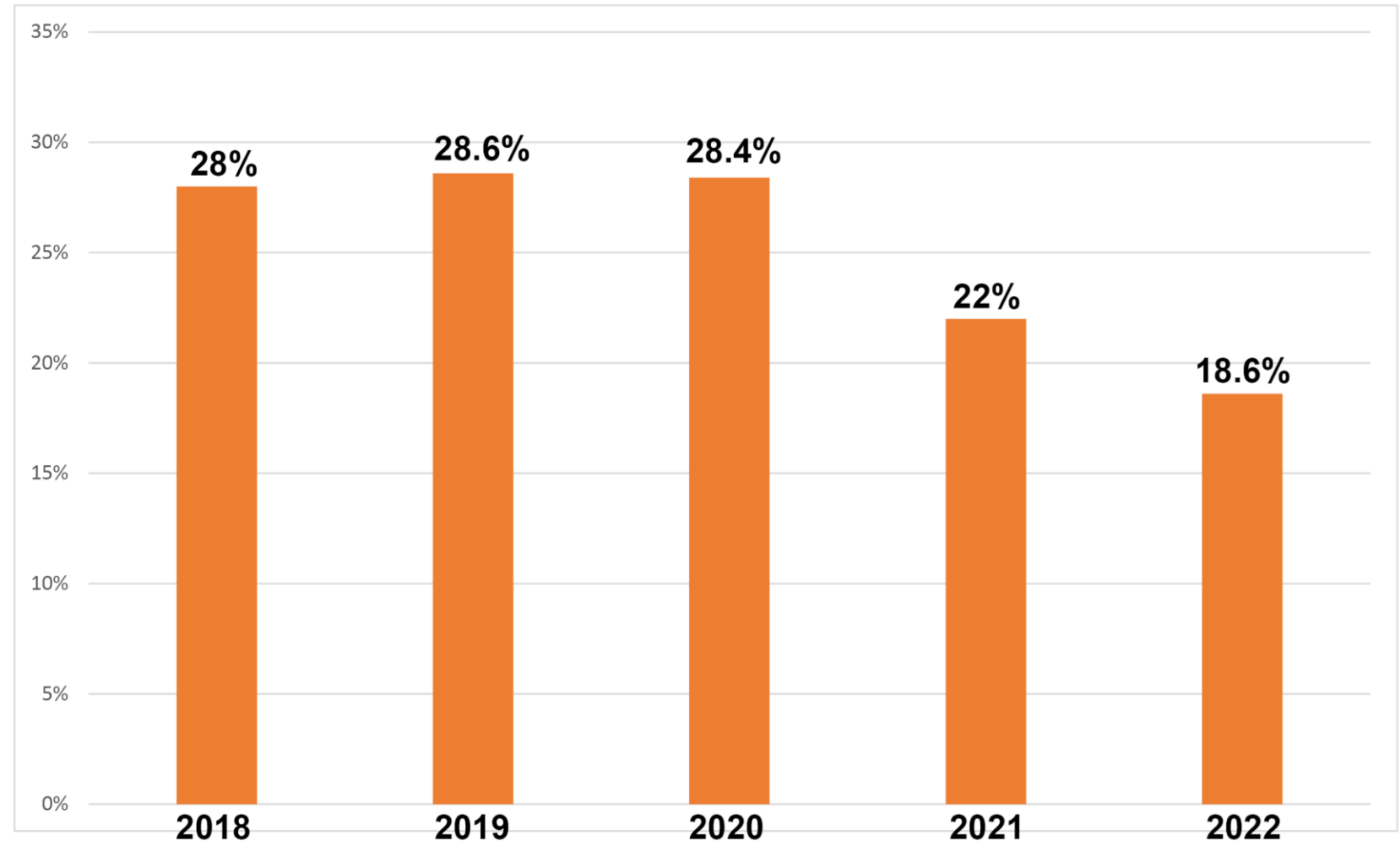
## SEVERE RENT COST BURDENED

Paying 50% or more of your Monthly  
Income on Housing Costs



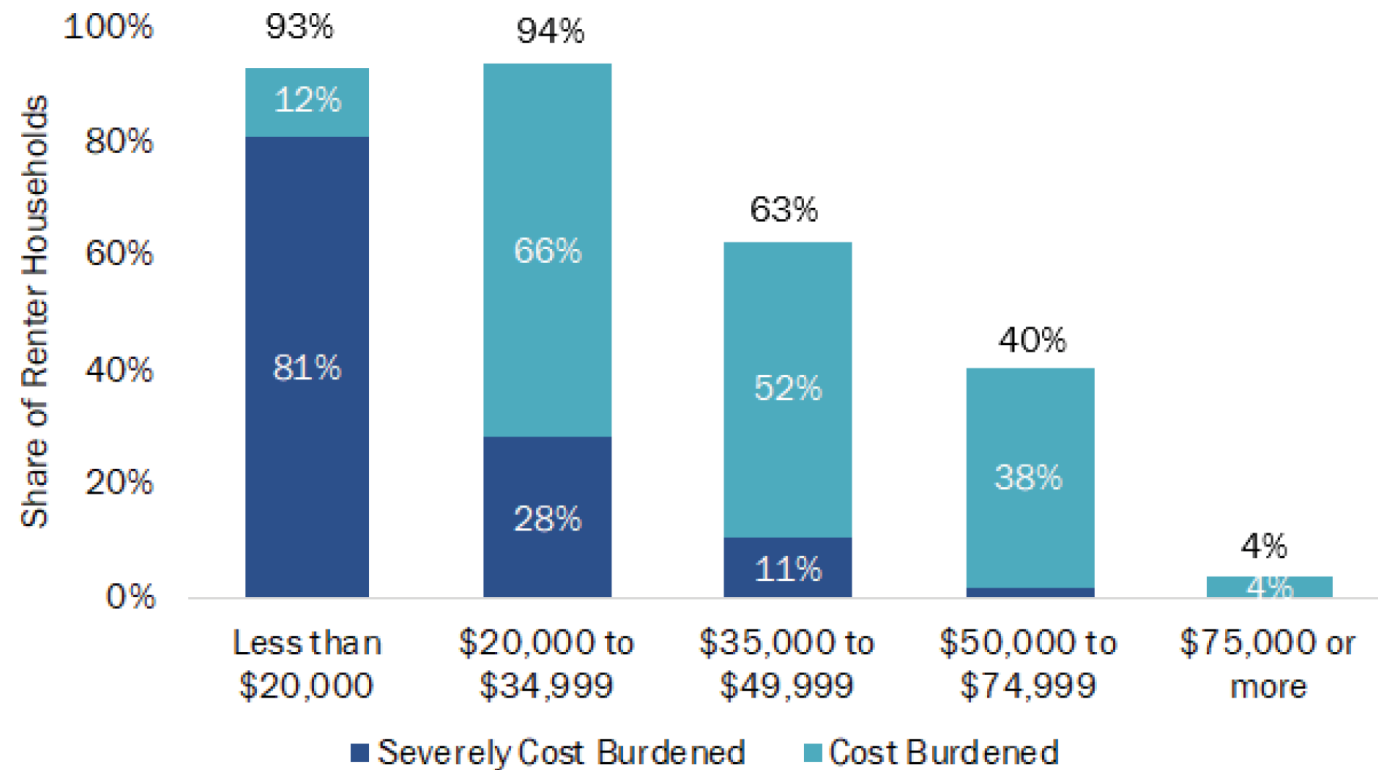
In Newberg, the percentage of renters who are **severely rent burdened** has **been decreasing slightly** over the years with **2022** showing **18.6%** of the renter population being considered severely rent burdened.

Percentage of Severe Rent Burdened Community Members in Newberg



In Newberg, the less your median household income (annually) the more likely you are to be severely rent burdened. Meaning, **if you are lower-income and make less money annually, it is increasingly harder to find housing that is affordable.**

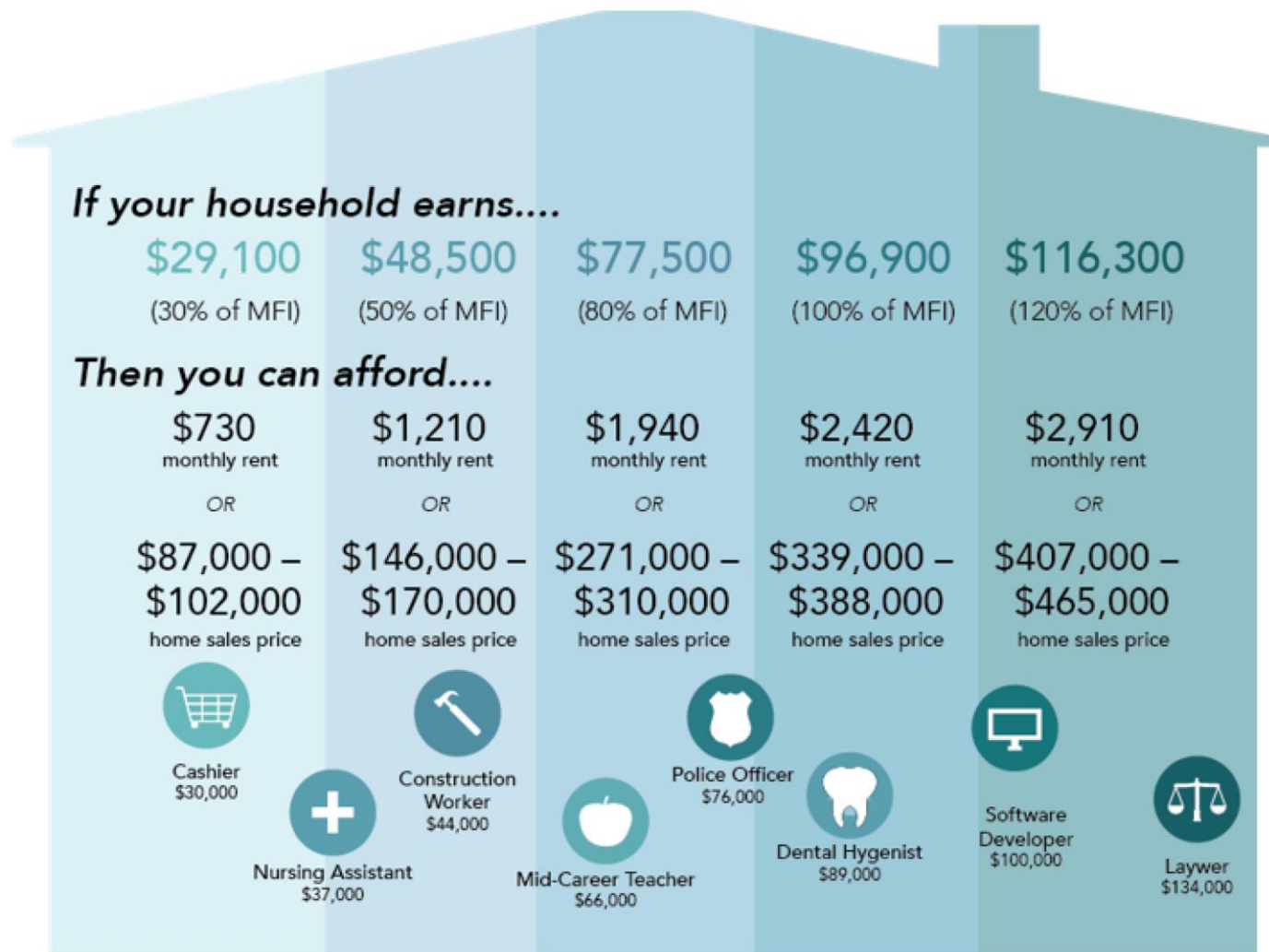
Cost Burden by Income for Renter Households, Newberg, 2015-2019



Source: U.S. Census, American Community Survey 2015-2019

In Newberg, workers of all types are finding it harder to find housing that is affordable to them based on the income they earn.





Median Home Sale Price in Newberg: **\$443,000**

A household would need to earn about \$126,600 (131% of MFI) to afford these prices.

2-bedroom rent in newly built multifamily in Newberg (2022): **\$1,700\***

A household would need to earn about \$67,800 or 70% of MFI to afford this rent.

\*includes \$1,450 per month for rent and \$250 for utilities

Source: U.S. Census Bureau, ACS 2015-2019, Table B19001; HUD, FY 2021 MFI.

Newberg Median Family Income (2021): \$96,900\*  
\* (for a family of 4)



# WHAT IS THE CITY OF NEWBERG DOING?

The City of Newberg adopted a  
**5-Year Housing Work Program** in  
November of 2020.

This list has about **50 items** and are  
**actively being addressed** by City  
Staff.



# WHAT IS THE CITY OF NEWBERG DOING?

City staff are currently working on...

# WHAT IS THE CITY OF NEWBERG DOING?



**A Housing Production Strategy** – which will result in a report with a list of strategies to help produce housing that is most needed in Newberg



**Multi-Family Code Audit & Amendments Project** – reviewing the Newberg Development Code and assessing where code changes may be needed around multi-family housing development

# WHAT IS THE CITY OF NEWBERG DOING?



Researching other communities and cities that allow **Tiny Homes on Wheels** as a permanent housing type.

Understanding the pros and cons to this.

# WHAT IS THE CITY OF NEWBERG DOING?



**Construction Excise Tax (CET) implementation –** working on creating documents and criteria for affordable housing projects to receive CET funding

Thank you for joining and  
participating!

