

**NEWBERG HOUSING FOR WORKING FAMILIES
AD HOC COMMITTEE**

Tuesday, July 1, 2008

4 p.m. to 6 p.m.

Newberg City Hall

Permit Center Conference Room

414 E. First Street, Newberg, OR

I. OPEN MEETING: Chair Philip Smith opened the meeting at 4:02 p.m.

II. ROLL CALL:

Present:	Bob Larson	Philip Smith	Joel Perez
	Kevin Winbush	Mike Willcuts	Rick Rogers
	Charles Harris	Bob Ficker	Mike Gougler
	Dennis Russell		

Staff Present:	Bob Andrews, Mayor
	Dan Danicic, City Manager
	Barton Brierley, Planning Director
	David Beam, Economic Development Coordinator/Planner
	Dawn Karen Bevill, Recording Secretary

III. MEETING MINUTES: None.

IV. MEMBER INTRODUCTIONS:

Chair Smith asked committee members to introduce themselves and state why they chose to be involved in this committee.

Bob Larson, Newberg City Council member, stated Newberg is growing rapidly and shopping for a home is too expensive for many. Mr. Larson lives in a mobile home park, which he finds affordable.

David Beam, Economic Development Coordinator/Planner for the City of Newberg, stated encouraging the development of affordable housing falls under the Planning Division's mission statement of "Help Shape a Well Rounded Community".

Barton Brierley, Planning Director, stated he's lived in many different housing situations. The planning profession requires that planners be advocates for those who have special needs and who need a voice.

Dan Danicic, Newberg City Manager, supports this effort. Economics play a strong role and housing must be viable for all. His hope is this committee will find some solutions in order to keep the community growing for everyone. Mr. Danicic won't be attending every meeting, but stated he can be used as a resource at any time.

Joel Perez, Director of Student Transitions at George Fox University, moved to Newberg two years ago from Los Angeles. This issue interests him due to Newberg's population change makeup and the desire by the citizens who strive for the American dream of owning a home.

Mike Willcuts, Willcuts Company & Coyote Homes, has lived in the area his entire life. His hope is to make sure that the next generation will be able to buy homes and live here as well.

Bob Andrews, Mayor of Newberg, stated that the city has wrestled with this topic for quite awhile. The charge for the committee is to encourage the development of housing for working families. The committee should: remain a body dedicated to finding resources and fundable housing; be guided by the prudent man's rule; and to be constrained only by reasoned judgment. On behalf of the City Council, he appreciates the committee's willingness to serve.

Mike Gougler, MJG Development, Inc. stated as a builder he very much wants to be part of the solution to this problem.

Bob Ficker, Columbia River Bank, believes his financial background will be a help to the committee.

Charles Harris, CASA of Oregon, works on affordable housing projects throughout the state, especially concerning farm worker family housing needs. For those individuals who cannot afford buying a home, good rental housing should be a viable option.

Rick Rogers, Newberg Habitat for Humanity, understands the many benefits of home ownership. It's important to keep the children who are growing up in the community here in Newberg for our future.

Kevin Winbush, Youth Pastor at Newberg Church of the Nazarene, stated that we all desire to live in a home and believes its God's calling for us to take responsibility in finding a solution.

Dennis Russell, Friendsview Retirement Community, stated he didn't grow up in an "owned home." His father had to travel an hour to work because affordable housing was not available any closer. Employees at Friendsview commute from distances that aren't good for their families and this situation places a lot of stress on them economically, especially due to the gas prices.

Philip Smith, George Fox University professor and Newberg Planning Commission member, stated that the Portland metro-area has a high growth projection, which is causing other counties to become saturated, and thus bringing more population growth to Newberg. Newberg could become a Yamhill County version of Lake Oswego, with only expensive homes if we, as a

community, wanted this outcome. There's no single solution to developing housing for working families and the answer will include many styles of housing, such as rentals, mobile home parks, condos, etc. Many members from different sectors of the community will need to contribute to the solution.

David Beam pointed out that Mr. Smith is serving as Chairman of the committee and Dennis Russell is serving as Vice-Chair.

Chair Smith asked if there were any comments or questions for one another.

Charles Harris asked how the charge of this committee differs from the Planning Commission.

Chair Smith replied the Planning Commission's work is limited to land use planning regulations, which is only one of many potential solutions to this problem.

Rick Rogers asked about the availability of grant money to hire a consultant for assistance, if needed.

Barton Brierley replied nothing is earmarked for that, but there are resources to call upon.

V. MEETING TIMES, DATES, LOCATION:

Chair Smith asked how often the committee would meet.

Barton Brierley replied that he recommends that the committee meets every two weeks on Tuesdays from 4:00 p.m. – 6:00 p.m. until mid-August. After that date, meeting times and days will need to be re-evaluated.

David Beam added that staff would likely determine those new meeting times/dates email communications. Also, the Council resolution forming this committee said that the action plan should be completed in 6 months.

Mayor Andrews personally envisioned this process taking somewhere ranging 9 – 18 months. If the committee needs more than 6 months to complete its work, that's okay. The important thing is to make a good plan. Also, there is an expectation for this committee also to monitor implementation of the action plan.

VI. PROJECT BACKGROUND:

David Beam stated the genesis of this project came from an Ad Hoc Committee on Newberg's Future. One item that came out of that process was the Residential Needs Report. The report revealed two important facts; demand of housing types for lower income levels will exceed supply; and, density targets, especially for median density zones, will not be met if currently trends continue. A subsequent Affordable Housing through Density and Design project (P. 76 of the "Background" section in the binder) was partially funded by a grant from the Transportation

and Growth Management Program. This project provided an overview of possible tools that could be used by Newberg to help encourage the development of affordable housing. In June of 2007, staff (and the project consultant) prepared a final report with specific tools and presented it to the Planning Commission at a workshop. Since that time, the Planning Commission has been working on the proposed regulatory changes (P. 129 of the “Background” section in the binder) Exhibit A to Resolution 2007-244. Resolution 2008-249 by the Planning Commission (P.11 of the meeting packet) recommends this ad hoc committee be formed and Resolution 2008-2781 by the City Council (P.7 of the meeting packet) establishes the Housing for Working Families Ad Hoc Committee. The land use regulations that the Planning Commission is working on has many components. Each component is now being worked on separately at different workshops. In November, the Planning Commission will then attempt to components back together into an effective package. This committee will be working with many other affordable housing tools and will determine which are worth pursuing further in Newberg.

Chair Smith believes a more comprehensive approach to the issue of affordable housing is needed, including the regulations work by the Planning Commission.

Dennis Russell asked if Newberg or the county will be penalized if we don’t provide affordable housing.

Barton Brierley replied the Planning Commission had talked about definitions and uses. One of the charges from the City Council is to define terms.

David Beam added staff will provide a starting point, but the committee can handle it as they wish. There will be no penalties to the city.

Rick Rogers asked if land continues to be annexed in, will there be a problem with LUBA.

David Beam stated Goal 10 of Oregon’s Statewide Planning Goals states that a community needs to provide for housing of its citizens (P. 170 of the binder “Background” section) and is written in a a broad and general sense.

Charles Harris asked if staff could provide a list of pending proposals for annexations to the committee.

Barton Brierley replied that could be done.

VII. OVERALL PROJECT GOAL:

Chair Smith explained the goal is to create an action plan to encourage housing for working families, which is to be presented to the City Council for their consideration. Then, the committee will begin supervising the beginning implementation of that plan.

David Beam pointed out the City of Tigard Affordable Housing Program (P.172 in the binders “Background” section) can be used as an example of an action plan.

Barton Brierley stated that the first phase is creating an action plan, specifying the responsible parties are for implementing certain tasks, keeping in mind those assigned are not limited to the city resources alone. Churches, non-profits, the State of Oregon, etc. can also be assigned. The second phase would be getting those tasks out to those assigned and getting the tasks accomplished. The City Council expects to see the action plan at the end of Phase 1.

VIII. PROJECT CONSTITUENTS:

David Beam explained there are many who have affordable housing challenges; farm workers, handicapped, and individuals who are on a fixed income to name a few. Others that need affordable housing include banks, developers and businesses. Businesses need to be able to attract a good work force. With gas prices going up, housing needs to be near employment to attract a good work force.

Rick Rogers asked if the City of Tigard's affordable housing program has been successful.

Chair Smith agreed there should be a follow-up to that program .

IX. PROPOSED WORK PROGRAM:

David Beam pointed out the starting point is laid out by staff (P. 5 of the meeting packet) and stated there is flexibility throughout the process. Other areas can be explored as the committee sees fit. Chair Smith reviewed the proposed meeting schedule.

X. PUBLIC INVOLVEMENT:

Chair Smith stated public workshops and input will be needed before taking a proposal to the City Council and encouraged the committee to bring in any resources they feel will be helpful.

XI. OTHER BUSINESS:

Dennis Russell asked for letters of support for a proposed 50 unit, low-income housing HUD project in the Springbrook area located behind the hospital. Only one project will be chosen for funding within the State of Oregon.

Chair Smith stated that the expertise included on this committee would be extremely helpful in helping accomplish our mission.

Mike Gougler commented that at some point, in addition to bi-weekly meetings, sub-committees may needed to examine certain issues, such as builders who understand affordability and profit of a project on their side, as the city understands it on its side. Existing affordable housing needs to be preserved and recognized. Breaking down into smaller groups may facilitate effectiveness. Mr. Gougler stated Dan Danicic understands the cost of operating the City of Newberg's infrastructure and if he is unavailable to attend every meeting, suggested

calling on Deb Galardi, Galardi Consulting, to gather pertinent information, as well as calling on Elizabeth Comfort, Finance Director, if needed.

Rick Rogers wants to be fair and asked staff to inform the committee if too much is being asked of them in this process.

Barton Brierley replied staff would be providing packets of information to the committee. 2 – 3 hours a week is fine, but 10 – 12 hours would likely be a lot for staff to invest.

Dennis Russell asked if research could be done by the committee members.

Barton Brierley replied yes, since this committee is knowledgeable in many areas of expertise.

Chair Smith stated the next meeting will be held on Tuesday, July 15, 2008 at 4 p.m., and will continue bi-weekly on Tuesdays until the August 12th meeting. Another day/time will need to be chosen for meetings after that date.

XII. ADJOURN: The meeting adjourned at 5:18 p.m.

Passed by the **NEWBERG HOUSING FOR WORKING FAMILIES AD HOC COMMITTEE** this 15th day of July 2008.

AYES:

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NO:

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ABSTAIN:
(list names)

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ABSENT:

3

ATTEST:


Recording Secretary Signature

DAVID B. KING, JR
Print Name

15 JULY 08
Date