

RESOLUTION No. 2009-2853

**A RESOLUTION AUTHORIZING A REDUCTION IN WATER SDCs,
WASTEWATER SDCs, AND COMMUNITY DEVELOPMENT FEES FOR
CERTAIN AFFORDABLE DWELLINGS DURING THE CURRENT
RECESSION**

RECITALS:

1. The City recently adopted an affordable housing plan. One strategy in the plan is to consider reducing fees for affordable housing projects.
2. Due to the current recession, housing construction, including construction of affordable housing, has slowed significantly.
3. The Council would like to provide some reductions in fees for a limited number of dwelling units to stimulate the local economy and to create opportunities for affordable housing.
4. Fee revenue foregone by this resolution is anticipated to be offset by future utility and property tax revenues.

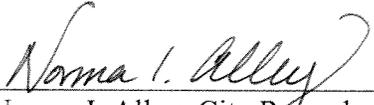
THE CITY OF NEWBERG RESOLVES AS FOLLOWS:

1. **Authorization for Fee Reductions:** The Planning and Building Director is hereby authorized to reduce fees for up to 10 affordable dwelling units that meet the criteria below. Applicants shall demonstrate that the criteria are met. The Planning and Building Director shall determine whether a particular application meets these criteria. The applicant shall enter into an agreement to fulfill the terms of the reduction. Reductions will be awarded on a first-come/first-served basis. However, the Director may limit awards to a single builder/developer if initial interest appears broad.
2. **Eligibility Criteria:** This fee reduction is applicable to construction of new affordable dwellings that meet all of the following criteria:
 - a. The applicant can demonstrate that the dwelling would be for a moderate income or low income household, as defined in the Newberg Affordable Housing Action Plan (which adopts HUD guidelines).
 - b. The applicant can demonstrate that approximately two-thirds of the construction and materials dollars spent will employ workers living in or companies/branches primarily doing business in the Newberg area.
 - c. The building permit must be issued by June 30, 2010.
 - d. The certificate of occupancy for the dwelling must be issued by June 30, 2011.

3. **Fee reduction:** The Planning and Building Director is hereby authorized to issue fee reductions for up to 10 affordable dwelling units that meet the applicability standards above.
 - a. For moderate income units:
 - i. A reduction of **\$431** in water system development charges.
 - ii. A reduction of **\$795** in wastewater system development charges.
 - iii. A reduction of **\$178** in community development fees.
 Total reduction is: **\$1,404** per dwelling.
 - b. For low income units:
 - i. A reduction of **\$862** in water system development charges.
 - ii. A reduction of **\$1,590** in wastewater system development charges.
 - iii. A reduction of **\$356** in community development fees.
 Total reduction is **\$2,808** per dwelling.
4. **Timing of payment:** For projects approved under this resolution, payment of all system development charges may be delayed until after building permit issuance, but must be paid in full prior to issuance of certificate of occupancy.
5. **Notice:** The Director shall provide notice of this resolution to potentially interested parties and provide Council.
6. **Report to the Council, Appeal, and Delegation of Authority:** The Director shall report to the Council semi-annually as to the progress of the program. Further, the Director is hereby authorized to grant a reduction, equivalent to that approved under Resolution No. 2009-2839 for single-family dwelling permits submitted in 2007, providing similar or equivalent affordable housing for low or moderate income families. Any appeal of the Director's decision is to the City Manager whose decision is final.

➤ **EFFECTIVE DATE** of this resolution is the day after the adoption date, which is: June 16, 2009.

ADOPTED by the City Council of the City of Newberg, Oregon, this 15th day of June, 2009.



 Norma I. Alley, City Recorder

ATTEST by the Mayor this 18th day of June, 2009.



 Bob Andrews, Mayor

LEGISLATIVE HISTORY

By and through _____ Committee at ____/____/200x meeting. Or, None.
(committee name) (date) (check if applicable)