

MEMORANDUM

TO: Newberg Planning Commission

FROM: Doug Rux, Community Development Director

SUBJECT: Supplemental Material GRNT21-0002 Housing Production Strategy

DATE: April 13, 2023

Attached is supplemental material for GRNT21-0002 Housing Production Strategy. It includes public comments submitted by noon on April 10, 2023.

Doug Rux

From: PLANNING
Sent: Monday, April 10, 2023 8:41 AM
To: Doug Rux; Clay Downing
Subject: FW: Jim Talt Housing Production Strategy 4/4/2023 City Council Statement
Attachments: Jim Talt HNA Comments Newberg Council April 3.docx

FYI

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From: atalt@aol.com <atalt@aol.com>
Sent: Saturday, April 8, 2023 1:11 PM
To: PLANNING <planning@newbergoregon.gov>
Cc: Zaira Robles Muñiz <Zaira.Muniz@newbergoregon.gov>; Will Worthey <Will.Worthey@newbergoregon.gov>
Subject: Jim Talt Housing Production Strategy 4/4/2023 City Council Statement

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Planning Commissioners,

Attached is the text of my comments to city council at the 4/3/2023 council meeting. It's only 2 pages long and I hope that you will read and consider the data I presented.

The gist is that Newberg's 2021 Housing Needs Analysis incorrectly determined that Newberg has a land deficit of 78 acres (see page 86 of HNA, Exhibit Table 62). The HNA analysis failed to consider existing church-land and park-land capacity to accommodate population growth. The attached statement describes how the HNA was incorrect.

Also for your consideration: I addressed city council at the 3/20/2023 council meeting and showed that Newberg is having an amazing turn-around in apartment building construction and planning on commercial zoned properties. The result is instead of having a 215 shortfall in high density capacity (as projected in the 2021 HNA) Newberg is now looking at 400+ new units built without using any HDR lands from our Residential Buildable Land Inventory. **This is very good news for our future renters!**

You can hear my 5 minute public comments regarding the apartment counts here:<https://youtu.be/0v69V1ux6o4?t=9941>

Please consider documenting this new data in our Housing Production Strategy. I suggest you do it by adding **a new Section** following the Introduction, titled, **“Housing Needs Analysis Update 2023”**. Don’t do it as an Appendix because Appendices are often ignored.

Why this is important? Because it’s good to provide an accurate snapshot of where we are today AND state law requires that an HNA address any shortfalls in land capacity and present planned corrective action. Our HNA failed to address those shortfalls and I expect the state will eventually get back to us with questions. It would be good to have our answers prepared and documented.

Thank you for your time.
Regards,
Jim Talt

Jim Talt City Council Statement April 4th, 2023

I'm going to pick up where I left off last meeting but before I do that, I want to be clear that my comments at the last meeting regarding multifamily housing were not meant as a criticism of the Housing Needs Analysis authors. They couldn't have predicted the big surge in Newberg's apartment building on commercial land. My comments were to point out our amazing good fortune and to assist in updating our HNA data because it is applicable to the Housing Production Strategy that is being revised and coming back to you in May.

Our Housing Needs Analysis concluded (bottom line) that Newberg has a 78 acre land deficit (shortfall) that is mostly tied to public and semi-public land needs.

Tonight I am going to re-evaluate those categories and show you how the analysis was incorrect for two important items:

- 1) A 28 acre semi-public land need for church expansions/growth
- 2) A 60 acre public land need related to additional public parks

#1 The HNA included a need for 28 acres of semi-public land (which means church lands). It calculated that if we expect to grow by 8000 people we will need $(8 \times 3.5 \text{ acres}/1000 \text{ people}) = 28$ acres of additional land for churches.

But that analysis doesn't consider our church's *existing* capacity to accommodate growth.

Consider this: We have 30 churches in Newberg and most of them typically have one service per week. They can easily double their capacity by adding a 2nd service. Meaning that additional days and services can be added as needed to accommodate growth. Also, many of our churches are surrounded by vacant church-owned land with ample room for expansion. In short, there is no need for 28 acres of new church land.

#2 The HNA also included a need for 60 acres of additional park land. The HNA used Newberg's Comprehensive Plan goal of 2.5 acres/1000 people for small residential parks and 5 acres/1000 people for community parks such as Jaquith.

Residential parks: $(8 \times 2.5 \text{ acres}/1000 \text{ people}) = 20$ acres

Community parks: $(8 \times 5 \text{ acres}/1000 \text{ people}) = 40$ acres

Just like with the churches, that analysis doesn't consider that our existing park lands may be sufficient to accommodate growth. We currently have approximately 147 acres of park land inside city limits. Calculating park land requirements for our future population of 33,000 people: $(147\text{acres}/33) = 4.5$ acres per 1000 people which seems close enough to satisfy our Comprehensive Plan and to allow the removal of the added 60 acres from the HNA.

Collectively, if the above two re-assessments are factored into our housing capacity, in combination with the fortuitous apartment developments discussed at the last meeting, the land capacity deficits noted in the 2021 Housing Needs Analysis will be erased (See page 86 of HNA).

I'd like you to consider documenting this new data in our Housing Production Strategy. I suggest you do it by adding a **new Section** following the Introduction, titled, "**Housing Needs Analysis Update 2023**". Don't do it as an Appendix because Appendices are often ignored.

Why this is important? Because it's good to provide an accurate snapshot of where we are today AND state law requires that an HNA address any shortfalls in land capacity and present planned corrective action. Our HNA failed to address those shortfalls and I expect the state will eventually get back to us with questions. It would be good to have our answers prepared and documented.