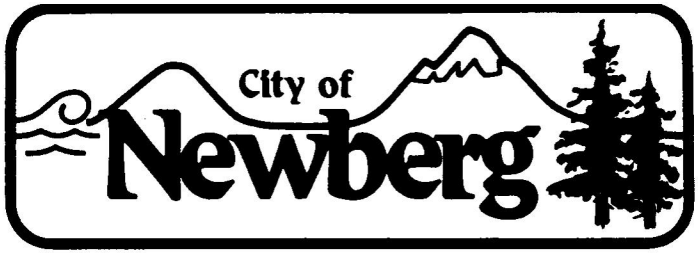
City Manager
(503) 538-9421

City Attorney
(503) 537-1206



414 East First St.
PO Box 970
Newberg, OR 97132

CITY OF NEWBERG
CITY COUNCIL WORK SESSION
NOVEMBER 21, 2005
6:00 P.M.
NEWBERG PUBLIC SAFETY BUILDING

THE CITY COUNCIL OF THE CITY OF NEWBERG WILL HOLD A WORK SESSION TO HEAR REPORTS FROM CITY BOARDS, COMMISSIONS, AND COMMITTEES AND TO REVIEW THE NOVEMBER 21ST COUNCIL AGENDA ITEMS. NO ACTION WILL BE TAKEN ON THE AGENDA ITEMS.

- CITY FINANCE COMMITTEE
- CITY PLANNING COMMISSION
- CITY TRAFFIC SAFETY COMMISSION
- CITY LIBRARY BOARD
- AD HOC COMMITTEES
- OTHER REPORTS
- REVIEW OF AGENDA ITEMS

PRESENTATION FROM CITY STAFF ON THE EMERGENCY OPERATIONS PLAN.

THE WORK SESSION WILL BE FOLLOWED BY THE CITY COUNCIL MEETING TO BE HELD IN THE NEWBERG PUBLIC SAFETY BUILDING BEGINNING AT 7:00 P.M.

DATED THIS 10TH DAY OF NOVEMBER, 2005.

JAMES H. BENNETT
CITY MANAGER

ACCOMMODATION OF PHYSICAL IMPAIRMENTS:
In order to accommodate persons with physical impairments, please notify the City Manager's office of any special physical or language accommodations you may need as far in advance of the meeting as possible and no later than 48 hours prior to the meeting. To request these arrangements, please contact Norma Alley, Deputy City Recorder, at (503) 537-1283. For TDY service please call (503) 554-7793.

G:\City Council\Work Session Notes\2005\WSNote11212005.doc

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Council accepts comments on agenda items during the meeting. Please fill out a form and identify the items you wish to speak on and hand this to the Recording Secretary prior to the meeting, if possible. Otherwise, please fill out the form prior to the agenda item you wish to speak on and turn it in to the Recording Secretary. (The exception is formal land use hearings, which requires a specific public hearing process. The agenda items will be identified at the meeting.)

CITY OF NEWBERG
COUNCIL AGENDA
NOVEMBER 21, 2005
7:00 P.M. MEETING
PUBLIC SAFETY BUILDING - TRAINING ROOM

I. CALL MEETING TO ORDER*

II. ROLL CALL

III. *PLEDGE OF ALLEGIANCE*

IV. CITY MANAGER'S REPORT

1. CodeRED Presentation.

PUBLIC MEETING SECTION

V. PUBLIC COMMENTS
(30 minutes maximum which may be extended at the Mayor or President's discretion; an opportunity to speak for 3 minutes but no more than 5 minutes per speaker allowed)

VI. CONSENT CALENDAR

1. Consider approving City Council Regular Session Minutes for November 7, 2005.

2. Consider appointments to the Traffic Safety Commission.
   Michael Richter
   Robert F. Hurford
   John Featherston

3. Consider accepting the Chamber of Commerce 2005/2006 1st Quarter Visitor Center Report.

VII. PUBLIC HEARING

1. Public Hearing to consider approving **Ordinance No. 2005-2625** eliminating the Newberg Building Code Board of Appeals.
   Legislative Hearing

*The Mayor reserves the right to change the order of items to be considered by the Council at their meeting.

2. Public Hearing to consider approving **Ordinance No. 2005-2626** amending the Newberg Comprehensive Plan to establish revised population and land needs projections.
Legislative Hearing

3. Public Hearing to consider approving **Resolution No. 2005-2603** adopting Supplemental Budget #1 for the fiscal year beginning July 1, 2005.
Legislative Hearing

BUSINESS MEETING SECTION

VIII. NEW BUSINESS

1. Consider approving **Resolution No. 2005-2604** placing a grass lien on the property located at 1902 Portland Road.

IX. CONTINUED BUSINESS

X. EXECUTIVE SESSION

XI. ADJOURNMENT

INDEX OF RESOLUTIONS AND ORDINANCES:

RESOLUTIONS:
1. **Resolution No. 2005-2603** adopting Supplemental Budget #1 for the fiscal year beginning July 1, 2005 and ending June 30, 2006.
2. **Resolution No. 2005-2604** imposing a grass lien at 1902 Portland Road (Tax Lot 220-AB-01101).

ORDINANCES:
1. **Ordinance No. 2005-2625** eliminating the City Building Code Board of Appeals.
2. **Ordinance No. 2005-2626** amending the Newberg Comprehensive Plan to establish revised population and land needs projections.

ACCOMMODATION OF PHYSICAL IMPAIRMENTS: In order to accommodate persons with physical impairments, please notify the City Manager's office of any special physical or language accommodations you may need as far in advance of the meeting as possible and no later than 48 hours prior to the meeting. To request these arrangements, please contact Norma Alley, Deputy City Recorder, at (503) 537-1283.

*The Mayor reserves the right to change the order of items to be considered by the Council at their meeting.

REQUEST FOR COUNCIL ACTION

DATE ACTION REQUESTED: 2005, November 21

Ordinance ___ No.	Resolution___ No.	Motion ___	Information XX

Date Submitted: November 4, 2005 **SUBJECT: Presentation on the CodeRED Emergency Community Notification System**	**Contact Person (Preparer) for this Motion: James Bennett, City Manager** **Dept.: Administration** **File No.: _____** *(if applicable)*

BACKGROUND: The City of Newberg has adopted an Emergency Operations Plan that sets up and incident command structure to deal with emergencies that may arise within the community. The plan covers a wide range of situations including natural disasters such as flood or earthquake, pandemics such as the bird flu and human caused emergencies such as hazardous materials spills and terrorist attacks.

The City is also working to gain compliance with the requirements of the US Department of Homeland Security under the National Incident Management System (NIMS) and the National Response Plan (NRP). To that end, the City is acquiring the proper incident management training and is continuously reviewing its own Emergency Operations Plan to reflect the most current information and to take advantage of new technologies and strategies on emergency preparedness.

As part of this review, the City has contacted the CodeRED Emergency Communications Network to look at their emergency community notification system and determine the feasibility of acquiring this system for the City of Newberg. The CodeRED system can deliver customized pre-recorded emergency messages directly to homes and businesses at the rate of up to 60,000 calls per hour.

Brian Davis, a representative of CodeRED, will make a presentation to the Council on the emergency community notification system and be available to answer any questions. Additional materials on CodeRED are attached for the Council's review and consideration.

FISCAL IMPACT: The cost of the program under a two-year agreement is $14,000 and provides the City with up to 40,000 minutes of airtime per year.

STRATEGIC ASSESSMENT: The City is continuously striving to improve its Emergency Operations Plan and provide the highest degree possible of health, welfare and safety for the members of the Newberg community. The City has the responsibility to look at new technologies and strategies for emergency preparedness in order to achieve these goals.

APPROVED BY:

James H. Bennett, City Manager

Benefits of the CodeRED System:

1. **Speed**- CodeRED is the fastest system in existence, having the ability to launch up to 100,000 calls per hour (1,600 calls per minute).

2. **Price**- CodeRED is the most affordable solution available because there are no hardware and software costs. Everything is web-based.

3. **Ease of Use**- Unlike other systems, NO HARDWARE or SOFTWARE is needed. Everything is web based, so city officials can launch calls from anywhere in the world and are never tied to just one computer. Simply circle or shade in areas on the map you want to call, dial a number and leave your message.

4. **Proven Track Record**- CodeRED launched over 6 million calls in Florida over a two week span for Hurricane's Charley, Frances, and Ivan.

5. **Happy Customers**- NO CITY or COUNTY has ever dropped the service- CodeRED has a 100% renewal rate among its nearly 150 customers and has replaced nearly every system on the market.

a. Smallest Client: Argyle, TX (pop. of 2,500)

b. Largest Client: Orange County, FL (pop. of over 3 million)

6. **Missing Children**- Cities/Counties have recovered over 125 missing children this past year using CodeRED and we are also the calling backbone for the National Center for Missing and Exploited Children and A Child Is Missing.

7. **Delivering Messages to Voicemail and Answering Machines**- CodeRED has a U.S. patent on the ability to deliver a call to a voicemail and answering machine.

8. **Real-Time Results**- CodeRED allows the user to view, in real-time, the status of every call:

a. The system shows whether or not the message was delivered to a person, answering machine, operator intercept, fax machine, or if the call was not answered at all.

b. The system will then list all of the non-connects in walking order by address. This is useful in the event of an evacuation. The city can see which citizens needed to be notified by foot and which citizens already received the phone call.

9. **Customized Calling Lists**- CodeRED allows the city to enter in customized

drop-down callings lists. These lists can be organized by various city departments, local businesses, schools, etc. CodeRED can enter this information into the system and city staff can edit and delete information at any time.

10. **Cutting-Edge Mapping Tools-** CodeRED users can pull up a map of the city and circle/shade any street, neighborhood, or region needing an emergency phone call. CodeRED will provide most of the citizen data up-front and makes is very easy to add **cell phone** and **unlisted phone numbers**.

11. **Storm Ready Cities-** We recently discovered that CodeRED helps communities qualify as StormReady. StormReady is a nationwide community preparedness program. To be officially StormReady, a community must adhere to several guidelines which you will find on www.stormready.noaa.gov. Apparently, citizens that live in a StormReady city can get lower insurance rates& just another added benefit of being a CodeRED customer.

Primary Uses for the CodeRED System:

Environmental (Natural Disasters)

Fires
Floods
Dangerous Water Conditions
Water Safety Alerts
Dam / Levy Breaks

Search and Rescue
Missing Children
Missing Elderly
Evacuation Routes
Evacuation Notices

Public Works
Public Notifications
Drinking Water Contamination
Viral Outbreaks
Utility Outages
Street Closings

Man-Made Disasters
Terrorism Threats
Bomb Threats
Nuclear Hazards
Bio Terrorism Threats

Chemical Spills
Gas Leaks
HAZMAT Emergencies

Crime
Neighborhood Crime Watch
Prisoner Escape Warning
Sexual Predator Alert
Hostage Situations

Frequently Asked Questions:

- Primary method of activation?

  Telephone and Internet (In the event you cannot establish an Internet connection, calls can be launched by phone if you contact our dispatch center).

- Detail the activation process from call initiation to recording a message to the start of notifications?

  Log into CodeRED website, shade areas on your city map, dial a number, record your message, hang up phone, and calls are immediately launched.

- What kind of backups does your system have?

  We have multiple dialing bunkers throughout the U.S. with hundreds and hundreds of lines of telephony in each bunker (Atlanta, Newark, Orlando, Daytona, etc.) If we had multiple emergencies, such as the FL hurricanes, we can handle the volume. Last year, we launched 6 million calls over 4 weeks in FL.

- Complete Cost breakdowns / Usage Charges?

  The cost of our system is $10,500 for year one and $7,000 each additional year. This includes 40,000 system minutes each year (approximately 80,000 calls) and our price will NEVER increase as long as you remain a customer.

- How is your telephone data procured? How often is it updated?

  We receive phone data from the National Credit Bureau (quarterly), Utility Billing Data, 911 data, and we also point a link to the city webpage allowing citizens to add their data to our website at any time.

- How is the map data captured? How often is it updated?

City Map Data is captured by the LookingGlass product and is updated twice per year.

- How many call lists can we create and store? Any limits on the numbers of person on each call lists?

  We will store your calls as long as you'd like and there is no limit on the number of people on each list.

- How many tests can we get per year?

  500 testing minutes (approximately 1,000 calls)

- Any limit on the number of persons authorized to activate the system?

  We provide 5 licenses (Can be shared among departments).

- Training?

  Training is provided over the phone and through the Web and usually takes less than 1 hour..

- Are upgrades to the system included in the price or are they additional costs?

  There are no additional costs for system upgrades.

- How many upgrades have been done on your system in the last 5 years?

  If you include hardware and software, there have been hundreds. We are always upgrading the system's hardware. The software updates are generally released once a quarter and are seamless to our clients.

  The City will not see the upgrades nor have to do anything on their end when we implement hardware updates. The software updates will be displayed on the "Start Page" of the CodeRED website to let end-users know about the upgrades.

- What is the set up time for the projects? How long from the time we sign the contract until we can run our first test?

  Approximately 30 days.

- Do you provide a copy of a feedback report following activation?

  Yes. You can see who was called by name, address, phone number, time, date, and how the call was delivered/not delivered (ex. Answering Machine, Person, etc.).

- Cell Phone registration?

  Yes

Sample Policy:

City Policy

1. It is the policy of the City of Forest Park that the CodeRed system may be used for significant incidents and events where the timely notification of an effected population or geographic area of the City is essential or highly desirable.
2. Some examples of the types of incidents or events where the CodeRed system may be highly effective in notifying our citizens includes the following:

Admininstration

- City government Information of importance to citizens

Environmental (Natural Disasters)

- Fires
- Floods
- Dangerous Water Conditions
- Water Safety Alerts
- Dam / Levy Breaks

Man-Made Disasters

- Terrorism Threats
- Bomb Threats
- Nuclear Hazards
- Bio Terrorism Threats
- Chemical Spills
- Gas Leaks
- HAZMAT Emergencies
- Hostage Situations

Search and Rescue

- Missing Children
- Missing Elderly
- Missing Disabled
- Evacuation Notices
- Evacuation Routes

Public Works

- Drinking Water Contamination
- Viral Outbreaks
- Utility Outages
- Street Closings
- Public Notifications

Crime

- Prisoner Escape Warning
- Neighborhood Crime Watch Support
- Sexual Predator Alert

3. In emergency situations, Police and Fire-Rescue Emergency Incident Commanders (IC) are authorized to initiate usage of the CodeRed system when necessary and/or desirable in management of incidents occurring in and/or adjacent to the City of Forest Park consistent with the foregoing. The respective Department's Director (Police Chief or Fire Chief) shall be notified as soon as practical once an (the) IC has directed utilization of the system.

4. In non-emergency situations, Department Directors shall approve instances in which the system is used.

5. Designated department personnel shall complete a review of the audio message, geographical area affected by the CodeRed message, and the date/time that it is scheduled to be broadcast.

5. Each Department that uses the system shall designate a liaison who will be trained on how to use the system.

6. Each Department shall be provided with a password and sub-account of the master City account which will allow for auditing of the minutes used under the contract.

7. Citizen complaints regarding the use of the system shall be handled by the Department director responsible for the message in question.

8. System performance issues are the responsibility of the Police Department and shall be forwarded to the Deputy Chief of Administration for resolution with the vendor.

Press Releases:

DAYTON, OH (MIAMI VALLEY)

Dayton Daily News
Thursday, May 12, 2005

Centerville, Washington Twp. adopt CodeRED; Alert system relays information by phone

WASHINGTON TWP., Montgomery County - The city of Centerville and Washington Twp. have adopted CodeRED, a new emergency alert system that relays information to residents by phone.

Coordinated through the Miami Valley Communications Council, 16 communities in the Dayton area now use the system.

CodeRED is a computer-generated, high-speed messaging system. In an emergency situation, the city manager and township administrator, or their designees, will determine

specific areas or neighborhoods to be notified and then create a recorded message that describes the emergency and provides instructions and information. A high-speed dialer delivers the message at a rate of 60,000 calls an hour.

"CodeRED is a fast communication tool for emergency notification," Centerville City Manager Greg Horn said. "We will use this system along with other ways of communicating during an emergency with our residents, including WCWT 101.5 FM."

"We intend to use CodeRED selectively and never for routine purposes," Washington Twp. Administrator Gary Huff said. "We don't want to overload the public with information."

Potential uses include fires, floods, water boil alerts, missing persons, evacuation notices, crime alerts, terrorist threats, chemical spills, drinking water contamination, viral outbreaks, utility outages and street closures.

The city and township have entered into a two-year agreement with CodeRED, a company based in Florida, and are offering the service at no charge to residents. The alert system and database are secure and no phone or address lists will be sold.

CodeRED already has proven effective in a number of emergencies. In 2003, officials in Maryland and New Jersey used it to alert residents about the approach of Hurricane Isabel. The system also is credited with helping the Hernando County, Fla., Sheriff's Department rescue a 14-year-old girl who was abducted from her church. The dialing system sent out 426 calls requesting information from neighborhood residents, long before the girl's abduction status met Amber Alert criteria.

The CodeRED system uses a database of phone numbers obtained from the credit bureau. The list, which is updated quarterly, includes all residents with a landline phone. Local businesses, residents who use a cell phone as a primary phone, and residents who have an unlisted number are encouraged to register with CodeRED in order to receive emergency alerts. The same is true for residents with a TDD/TTY for the hearing impaired in their home.

Residents also may register an alternative phone number such as a work number or cell phone number for backup. Caregivers and family members may find it helpful to register their phone number as an alternate for someone who is ill or elderly. The CodeRED alert will dial both phone numbers to communicate the emergency message.

The dialing system will leave emergency messages on voice mail or answering machines. If the dialing system doesn't reach a person or message system, it will attempt each phone number three times, then try a backup number if one has been registered. Pagers cannot receive CodeRED alerts.

Residents or businesses who wish to register their phone number online should go to the city or township Web sites at www.ci.centerville.oh.us or www.washingtontwp.org and look for the CodeRED links.

For more information, contact the city of Centerville at 433-7151, www.ci.centerville .oh.us; or Washington Twp. at www.washingtontwp.org or 433-0152.

COLLEYVILLE, TX

Dallas Morning News
By KATHY A. GOOLSBY
06:47 PM CST on Thursday, November 11, 2004

City to Warn Residents by Phone: **System notifies up to 100,000 per hour about emergencies**

Dennis Roe got the call on a Tuesday evening.

So did thousands of other Colleyville residents.

On Oct. 26, city officials used a newly acquired emergency notification service to tell residents about a community gathering the following night.

"I didn't know about the meeting so I was glad to get the call," said Mr. Roe, 51. "And I did go to the meeting."

CodeRed is an Internet-based, high-speed telephone notification system that contacts up to 100,000 households per hour. Colleyville, which has about 8,300 households, is the first Tarrant County city to obtain the system.

"What really got us thinking about it was when TXU had all those power outages back in June," said City Manager Bill Lindley. "There was a lot of frustration by the public in not knowing what was going on."

A Florida marketing company initially created the mass-call program to send recorded messages to insurance policyholders. But when firestorms devastated the state in 1998, company officials offered to help by sending mass messages to residents in harm's way.

Afterward, they formed a new company, Emergency Communication Network, and began offering the system to municipalities in 2000. In North Texas, University Park, Greenville and Lancaster recently purchased the service.

Dallas and Grand Prairie officials also are looking at the system, said Brian Davis, an Irving businessman who represents the company in Texas and the Midwest.

"There's no hardware to buy, and we have dialing bunkers in different parts of the country," he said. "During the Florida hurricanes, 6 million calls went out to residents over three weeks, most to tell them about water cut-offs, trash pickup schedules, that sort of thing."

Lancaster was the first North Texas city to buy the system.

"We had some pretty devastating flooding in late July with the heavy rains," said Jan Belcher, Lancaster's assistant city manager. "The city was looking for a flood warning system, and we were intrigued by CodeRed because it could be used for that as well as other emergencies. We won't use the system lightly."

Mr. Lindley said Colleyville officials will use the system primarily for emergency warnings such as approaching tornadoes and dangerous storms. It also will enable officials to inform residents about non-life-threatening but important situations.

"There is a whole realm of areas we would want it, like water cut-offs, construction, chemical spills or a train derailment," Mr. Lindley said.

It normally would not be used to tell residents about a town hall meeting, as it was last month. Those calls were used to test the system when it went online.

Mr. Lindley said the system is geographically based, which means it can be used to call a single household, a block, a neighborhood or the entire city. Calls can also be set to contact different areas at different times.

Cost of the system is $5,000 annually. Mr. Davis said that includes 15,000 minutes, or about 30,000 phone calls. Each additional minute costs 33 cents.

"In Colleyville, that means they can use it three or four times in a year," he said.

The city has signed a two-year contract for the service.

The system captures published numbers, so residents with unlisted numbers have to give their number to city officials to be included. The CodeRed message begins playing when the phone is answered by a person or a machine, and it will call a number up to three times if it encounters a busy signal.

"Residents also can give us a secondary number, like a cellphone or work number," Mr. Lindley said. "We'll allow one back-up number per household."

Reaction to the system has been positive, he said. Immediately after last month's notification went out, at least 10 people called the city's dispatch center to say they appreciated the call.

Mr. Roe is among those who like the system.

"It tells you right away it's a public service message from the city so you don't think it's a sales call," he said. "And it's probably the easiest way to contact people."

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REQUEST FOR COUNCIL ACTION

DATE ACTION REQUESTED: 2005, November 21

Ordinance No.	Resolution No.	Motion XX	Information

Date Submitted: November 9, 2005 **SUBJECT: Approve the Minutes from the November 7, 2005 City Council Meeting.**	**Contact Person (Preparer) for this Motion:** Norma Alley, Deputy City Recorder **Dept.: Administration** **File No.:** _____ *(if applicable)*

RECOMMENDATION:

Review and approve the November 21, 2005 City Council Minutes for preservation and permanent retention in the City's official records.

BACKGROUND:

November 7, 2005, City Council held a Council meeting at which minutes were recorded in text.

FISCAL IMPACT: None.

STRATEGIC ASSESSMENT: None.

SUBMITTED BY:

Norma I. Alley

Norma Alley, Deputy City Recorder

APPROVED BY:

J H Bennett

James H. Bennett, City Manager

MINUTES FOR THE NEWBERG CITY COUNCIL
NOVEMBER 7, 2005
7:00 P.M. MEETING
PUBLIC SAFETY BUILDING - TRAINING ROOM

I. CALL MEETING TO ORDER

Mayor Stewart called the meeting to order.

II. ROLL CALL

Members Present:	Mayor Bob Stewart	Bob Andrews	Mike Boyes
	Roger Currier	Dawn Nelson	Mike McBride
	Robert Soppe		

Staff Present:
James Bennett, City Manager
Terrence Mahr, City Attorney
Kathy Tri, Finance Director
Dan Danicic, Public Works Director
Barton Brierley, Planning and Building Director
David Beam, Economic Development Coordinator
Kathleen Bochart, Recording Secretary

Others Present: Matson Haug, Charles Zickefoose, John Bridges, Lon Wall

III. *PLEDGE OF ALLEGIANCE*

The Pledge of Allegiance was performed.

IV. CITY MANAGER'S REPORT

Jim Bennett, City Manager, presented the report. The NFD turkey carnival is this weekend, Friday, November 11, 2005 and Saturday, November 12, 2005. Kitchen opens at 6:00 PM and the games start at 7:00 PM. Tree trimming program will begin soon and run for about six weeks. Flushing of the water system will begin in December and go for about three months.

PUBLIC MEETING SECTION

V. PUBLIC COMMENTS

None.

VI. CONSENT CALENDAR

1. Consider approving City Council Regular Session Minutes for October 3, 2005, and October 17, 2005.

2. Consider appointments to the Citizen Rate Review Committee.
   Matson Haug — Ernie Amundson
   Dan Schutter — Charles Zickefoose

Lon Wall withdrew his application for reappointment.

MOTION: Currier/Soppe to approve the consent calendar approving City Council Regular Session Minutes for October 3, 2005 and October 17, 2005 as corrected, and approving appointments to the Citizens Rate Review Committee. (Unanimous) Motion carried.

VII. PUBLIC HEARING

None.

BUSINESS MEETING SECTION

VIII. NEW BUSINESS

1. Consider a motion directing the City Engineer to prepare an Engineer's Report for a Local Improvement District to construct a water line in Alice Way and to manage the annexation process.

Dan Danicic, Public Works Director, presented the staff report. On Alice Way there are several residents using one shared well. They would like to get City water and be annexed to the City. We would have to get county approval for the LID because the residents would like to get the water before annexation takes place.

Councilor McBride asked how many lots would be annexed and how many would get water.

Mr. Danicic replied that six of the nine lots would be annexed and all nine lots would receive City water.

Councilor Currier asked if the City would require that Alice Way be paved.

Mr. Danicic replied that this would not be a requirement and that Alice Way would still be a county road.

Councilor Soppe asked what the City would require of the property owners upon annexation and would they have to hook up to sewer.

Mr. Danicic replied that when the land to the north develops, the sewer will be available and they would be required to hook up at that time.

Councilor Soppe asked about the history of the industrial zoning on the property

Barton Brierley, Planning & Building Director, replied that the lots within the city limits on the east side of the creek is zoned light industrial and has been for at least 20 years. The ones outside of the city are designated industrial in the City's Comprehensive Plan.

Councilor Soppe asked what would happen if the annexation fails or the County won't approve the LID.

Staff did not believe that either of those scenarios was likely. But, if the County would not approve the LID, the City could annex the property and then do an LID of its own.

Councilor Currier asked how the property could be annexed if City infrastructure was not available to the property.

Jim Bennett replied that the infrastructure is available, but too costly to install at this time. Eventually, it will be extended to the property through development of adjacent properties.

Councilor Soppe asked about the requirement to remove non-conforming uses from property upon annexation.

Mr. Brierley replied that this is what is behind the desire to rezone the property to residential so the homes would not have to be removed.

Councilor Boyes asked how much the project will cost.

Mr. Danicic replied that the preliminary estimate is about $85,000, but this includes a 50% contingency, and the actual costs should be much lower.

Councilor Soppe said staff needed to include all potential costs in its estimate so that the property owners know up front what may be required of them.

Councilor Andrews voiced his concern over spending City funds for projects outside of the City with no guarantee that the City will gain any benefit.

Councilor Nelson asked why we couldn't just do a water hardship instead of an annexation.

Staff noted that this area is an "island" and that it would be best for the City to annex it.

Terry Mahr, City Attorney, reminded the Council that to approve a hardship it must not be immediately feasible to annex the property. This does not appear to be the case in this instance. The property can be annexed immediately.

MOTION: Nelson/Soppe to authorize staff to prepare an Engineer's Report for a Local Improvement District to construct a water line in Alice Way and to manage the annexation process. (5 Yes, 1 No [Andrews]) Motion carried.

2. Consider a motion to approve a request for a partial waiver of fees for an annexation.

Barton Brierley, Planning & Building Director, presented the staff report. CPRD has filed an annexation request for a 100-acre property on the south side of Fernwood. The City fees for the annexation are $1410 + $170/acre which would be $18,410. CPRD is requesting that the Council waive the per acre charge.

Councilor Soppe wanted to know if the annexation can be conditioned to repay any fees waived if the golf course project falls through and the property is developed as something else.

Councilor Boyes asked how the first nine holes of the golf course were handled. Mr. Brierley replied that this property was already in the city limits and did not require annexation. Councilor Boyes continued that he was concerned about water usage by the golf course and that this contributed to the water shortage this summer.

Councilor Andrews asked if the Council approves the annexation application, when would it go to the public for a vote. Mr. Brierley replied that this would probably be May 2006.

Mr. John Bridges, CPRD Counsel, stated that a deed restriction on the property ensures that it will only be used for a golf course and this cannot be changed. The fee waiver request is reasonable because the annexation application for the golf course will not require as much staff time as it would for 100 acres of residential development.

Councilor Andrews asked when the construction would begin if the Council and the voters approved the annexation.

Mr. Bridges replied that they would start that summer and probably open in the spring of 2007.

Councilor Andrews asked staff for a progress report on the Otis Springs water line.

Dan Danicic said that it is planned to be online in the spring of 2006.

Councilor Boyes asked staff if a reduced fee would cover all of their costs. Mr. Brierley replied that it would.

MOTION: Soppe/Andrews to approve the request for a partial waiver of fees for an annexation, contingent that the fees will be paid if the land is not constructed as a golf course. (5 Yes, 1 No [Currier]). Motion carried.

3. Consider a motion to approve Newberg Downtown Revitalization Committee's recommended future land use for 411 E. First St.

David Beam, Economic Development Coordinator, presented the staff report and clarified that this item was only for information and that no action was being requested of the Council. This is just a presentation on behalf of NDRC.

Lon Wall, Newberg Downtown Revitalization Committee Representative, recapped what happened at the block party to get public input on what should be done with the property. They had about 500 people attend and received 174 votes on possible ideas for the property. He added that, although a majority of the people suggested that the property be used for a park, many were not aware that a large park is proposed as part of the redevelopment of Central School only a few blocks away.

Councilor Currier was concerned about the City being the landlord of the property.

Mr. Wall replied that the idea was to generate some income for the City, but that this could also happen if the City just sold the property to a private developer.

Mayor Stewart asked if it was an option to put in underground parking, retail stores on the ground floor and housing upstairs.

Mr. Beam replied that the State has said that we could not do that for five years after the property is released for development. Only Community Development Block Grant approved uses could be developed on the site during the first five years.

The Council discussed a number of development ideas including a rooftop park if a building were constructed or using the site as a park during the five years. Mr. Beam cautioned that the City should not put any permanent structures up during that time. Staff will keep the Council informed about the status of the property.

4. Presentation on Economic Development Activities.

David Beam, Economic Development Coordinator, made the presentation to the Council.

Councilor Soppe asked for a summary of what has been done in the last year to bring jobs into the city. If I were a business, how would I find out about Newberg.

Mr. Beam replied that 80% of his time is spent with current businesses and 20% of the time attracting new business. We don't attend trade shows or advertise in trade magazines. We focus on small to medium size businesses because the large commercial and industrial companies are looking at the big regional centers, like Portland. Newberg cannot compete with them and really does not have the land needed for those businesses.

Councilor Soppe asked what he could do if he had an extra $50,000 to spend on economic development.

Mr. Beam replied that he would spend it on improving the City website and attending some trade shows. He noted that the Chamber of Commerce is also very involved with supporting existing businesses in Newberg.

Jim Bennett noted that he is on the Chamber Board of Directors. The Chamber has an Economic Development Committee and their emphasis has been on supporting local business and developing an identity for Newberg and the Chehalem Valley as a wine center. We need to look at what kind of businesses we can be successful at attracting and not get overly concerned about large industries or big box retail.

Mr. Beam stated that he would return to address the Council on the Economic Opportunity Analysis being prepared for the Planning Commission.

IX. CONTINUED BUSINESS

None.

X. EXECUTIVE SESSION

1. Executive Session pursuant to ORS 192.660(2)(h) relating to current litigation or litigation likely to happen - Measure 37 Waivers by Yamhill County for Two Pieces of Property.

The executive session was held during the City Council work session. No action was taken.

XI. ADJOURNMENT

MOTION: Currier/Soppe to adjourn at **9:05 PM.** (Unanimous). Motion carried.

ADOPTED by the Newberg City Council this 21st day of November, 2005.

_____
James H. Bennett, City Recorder

ATTEST by the Mayor this 23rd day of November, 2005.

_____
Bob Stewart, Mayor

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REQUEST FOR COUNCIL ACTION

DATE ACTION REQUESTED: Year, Month Day	
Ordinance No. __ Resolution No. __ Motion _XX_ Information	
Date Submitted: November 4, 2005 **SUBJECT: Appointment to City of Newberg Traffic Safety Commission.**	**Contact Person (Preparer) for this Motion: Mary Newell** **Dept.: Newberg Police Department** **File No:**

RECOMMENDATION: Appoint a citizen to fill a vacancy on the Traffic Safety Commission, term to expire 12/31/06.

BACKGROUND:

1. A vacancy exists on the Traffic Safety Commission due to the resignation of Bob Ehmann, whose existing term is to expire 12/31/2006.

2. Public notice of these vacancies were posted in all City buildings and advertised in the local Newberg *Graphic*. Three applications were received prior to the final deadline of 4:00 p.m., Thursday, October 27, 2005.

John Featherston
Robert F. Hurford
Michael Richter

Currently, all members of the Traffic Safety Commission reside within the Newberg City limits. City Code Section 32.18, Appointment, provides that one Traffic Safety Commission member may live outside the Newberg City limits providing the residence is within the urban growth boundary of the City of Newberg.

3. The Traffic Safety Commission provides a valuable service to the City of Newberg by promoting traffic safety through investigation, study and analysis of traffic safety programs; conducting educational efforts among the public in the matters of public safety; considering all traffic safety programs which are referred to them for recommendation by the City Council and making reports to the City Council on matters of traffic safety and traffic safety programs. The Traffic Safety Commission makes decisions regarding parking, crosswalks, safety zones, traffic lanes, truck routes and all manner of traffic control devices within the community.

FISCAL IMPACT: None.

STRATEGIC ASSESSMENT: None.

SUBMITTED BY:

Robert I. Tardiff, Chief of Police

APPROVED BY:

James H. Bennett, City Manager

APPLICATION FOR CITY COMMITTEE

CITY COMMITTEE: TRAFFIC SAFETY COMMISSION

NAME: Michael Richter HOME PHONE: (503) 554-9424

ADDRESS: 610 N. College St. WORK PHONE: (503) 797-7316

Newberg, OR 97132 E-MAIL ADDRESS: michael.richter@fredmeyer.com

Are you eligible to be a registered voter? Yes

Do you live within the City limits of Newberg? Yes How long? 3 months

How long have you lived at the above address? 3 months

Previous Address: 66992 SW Sussex St, Beaverton, OR 97008 How long? 1 year

Occupation: Writer/Designer Employer: Fred Meyer, Inc.

October 17th, 2005 Signature
(Date)

Why do you want this position? (Continue on back or separate sheet, if necessary)

In the next decade, the city of Newberg is going to grow at a much greater rate than previously seen. With additional people come additional cars and thus congestion, pollution, and accidents. Growth is nothing to fear, but proactive measures should be taken to plan ahead and be prepared for the future. Working with other branches of city government to find the best ways to route traffic, grow the city, and ensure the safety for all citizens of Newberg is the best way to live up to the city creed, "A great place to grow."

RETURN THIS FORM TO THE OFFICE OF THE CITY RECORDER
P.O. BOX 970
NEWBERG, OREGON 97132
(503) 538-9421

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APPLICATION FOR CITY COMMITTEE

CITY COMMITTEE: TRAFFIC SAFETY COMMISSION

NAME: Robert F. Hurford HOME PHONE: (503) 538-3324

ADDRESS: 1105 Sitka Ave. WORK PHONE:

Newberg, Oregon 97132 E-MAIL ADDRESS:

Are you eligible to be a registered voter? yes

Do you live within the City limits of Newberg? yes How long? over 50 yrs.

How long have you lived at the above address? over 30 Yrs.

Previous Address: How long?

Occupation: Retired Ins. Agent Employer:

10/18/05 (Date) Signature

Why do you want this position? (Continue on back or separate sheet, if necessary)

Was a member of the Yamhill County Commission in regards to the building of the New Jail

Ins. Agent in Newberg--Part of our work was Safety

For many years I was the go bewteen Newberg Public Safety and the City Council withh was the Fire Dept. and the Police Dept.

RETURN THIS FORM TO THE OFFICE OF THE CITY RECORDER
P.O. BOX 970
NEWBERG, OREGON 97132
(503) 538-9421

R:\Boards\COMTTAPP.doc

APPLICATION FOR CITY COMMITTEE

CITY COMMITTEE: TRAFFIC SAFETY COMMISSION

NAME: JOHN FEATHERSTON HOME PHONE: 503-554-8882

ADDRESS: 2110 THORNE ST WORK PHONE: 503-259-2047

NEWBERG ORE E-MAIL ADDRESS: JBFEATHERSTON@YAHOO.COM

Are you eligible to be a registered voter? YES

Do you live within the City limits of Newberg? YES How long? 2 YEARS

How long have you lived at the above address? 2 YEARS

Previous Address: 4394 S.W. 170th, BEAVERTON ORE How long? 29 YEARS

Occupation: DRIVER SUPERVISOR Employer: LAIDLAW TRANSIT

10-20-05 (Date) John Featherston Signature

Why do you want this position? (Continue on back or separate sheet, if necessary)

I HAVE NOTICED FOR MANY YEARS THAT THIS CITY RELIES ON VOLUNTEERS TO ASSIST IT IN BUILDING THE CITY STRUCTURE. I AM A RETIRED POLICE OFFICER WITH KNOWLEDGE AND TRAINING IN THE LAW AS WELL AS TRAFFIC ENGINEERING I

RETURN THIS FORM TO THE OFFICE OF THE CITY RECORDER
P.O. BOX 970
NEWBERG, OREGON 97132
(503) 538-9421

R:\Boards\COMTTAPP.doc

WOULD LIKE TO HELP IF I CAN, I HAVE BEEN TRAINED BY NORTHWESTERN UNIVERSITY IN BOTH TRAFFIC ENGINEERING AND ACCIDENT RECONSTRUCTION, AND HAVE ATTENDED NUMEROUS ODOT TRAINING CLASSES ALSO.

Chamber of Commerce

www.chehalemvalley.org

EST. 1941
Chehalem Valley
Newberg, Oregon
Dundee St. Paul

Email: info@chehalemvalley.org

November 4, 2005

Becky Green
City of Newberg
P. O. Box 790
Newberg, OR 97132

Reference: **Visitor Information Center Report**
1st Quarter, 2005-06
(July, August, September 05)

2006 Visitor Center Budget

Dear Becky:

The Chehalem Valley Chamber of Commerce is pleased to submit the First Quarter Report of 2005-2006 for the Visitor Information Center. I have enclosed the financial report for this quarter. The statistical data on visitor usage report will be distributed at the council meeting.

Please schedule the Visitor Center report for the November 21 Council meeting. We would like to be placed on the agenda for a brief presentation.

Also, please distribute these documents to the Mayor and City Council Members prior to the scheduled meeting so that they may review these reports. Thank you.

Yours truly,

Sheryl a Kelsh

Sheryl Kelsh
Executive Director

Cc: Michell Hay
Terry Emery

Encl.

Newberg Visitor Information Center
2005-2006
First Quarter Report -
(July, Aug, Sept. 2005)

	1st Quarter	YTD 05-06	Proposed Budget
REVENUE:			
City of Newberg*	$6,000.00	$6,000.00	$24,000.00
Newberg Chamber contribution	$5,970.00	$5,970.00	$28,866.00
TOTAL REVENUES:	**$11,970.00**	**$11,970.00**	**$52,866.00**
EXPENSES:			
Personnel	$9,175.00	$9,175.00	$36,045.00
Marketing	--	--	$3,525.00
Overhead/Utilities, etc.	$2,795.00	$2,795.00	$13,296.00
TOTAL EXPENSES:	**$11,970.00**	**$11,970.00**	**$52,866.00**

*Source: Newberg Motel Tax

2005-06 Visitor Center Budget

Chehalem Valley Chamber of Commerce

29-Jul-05

Income

	'05-'06 Subtotals	'05-'06 BUDGET TOTALS	04-'05 BUDGET	'04-'05 ACTUAL
City of Newberg		**$24,000**	$24,000	$24,000
Source: Motel tax and Business License ($2500/Month)				
Chehalem Valley Chamber of Commerce Contribution		**$28,866**	$24,362	$22,903
TOTAL		**$52,866**	$48,362	$46,903

Expenses

Personnel		**$36,045**	$31,385	$33,618
ED @ 20% of 40 hour week = $9600.00 Annually	$29,304			
Office Mgr @ 20% of 40 hour week = $6125.00				
Admin #1 @ 75% of 40 hour week = $11,315.00				
Admin #2 @ 30% of 32 hour week = $2264.00 (Covers 18 week period in 05 and 06)				
Summer Visitor Center Coverage (10Hrs weekend x 13 weeks) 130 hrs x $7.25	$942			
Benefits - Health (2047) & Retirement (236) = $2283.00	$2,283			
Taxes - $29304 x .12 = $3516.00	$3,516			
Subtotal	$36,045			
Marketing Expense		**$3,525**	$5,880	$1,658
Newberg Graphic Tourism	$350			
Yamhill Valley Visitors Guide	$400			
Sheridan Sun Tourism magazine	$225			
Portland Oregon Visitors Association Tradeshow	$350			
Other opportunities (i.e Sunset Magazine)	$2,200			
Subtotal	$3,525			
Overhead		**$13,296**	$11,097	$11,627
Calculated on 1/3 of overhead in Chamber Budget applicable to tourism	$12,596			
Includes: Dues/Subscriptions, Admin. Insurance, Internet/Web, Miscellaneous, Office Supplies, Postage, Leases, Rent, Capital Improvements, Repair/Maintenance, Telephone, Utilities				
Yamhill Valley Visitors Association dues	$300			
Portland Oregon Visitors Association dues	$400			
	$13,296			
TOTAL	**$52,866**	**$52,866**	$48,362	$46,903

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REQUEST FOR COUNCIL ACTION

DATE ACTION REQUESTED: 2005, November 21

Ordinance No. _XX_ 2005-2625	**Resolution No.**__	**Motion** ___	**Information**

Date Submitted: November 4, 2005 **SUBJECT: Elimination of the Newberg Building Code Board of Appeals**	**Contact Person (Preparer) for this Resolution:** Dennis Larios, Building Offiicial **Dept.: Planning and Building** **File No.:** *(if applicable)*

HEARING TYPE: *(if applicable)* ___ **Quasi-Judicial** _X__ **Legislative**

RECOMMENDATION:

Adopt **Ordinance No. 2005-2625** eliminating the Newberg Building Code Board of Appeals.

BACKGROUND:

1. The current Newberg Administrative Building Code provides for a local board of appeals to resolve appeals of Building Official decisions. The appeals board is appointed by the City Manager, and typically consists of local builders, designers, architects, other building officials, or others with particular expertise in building practices.

2. State administrative rules no longer require that local jurisdictions have local board of appeals. Instead, state rules allow appeals to go directly to the state Building Codes Division. Accordingly, many jurisdictions have eliminated their local boards.

3. Newberg's local board of appeals has met only once in the last five years. This one instance proved distasteful for all parties involved: the appeals board lacked the experience to resolve the issue, the appellant wished to appeal directly to the state, where they had greater expertise, and the City Building Division used significant time and effort, without successfully resolving the appellant's concern.

4. This one issue was referred from the local appeals board to the state, and was quickly and efficiently resolved. State staff proved very timely, knowledgeable, and accommodating in considering the issue and rendering an opinion. All parties felt that the issue at hand was successfully resolved through this process.

5. Because local appeals boards are no longer required, and because the state appeal process has proven successful in resolving appeals, staff recommends eliminating the local board of appeals and allowing appeals to go directly to the state.

FISCAL IMPACT: This change will result in some cost savings in organizing and conducting local board of appeals hearings.

STRATEGIC ASSESSMENT: The main goal of the appeals process is to provide a fair, timely, and efficient method to resolve issues relating to the building codes. The state appeals process has proven to be very effective in helping our citizens get timely resolutions to their issues, so we should encourage its use when needed.

SUBMITTED BY:

Barton Brierley, AICP
Planning and Building Director

APPROVED BY:

James H. Bennett, City Manager

Attachments:
Ordinance 2005-2625
ORS 445.475

ORDINANCE NO. 2005-2625

AN ORDINANCE ELIMINATING THE CITY BUILDING CODE BOARD OF APPEALS

RECITALS:

1. The current Newberg Administrative Building Code provides for a local board of appeals to resolve appeals of Building Official decisions.

2. State administrative rules no longer require that local jurisdictions have local board of appeals. Instead, state rules allow appeals to go directly to the state Building Codes Division.

3. Resolving appeals through the state has proven to be more timely, efficient, and effective than the local appeals board process.

THE CITY OF NEWBERG ORDAINS AS FOLLOWS:

1. § 150.11 of the Newberg Administrative Building Code shall be amended as follows:

§ 150.11 ~~CITY BOARD OF APPEALS.~~

~~(A) For application in this city, Section 105 of the State of Oregon Structural Specialty Code, Section 110 of the State of Oregon Mechanical Specialty Code, Section R-107 of the State of Oregon One and Two Family Dwelling Specialty Code and Section 203 of the State of Oregon Electrical Specialty Code are replaced by the provisions of this code.~~

~~(B) In order to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of this code, there shall be and is hereby created a City Board of Appeals (Board) consisting of six to eight members, who are not employees of the city, who are qualified by experience and training to review and consider matters pertaining to building construction. The Building Official shall be an ex-officio member of and shall act as secretary to said Board, but shall not vote on any matter presented before the Board. The Board shall hold meetings/hearings at its pleasure. The Board shall adopt rules of procedure for conducting business, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the Building Official.~~

~~(C) The City Manager of the city shall appoint the members of the Board. The members shall serve for the length of term as designated by the City Manager in the appointment. The member may be removed at any time by the City Manager.~~

~~(D) The Board shall have no authority relative to interpretation of the administrative provisions of this code, or any referenced technical codes, nor shall the Board be empowered to~~

~~waive any requirements of this code.~~

~~(E) The appeal procedure shall be that any decision relating to the suitability of alternate materials and methods of construction, or interpretation by the Building Official with regard to this code may be appealed to the Board by filing a notice of appeal with the City Planning and Building Director.~~

APPEALS PROCEDURE

Any party aggrieved by an order, decision or determination made by the Building Official relative to the application and interpretation of this code may appeal that decision as follows:

A. The appellant shall first appeal to the Building Official. The Building Official may establish the form for making such an appeal. The Building Official shall consider the appeal and all information submitted, and shall return a decision to the appellant.

B. If a resolution is not reached with the Building Official, the appellant may appeal the decision to the State of Oregon Department of Consumer and Business Services, Building Codes Division, as provided in ORS 455.475.

➢ **EFFECTIVE DATE** of this ordinance is 30 days after the adoption date, which is: December 21, 2005.

ADOPTED by the City Council of the City of Newberg, Oregon, this 21st day of November, 2005, by the following votes:

AYE: **NAY:** **ABSENT:** **ABSTAIN:**

_____
James H. Bennett, City Recorder

ATTEST by the Mayor this _____ day of _____, 2005.

_____
Bob Stewart, Mayor

LEGISLATIVE HISTORY

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

R112.1.1 Alternate appeals process. ORS 455.475 provides an alternative appeals process to that set forth by the local municipality.

ORS 455.475 is not part of this code but is reproduced here for the reader's convenience.

455.475 Appeal of decision of building official. A person aggrieved by a decision made by a building official under authority established pursuant to ORS 455.148, 455.150 or 455.467 may appeal the decision. The following apply to an appeal under this section:

(1) An appeal under this section shall be made first to the appropriate specialty code chief inspector of the Department of Consumer and Business Services. The decision of the department chief inspector may be appealed to the appropriate advisory board. The decision of the advisory board may only be appealed to the Director of the Department of Consumer and Business Services if codes in addition to the applicable specialty code are at issue.

(2) If the appropriate advisory board determines that a decision by the department chief inspector is a major code interpretation, then the inspector shall distribute the decision in writing to all applicable specialty code public and private inspection authorities in the state. The decision shall be distributed within 60 days after the board's determination, and there shall be no charge for the distribution of the decision. As used in this subsection, a "major code interpretation" means a code interpretation decision that affects or may affect more than one job site or more than one inspection jurisdiction.

(3) If an appeal is made under this section, an inspection authority shall extend the plan review deadline by the number of days it takes for a final decision to be issued for the appeal.

Note: Forms for appeals under ORS 455.690 and ORS 455.475 are available online at www.oregonbcd.org.

R112.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The board shall have no authority to waive requirements of this code.

R112.2.1 Determination of substantial improvement in areas prone to flooding. Not adopted by the State of Oregon.

R112.2.2 Criteria for issuance of a variance for areas prone to flooding. Not adopted by the State of Oregon.

R112.3 Qualifications. A board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction.

R112.4 Administration. Not adopted by the State of Oregon.

SECTION R113
VIOLATIONS

R113.1 Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.

R113.2 Violations. See ORS 455.450.

ORS 455.450 is not part of this code but is reproduced here for the reader's convenience:

455.450 Prohibited acts. A person shall not:

(1) Violate or procure, aid or abet in the violation of any final order concerning the application of a provision of the state building code in a particular case made by the director of the Department of Consumer and Business Services, an advisory board, a state administrative officer or any local appeals board, building official or inspector.

(2) Engage in or procure, aid or abet any other person to engage in any conduct or activity for which a permit, certificate, label or other formal authorization is required by any specialty code or other regulation promulgated pursuant to this chapter without first having obtained such permit, certificate, label or other formal authorization.

R113.3 Prosecution of violation. Not adopted by the State of Oregon.

R113.4 Violation penalties. See ORS 455.895.

ORS 455.895 is not part of this code but is reproduced here for the reader's convenience:

455.895 Civil penalties.

(1)

(a) The State Plumbing Board may impose a civil penalty against a person as provided under ORS 447.992 and 693.992. Amounts recovered under this paragraph are subject to ORS 693.165.

(b) The Electrical and Elevator Board may impose a civil penalty against a person as provided under ORS 479.995. Amounts recovered under this paragraph are subject to ORS 479.850.

(c) The Board of Boiler Rules may impose a civil penalty against a person as provided under ORS 480.670. Amounts recovered under this paragraph shall be deposited to the General Fund.

(2) The director of the Department of Consumer and Business Services, in consultation with the appropriate board, if any, may impose a civil penalty against any person who violates any provision of ORS 446.003 to 446.200, 446.225 to 446.285, 446.395 to 446.420, 479.510 to 479.945, 479.950, 479.995 and 480.510 to 480.670 and this chapter and ORS Chapters 447, 460 and 693 or any rule adopted or order issued for the administration and enforcement of those provisions. Except as provided in subsections (3) and (8) of this section, a civil penalty imposed under this section must be in an amount determined by the appropriate board or the director of not more than $5,000 for each offense or, in the case of a continuing offense, not more than $1,000 for each day of the offense.

(3) Each violation of ORS 446.003 to 446.200 or 446.225 to 446.285, or any rule or order issued thereunder, constitutes a separate violation with respect to each manufactured structure or with respect to each failure or refusal to allow or perform an act required thereby, except that the maximum civil penalty may not exceed $1 million for any related series of violations occurring within one year from the date of the first violation.

(4) The maximum penalty established by this section for a violation may be imposed only upon a finding that the person has engaged in a pattern of violations. The Department of Consumer and Business Services, by rule, shall define what consti-

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REQUEST FOR COUNCIL ACTION

DATE ACTION REQUESTED: 2005, November 21

Ordinance No. 2005-2626 XX	**Resolution No.** __	**Motion** ___	**Information**

Date Submitted: November 4, 2005 **SUBJECT: An Ordinance Amending the Newberg Comprehensive Plan to Establish Revised Population and Land Needs Projections**	**Contact Person (Preparer) for this Ordinance:** Elaine Taylor, AICP **Dept.: Planning and Building** **File No.: CPTA4-05-001** *(if applicable)*

HEARING TYPE: *(if applicable)* ___ **Quasi-Judicial** _X_ **Legislative**

RECOMMENDATION:

Adopt **Ordinance No. 2005-2626** amending the Newberg Comprehensive Plan to establish revised population and land needs projections. The amendments would do the following:

1. Adopt the following population projections for the Newberg Urban Area through 2040.

Future Population Forecast

Year	Population Forecast
2000[1]	18,438
2005	21,132
2010	24,497
2015	28,559
2020	33,683
2025	38,352
2030	42,870
2035	48,316
2040	54,097

2. Identify the amount of land needed for various land categories, as follows:

[1] Population is the U.S. Census estimate for Newberg plus the estimate of population outside City limits but within the UGB.

Plan Designation	Buildable Acres Needed 2005-2025	Buildable Acres in UGB (2004)	Surplus (Deficit) for 2005-2025	Buildable Acres Needed 2026-2040	Buildable Acres In URA[2] (2004)	Surplus (Deficit) 2026-2040
LDR	612	359	(253)	735		
MDR	173	142	(31)	191		
HDR	89	13	(76)	83		
COM	111	105	(6)	109		
IND	50	99	49	37		
IND (Large Site)	100	60	(40)	120		
P	85	0	(85)	115		
I, PQ, or other Inst.	164	0	(164)	233		
Total	**1,384**	**778**	**(606)**	**1,623**	**467**	**(1,156)**

BACKGROUND

1. The Ad Hoc Committee on Newberg's Future worked diligently over the past year to identify future land use needs. In order to estimate these needs, the City used several consultants to provide expert analysis. Future population projections for the City of Newberg were prepared by Barry Edmonston, Portland State University, Population Research Center, using two different methodologies: a ratio method and a cohort component method. While the two methods produced similar results, City staff and the Ad Hoc Committee on Newberg's Future felt that the cohort component method was more defensible, given the age and sources of some of the data used in the ratio method. In addition, population growth for the area between the City limits and the UGB was added to yield the total future population for the UGB. This yielded a 2025 population projection of 38,352 and a 2040 population projection of 54,097.

2. The next step was to identify future land needs, based on this information. The Committee identified land needs for residential, commercial, and industrial land. Using consultant data, the committee found needs for additional land through 2025 in nearly every plan district. This led to committee recommendations to change the plan designations of some lands within the UGB and to expand the UGB and URA (these recommendations will be considered in future meetings).

FISCAL IMPACT: The fiscal impact of the text amendment itself would be minimal. The adoption of population growth forecasts and the resulting need to expand the Urban Growth Boundary and Urban Reserve, however, have implications for eventual expansion of City services,

[2] Land within the Urban Reserve Area is not currently assigned to specific comprehensive plan districts.

such as roads, water, and sewer. The cost of providing these services will depend, to some degree, on the areas selected for inclusion within the Urban Growth Boundary and Urban Reserve. Future planning for these services will be needed to estimate the cost of providing service to these areas.

STRATEGIC ASSESSMENT: This amendment to the text of the Newberg Comprehensive Plan would provide the basis for the expansion of the City's Urban Growth Boundary and Urban Reserve area.

SUBMITTED BY:

Barton Brierley, AICP
Planning and Building Director

APPROVED BY:

James H. Bennett, City Manager

Attachments:

Ordinance No. 2005-2626, with
- Exhibit A: Plan text amendments
- Exhibit B: Findings

A. Planning Commission Staff Report, 10/13/05, with
- Attachment 1: Resolution 2005-297 (as adopted, exhibits by reference)
- Attachment 2: Population projections for Newberg, Yamhill County, OR, 2000-2040
- Attachment 3: Newberg Housing and Residential Land Needs Report
- Attachment 4: Industrial and Commercial Land Analysis

B. Planning Commission Minutes, 10/13/05

C. Written comments received

City of Newberg
414 E. First Street
P.O. Box 970
Newberg, OR 97132

City Manager
(503) 538-9421
(503) 538-5013 FAX

Planning and Building Department
P.O. Box 970 • 414 E. First Street • Newberg, Oregon 97132 • (503) 537-1240 • Fax (503) 537-1272

STAFF REPORT – POPULATION PROJECTIONS AND LAND NEEDS

FILE NO: CPTA-05-01

REQUEST: Recommend that the Newberg City Council adopt updated population projections and land needs projections as part of the Newberg Comprehensive Plan

APPLICANT: Initiated by the Newberg City Council

PREPARED BY: City of Newberg Planning Staff

HEARING DATE: October 13, 2005

ATTACHMENTS:

1. Reso. 2005-197 with
   Exhibit A: Proposed Comprehensive Plan amendments
   Exhibit B: Findings
2. *Population Projections for Newberg, Yamhill County, Oregon: 2000-2004*
3. *Newberg Housing and Residential Land Needs Report*
4. *Industrial and Commercial Land Analysis*

I. SUMMARY

The proposed amendments would do the following:

1. Adopt the following population projections Newberg Urban Area through 2040.

Future Population Forecast

Year	Population Forecast
2000[1]	18,438
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2040	54,097

2. Identify the amount of land needed for various land categories, as follows:

Plan Designation	Buildable Acres Needed 2005-2025	Buildable Acres in UGB (2004)	Surplus (Deficit) for 2005-2025	Buildable Acres Needed 2026-2040	Buildable Acres In URA[2] (2004)	Surplus (Deficit) 2026-2040
LDR	612	359	(253)	735		
MDR	173	142	(31)	191		
HDR	89	13	(76)	83		
COM	111	105	(6)	109		
IND	50	99	49	37		
IND (Large Site)	100	60	(40)	120		
P	85	0	(85)	115		
I, PQ, or other Inst.	164	0	(164)	233		
Total	**1,384**	**778**	**(606)**	**1,623**	**467**	**(1,156)**

[1] 2000 Population is the U.S. Census estimate for Newberg plus the estimate of population outside City limits but within the UGB.

[2] Land within the Urban Reserve Area is not currently assigned to specific comprehensive plan districts.

II. BACKGROUND

The Ad Hoc Committee on Newberg's Future worked diligently over the past year to identify future land use needs. In order to estimate these needs, the City used several consultants to provide expert analysis. Future population projections for the City of Newberg were prepared by Barry Edmonston, Portland State University, Population Research Center, using two different methodologies: a ratio method and a cohort component method. While the two methods produced similar results, City staff and the Ad Hoc Committee on Newberg's Future felt that the cohort component method was more defensible, given the age and sources of some of the data used in the ratio method. In addition, population growth for the area between the City limits and the UGB was added to yield the total future population for the UGB. This yielded a 2025 population projection of 38,352 and a 2040 population projection of 54,097.

The next step was to identify future land needs, based on this information. The Committee identified land needs for residential, commercial, and industrial land. Using consultant data, the committee found needs for additional land through 2025 in nearly every plan district. This led to committee recommendations to change the plan designations of some lands within the UGB and to expand the UGB and URA (these recommendations will be considered in future meetings).

PLANNING COMMISSION RESOLUTION NO. 2005-197

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NEWBERG RECOMMENDING APPROVAL OF AMENDMENTS TO THE NEWBERG COMPREHENSIVE PLAN REGARDING FUTURE POPULATION PROJECTIONS AND LAND NEEDS

WHEREAS, The Ad Hoc Committee on Newberg's Future has recommended future population and land needs projections.

WHEREAS, On August 1, 2005, the Newberg City Council initiated amendments to the Newberg Comprehensive Plan to consider the proposed changes.

WHEREAS, On September 23, 2005, notice of the Planning Commission hearing was mailed to interested parties, and on September 24, 2005, the notice was published in the *Newberg Graphic*.

WHEREAS, On October 13, 2005, the Newberg Planning Commission held a hearing on the proposed amendments.

WHEREAS, Adoption of the proposed population and land needs projections will allow the City to plan for its future and maintain its quality of life.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Newberg that that the City Council adopt amendments to the Newberg Comprehensive Plan as shown in Exhibit A. This recommendation is based on the staff report, testimony, and findings (Exhibit B).

Approved on this 13th day of October, 2005.

ATTEST:

Planning Commission Secretary

Planning Commission Chair

Exhibit A: Proposed Amendments to the Newberg Comprehensive Plan
Exhibit B: Findings

Population Projection for Newberg, Yamhill County, Oregon: 2000 to 2040

Prepared by

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Director, Population Research Center

Population Research Center
Portland State University
Portland, Oregon 97207

March 25, 2004

INTRODUCTION

This report presents a population projection for the City of Newberg, Oregon for the 2000 to 2040 period. The projection is benchmarked to the 1990 and 2000 censuses.

I recommend that policy makers view population projections as one of several available sources of information about likely future conditions. The forecasts in this report are based on assumptions developed from analysis of historical trends and expectations of the future. While the past gives some indication of what is likely to happen in the future, there always the possibility of unforeseen events that could have a significant impact of population change. Thus, users of this projection should be aware that new changes could occur and that it is wise to evaluate projections periodically in future years. Local policy makers, for example, often have informed judgments about the future outlook for economic changes and repercussions for employment. Other sources of information can be helpful in thinking about the outlook for population changes and I recommend that other information, in addition to these demographic forecasts, be used in judging the outlook for local populations.

Given that these projections are developed for long-term trends, they are conservative. This means that they do not assume drastic changes to the population trends that have developed over recent decades.

All work cited in this report are listed as references at the end of the report.

METHODS AND ASSUMPTIONS

This report relies on two approaches for projecting the population in the City of Newberg.[1] The first approach is the ratio method. It provides a projection for the total population, by five years intervals, from 2000 to 2040. The second approach is the cohort-component technique. It is used to reconstruct the Newberg population, by age and sex, from 1990 to 2000 and to provide a projection to 2040 (the actual projection is shown in the appendix). The cohort-component method requires fairly extensive assumptions for modeling the population. It is used here to double-check the ratio method for the Newberg population and to provide information about changes in the age-sex composition of the population.

Ratio Method

The basic idea of the ratio method is that local populations are affected by the same influences of change as the surrounding county population. In particular, we can assume that the influences of population change (fertility, mortality, and migration) are similar in Newberg and surrounding Yamhill County. So, rather than make detailed assumptions about local mortality, fertility, and migration levels for Newberg, we can presume a link between population changes in Yamhill County and Newberg.

The results in this report are based on two assumptions.

- First, the projections rely on the population forecasts for Yamhill County, for 2000 to 2040, that have been prepared by Yamhill County's Department of Planning and Development (cited in a report

[1] The population projections in this report are for the existing City of Newberg population. Although the report discusses the role of annexations – and includes the population effects of future annexations – the approach taken in this report does not include an explicit modeling of the different population trends within city limits, within the urban growth boundary, and within the City of Newberg's urban reserve area. A greater expanded study, which would involve population censuses or surveys to count the population within the urban growth boundary and the urban reserve area, would need to assess future population trends for all three areas.

discussing population and employment forecasts and available on Yamhill County's Department of Planning and Development's website and cited in the References for this report). Yamhill's County forecast, based on county population trends from 1940 to 1993, forecasts a county population of 116,975 in 2014. Subsequently, a county population forecast of 143,908 in 2020 was prepared in 1997 (citied in an email from Ken Friday to Kanhaiya Vaidya entitled "RE: Long-Term State and County Population Forecast", dated March 25, 2003). Apparently, the official Yamhill County's population projections are limited to projections for 2014 and 2020. For long-term projections for Yamhill County for 2020 and 2040, I assume population growth rates that are used in the forecasts of the State of Oregon's Office of Economic Analysis (described later).

I rely on these county forecasts for the following:

- The April 1, 2000 census count for Yamhill County was 84,992. Assuming a county population of 116,975 in 2014, this implies an annual rate of population growth of 2.24 percent between 2000 and 2014. This further implies an interpolated population figure of 106,967 in 2010, which I use in this report. Assuming a county population of 143,908 in 2020, this implies an annual rate of population growth of 2.97 percent between 2010 and 2020.[2] After 2020, I assume that the county population growth rate steadily declines to 1.8 percent per year by 2040. I rely on a figure of 1.8 percent per year by 2040 because this assumes that Yamhill's County's growth rate will decline to 1.5 percent per year after 2040, the same rate assumed by the State of Oregon's Office of Economic Analysis, described next.

- Oregon's Office of Economic Analysis (OEA) prepares population forecasts for Oregon's counties. The OEA is the state's economic analysis office and, among other duties, forecasts the state's tax revenues. OEA's county forecasts are available at: http://www.oea.das.state.or.us/demographic/longterm/co_pop.htm. OEA's forecast assumes that annual population growth for Yamhill County decreases from its recent level of 2.6 percent (for the 1990 to 2000 period) to 1.6 percent in 2000-2010, increases slightly to 1.8 percent in 2010-2020, and about 1.5 percent thereafter. The OEA forecast is based on analysis of population trends in the county for the past thirty years.

- I did not undertake an independent evaluation of county population projections for Yamhill County. This would involve a detailed appraisal of housing and employment trends and prospects, among other factors affecting population change. Rather, the ratio method population projections in this report are based on the county population trends expected by Yamhill County's Department of Planning and Development, with the qualification that I extrapolated population trends for the county for the 2020 to 2040 period based on population growth rates similar to those in Office of Economic Analysis's Yamhill County's forecast for 2020 to 2040. I believe that Yamhill County planners are most familiar with employment, housing, and population prospects for the County, and that it is reasonable to base the ratio method's projections on local county forecasts.

- Second, the proportion of Yamhill County's population that resides in Newberg increased from 13.0 percent in 1960, 16.2 percent in 1970, 18.8 percent in 1980, 20.0 percent in 1990, and 21.2 percent in 2000. Based on the overall average trend for the 1960 to 2000 period, this report assumes that there will be modest increases in the proportion of the county's population residing in Newberg, and that the percent will reach 22.0 percent in 2010, 23.3 percent in 2020, 24.3 in 2030, and increase to 25.3

[2] The population figure for the County of Yamhill for 2020 is 143,908. This figure is cited in a July 1, 2003 letter from Kanhaiya Vaidya to Michael Brandt. Although the letter listed the figure of 143,908 as the "County's Forecast", it is my understanding that this figure is not officially accepted by Yamhill County or City of Newberg officials. The figure 143,908 is the sum of local projections and, as has been explained to me by City of Newberg staff, is not an official local population projection for Yamhill County.

percent in 2040. This increase will result from increasing urbanization, faster population in Newberg than in the surrounding county, and from city annexations.

Based on decennial census data (see Table 1), Newberg grew from 4,204 residents in 1960 to 18,064 residents in 2000. Population growth has varied in the past. Except for the 1980s, when the population increased by 2.3 percent per year, average annual population growth rates have been in the range of 3.2 to 4.4 percent during the 1960 to 2000 period. Overall, the population of Newberg grew by 3.2 percent per year during the 1990 to 2000 decade.

I combine the two assumptions above, multiplying Yamhill County's Department of Planning and Development's forecast for Yamhill County times the forecast for the proportion of the population residing in Newberg to obtain a forecast for the City of Newberg. We call this the "medium" population forecast for Newberg. It assumes that Yamhill County will grow in the future at rates above 2 percent a year, with more rapid growth of slightly less than 3 percent during 2010 to 2020 (still, a growth rate for the county that is below that experienced during the 1970 to 1980 period, when the population increased at a rate of 3.2 percent per year). It also assumes that the proportion of Yamhill County residing in Newberg increases at steady rate.

In order to take into account variation in the two assumptions above, we make further assumptions about the low and high ranges that they might take. For the low growth assumption, we assume that (a) annual population growth in Yamhill County is 20 percent slower than forecast by Yamhill County's Department of Planning and Development and (b) the increase in the percentage of Yamhill County that resides in Newberg is at a 10 percent slower rate. For the high growth assumption, we assume that (a) population growth in Yamhill County is 20 percent faster than forecast by Yamhill County's Department of Planning and Development and (b) the increase in the percentage of Yamhill County that resides in Newberg is at a 10 percent faster rate. I believe that these are reasonable assumptions that help to bracket the range of possible future population growth.

The overall results for population growth for Newberg are shown in Table 1. Table 2 shows the spreadsheet and assumptions used to derive Table 1. We discuss both tables in a later section entitled "Results".

Cohort-Component Method

The component technique for population projections relies on separating population change into its components and projecting each component independently. Projecting the components (births, deaths, and migration) separately requires a model of the population by age and sex that simulates actual processes of change. In such a model, the age and sex structure of the base population interacts with the projected fertility, mortality, and migration rates to produce projected age and sex cohorts as well as population totals.

We use a cohort-component technique here for two reasons. First, the components of population change are usually very age sensitive. We want to model the components of change for Newberg between 1990 and 2000 and to double-check the forecasts from the ratio method for the near future.

The second reason for selecting a cohort-component model is that it produces projections by age and sex. We provide results in the Appendix that offer age and sex detail for projections to 2040. These projections may be helpful for city planning in coming decades.

The cohort-component model is demographically fairly simple. The baseline data used here are from the 1990 and 2000 censuses. The census gives counts by age and sex for Newberg. The baseline population is survived forward five years using survival rates to determine the number of survivors in the population.

Fertility rates are applied to the female population in the childbearing ages to determine the number of births during the five-year period. These births are then survived the appropriate number of years and become the population aged 0 to 4 years. Finally, migrants are added and/or subtracted from the cohorts of the survived population. This entire process is repeated for each five-year period.

For the fertility component, we use age-specific fertility rates for Yamhill County for 1995. The sum of these age-specific fertility rates is the total fertility rate (TFR), which is defined as the average number of children that a woman would have during her lifetime if she were to pass through her childbearing years conforming to the age-specific fertility rates of a given year. Based on recent fertility data for Yamhill County, we assume that the current and future TFR for Newberg is 2.02, a rate that is slightly higher that the state average of about 2.01. Although Yamhill County has almost the same TFR as the Oregon average, age-specific fertility rates in the County are higher for younger women and lower for older women, reflecting that childbearing occurs as younger ages in Yamhill County than for women in other counties of Oregon.

For the mortality component, we calculate age-specific mortality rates for males and females based on recent mortality tables for Oregon. We assume that age-specific mortality rates for Newberg continue to decrease, with improvements in life expectancy similar to those forecast for Oregon.

For the migration component, we estimate the age-sex composition of migrants based on data from the 1990 and 2000 censuses. These estimates reveal that net in-migration was positive for Newberg during the 1990 to 2000 period, and considerably higher than the preceding 1980 to 1990 period. For the 2000-2005 period, we assume that net migration is consistent with current population changes and similar to net migration rates for the late 1990s: this implies average net in-migration of about 450 persons per year. Based on the ratio method results, we assume that average net in-migration increases after 2005 to about 850 persons per year in the 2015-2020 period. After 2020, we assume only modest increases in the number of annual net in-migrants.

It is important to note that the cohort-component method captures two sources of population change for the City of Newberg: (a) natural increase, which is the excess of births minus deaths, and (b) net in-migration. But, the cohort-component approach is based on the existing city population, residing within the current city boundaries. This method does not directly include the effects of possible future increases in city boundaries (and the city's population) by annexation. In comparing projection results for the ratio and cohort-component methods, therefore, the ratio method typically shows a larger population because it includes future population gains from annexation.[3] Nevertheless, with this caution in mind, the two methods offer a check on each other.

RESULTS

The table below summarizes the results provided in this paper using the ratio (columns 2, 3 and 4) and cohort-component (column 6) methods. The table also shows forecasts prepared by the City of Newberg (column 7; cited in a letter from Newberg City Manager James H. Bennett to Yamhill County Department

[3] This is no standard demographic method for incorporating annexations within a cohort-component approach. The problem for dealing with annexations is that the population numbers and the age-sex distribution of annexed populations are difficult to know. Annexations can vary greatly in the age-sex distribution of the population: some may be new suburbs with a higher proportion of younger couples and children and youth; some may be older outlying established housing areas with a greater proportion of older couples; and some may be apartments or rental housing with a higher number of younger single adults. If we knew the average annual number of people living in areas of future annexations and could make assumptions about their age-sex distribution, one possible approach (with the cohort-component framework) would be to "add in" the annexed population each year to the existing resident population.

of Planning and Development's Michael Brandt, dated June 10, 2003) and forecasts using the ratio method applied to recent OEA's preliminary 2003 county forecasts for Yamhill County. Several points are apparent in this comparison table:

- In the near-term period until 2020, the forecasts for the City of Newberg center around a population figure of 33,000, reported as (a) the ratio method's medium growth assumption, (b) by assuming current net migration trends for the cohort-component method, and (c) by the City of Newberg's Urban Reserve Project's method. The low forecast for 2020 is in the range of 29,000-30,000, reported (a) by the ratio's method's low growth assumption and (b) the ratio method applied to OEA county forecasts. The high forecast for 2020 is 38,000, reported by the ratio method's high growth assumption.

- In the long-term period until 2040, the central range for forecasts, it seems to me, is for a population figure of 46,000 to 57,000. The figure of 57,000, reported as the ratio method's medium growth assumption, assumes continued annexation that is based on past trends. If future annexation is less than in the past, I believe that a central range of forecasts for 2040 might be more appropriately restricted to about 46,000 to 53,000. The low forecast for 2040 is in the range of 41,000-44,000, reported (a) by the ratio's method's low growth assumption and (b) the ratio method applied to OEA county forecasts. The high forecast for 2040 is 73,000, reported by the ratio method's high growth assumption.

	Ratio Method Based on Yamhill County's Department of Planning and Development's Forecasts			Ratio Method Based on OEA County Forecasts	Cohort-Component Method	City of Newberg's Urban Reserve Projects' Method
Year	Low	Medium	High			
2000	18,064	18,064	18,064	18,064	18,064	18,064
2010	22,000	24,000	25,000	22,000	24,000	27,000
2020	29,000	33,000	38,000	30,000	33,000	33,000
2030	37,000	45,000	55,000	34,000	42,000	39,000
2040	44,000	57,000	73,000	41,000	53,000	46,000

Table 1 presents results for the ratio method for population change in the City of Newberg for 1960 to 2040. The population figures for 1960 to 2000 are based on decennial census data. The figures for 2000 to 2040 are projected values. The medium values for Newberg assume (a) the county population projections from the Yamhill County's Department of Planning and Development for 2000 to 2020 and my extrapolation of slightly slower county population growth for 2020 to 2040 and (b) a continuation in current trends for an increasing proportion of the county population residing in Newberg. Table 2 shows the worksheet, with figures for Yamhill County and the proportion of the county residing in Newberg, that are used to produce Table 1.

For the City of Newberg, the ratio method results are as follows:

- For the medium projection, Newberg is expected to increase from 18,064 in 2000 to 57,181 in 2040, a gain of 39,117 or more than a 2.1-fold increase.

- For the low projection, Newberg is forecasted to increase from 18,064 in 2000 to 43,673 in 2040. Even in the low projection, there will be substantial population increase over the next 37 years.

- For the high projection, Newberg is expected to more than increase from 18,064 in 2000 to 73,001 in 2040. This projection assumes that Yamhill County increases by more than 2.0 percent a year,

on average, during 2000 to 2040 and that Newberg increases its share of the county's population to almost 30 percent by 2040.

For the City of Newberg, we expect that the cohort-component method results will be somewhat lower in the long-term than the medium growth assumptions for the ratio method. As noted earlier, the ratio method includes, by it reliance on the past history of urban population change, future population gains by annexation, which are likely to add population to the City of Newberg. The key results from the cohort-component method (presented in the appendix) are as follows:

- Detailed results on the age and sex of the population, from 2000 to 2040, using the cohort-component method, are shown in the Appendix. Results are shown for the fertility, mortality, and net migration assumptions, as well as for the projected five-year populations by age and sex.

- Newberg is expected to have annual net in-migration of about 450-550 persons in the coming decade, and increasing numbers of net in-migrants in the following decades. These is net in-migration for all age groups, except for the 20-24 year-olds, which assumes a net out-flow of young adults who typically depart for military service, after completion of college, or to pursue job training. There is a higher net in-flow of younger couples and couples with children.

- Age-sex population figures are presented for absolute numbers and percentages in the appendix. Although there is likely to be increases for all age-sex groups, the most rapid gains in the next decade are for the population aged 45 to 65 years. After 2010, the population will continue to age, with considerable increases in the population age 65 years and older (increasing from 10.6 percent of Newberg's population in 2000 to 18.4 percent in 2040). Although there will be increases in the school-age years, the proportion of the overall population in the kindergarten-grade 12 years is likely to decrease (from 20.8 percent in 2000 to 17.9 percent in 2040).

- As the population ages, the number of births (relative to the population size) will decrease and the number of deaths (relative to the population size) will increase. As a result the excess of births minus deaths will diminish in the future, as it will for most Oregon communities. By about 2025-2035, we expect that there will be about the same number of deaths as births in the City of Newberg. At this time, the city's population growth will be primarily dependent upon the number of people moving into and out of the city.

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Table 1. Population Projection for Newberg, Oregon: Observed Population for 1960 to 2000;Projected Population for 2000 to 2040								
		Population Size:				Average Annual Population Growth Rate for Previous Five Years		
		Growth Assumptions				Growth Assumptions		
Year		Low	Medium	High		Low	Medium	High
1960		4,204	4,204	4,204		---	---	---
1965		5,230	5,230	5,230		4.37%	4.37%	4.37%
1970		6,507	6,507	6,507		4.37%	4.37%	4.37%
1975		8,224	8,224	8,224		4.68%	4.68%	4.68%
1980		10,394	10,394	10,394		4.68%	4.68%	4.68%
1985		11,663	11,663	11,663		2.30%	2.30%	2.30%
1990		13,086	13,086	13,086		2.30%	2.30%	2.30%
1995		15,375	15,375	15,375		3.22%	3.22%	3.22%
2000		18,064	18,064	18,064		3.22%	3.22%	3.22%
2005		19,889	20,595	21,316		1.92%	2.62%	3.31%
2010		21,976	23,557	25,199		2.00%	2.69%	3.35%
2015		25,283	28,118	31,135		2.80%	3.54%	4.23%
2020		29,020	33,467	38,311		2.76%	3.48%	4.15%
2025		32,651	39,002	46,069		2.36%	3.06%	3.69%
2030		36,516	45,056	54,743		2.24%	2.89%	3.45%
2035		40,254	51,206	63,842		1.95%	2.56%	3.08%
2040		43,673	57,181	73,001		1.63%	2.21%	2.68%

Note: Table 1 is based on the ratio method described in the report. Table 1 is derived from the spreadsheet shown in Table 2.

Table 2. Population Projection for City of Newberg, Yamhill County, Oregon: Observed Population from 1960 to 2000; Projected Population from 2000 to 2040

	Yamhill County						City of Newberg									
	Low		Medium		High		Low			Medium			High			
Year	Pop.No.	Pop.Gr.	Pop.No.	Pop.Gr.	Pop.No.	Pop.Gr.	%City of County	Pop.No.	Pop.Gr.	%City of County	Pop.No.	Pop.Gr.	%City of County	Pop.No.	Pop.Gr.	Year
1960	32,438	—	32,438	—	32,438	—	12.96%	4,204	—	12.96%	4,204	—	12.96%	4,204	—	1960
1965	36,117	2.15%	36,117	2.15%	36,117	2.15%	14.48%	5,230	4.37%	14.48%	5,230	4.37%	14.48%	5,230	4.37%	1965
1970	40,213	2.15%	40,213	2.15%	40,213	2.15%	16.18%	6,507	4.37%	16.18%	6,507	4.37%	16.18%	6,507	4.37%	1970
1975	47,171	3.19%	47,171	3.19%	47,171	3.19%	17.43%	8,224	4.68%	17.43%	8,224	4.68%	17.43%	8,224	4.68%	1975
1980	55,332	3.19%	55,332	3.19%	55,332	3.19%	18.78%	10,394	4.68%	18.78%	10,394	4.68%	18.78%	10,394	4.68%	1980
1985	58,837	1.23%	58,837	1.23%	58,837	1.23%	19.82%	11,663	2.30%	19.82%	11,663	2.30%	19.82%	11,663	2.30%	1985
1990	65,551	2.16%	65,551	2.16%	65,551	2.16%	19.96%	13,086	2.30%	19.96%	13,086	2.30%	19.96%	13,086	2.30%	1990
1995	76,108	2.99%	76,108	2.99%	76,108	2.99%	20.20%	15,375	3.22%	20.20%	15,375	3.22%	20.20%	15,375	3.22%	1995
2000	84,992	2.21%	84,992	2.21%	84,992	2.21%	21.25%	18,064	3.22%	21.25%	18,064	3.22%	21.25%	18,064	3.22%	2000
2005	94,258	2.07%	95,349	2.30%	96,451	2.53%	21.10%	19,889	1.92%	21.60%	20,595	2.62%	22.10%	21,316	3.31%	2005
2010	104,535	2.07%	106,967	2.30%	109,455	2.53%	21.02%	21,976	2.00%	22.02%	23,557	2.69%	23.02%	25,199	3.35%	2010
2015	119,464	2.67%	124,070	2.97%	128,854	3.26%	21.16%	25,283	2.80%	22.66%	28,118	3.54%	24.16%	31,135	4.23%	2015
2020	136,526	2.67%	143,908	2.97%	151,690	3.26%	21.26%	29,020	2.76%	23.26%	33,467	3.48%	25.26%	38,311	4.15%	2020
2025	154,163	2.43%	164,708	2.70%	175,974	2.97%	21.18%	32,651	2.36%	23.68%	39,002	3.06%	26.18%	46,069	3.69%	2025
2030	171,745	2.16%	185,708	2.40%	200,805	2.64%	21.26%	36,516	2.24%	24.26%	45,056	2.89%	27.26%	54,743	3.45%	2030
2035	188,767	1.89%	206,268	2.10%	225,391	2.31%	21.32%	40,254	1.95%	24.82%	51,206	2.56%	28.32%	63,842	3.08%	2035
2040	204,693	1.62%	225,693	1.80%	248,846	1.98%	21.34%	43,673	1.63%	25.34%	57,181	2.21%	29.34%	73,001	2.68%	2040

Appendix

Cohort-Component Population Projection
by Age and Sex, 2000 to 2040,
for the City of Newberg, Oregon

Population Projection for City of Newberg, 2000 to 2040

Model Assumptions

FERTILITY

Sex ratio at birth: 105.0 males per 100 females

Distribution by age of fertility (percent)

Age	2000	2005	2010	2015	2020	2025	2030	2035	2040
10-14	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
15-19	4.44%	4.44%	4.44%	4.44%	4.44%	4.44%	4.44%	4.44%	4.44%
20-24	12.57%	12.57%	12.57%	12.57%	12.57%	12.57%	12.57%	12.57%	12.57%
25-29	24.90%	24.90%	24.90%	24.90%	24.90%	24.90%	24.90%	24.90%	24.90%
30-34	34.19%	34.19%	34.19%	34.19%	34.19%	34.19%	34.19%	34.19%	34.19%
35-39	19.56%	19.56%	19.56%	19.56%	19.56%	19.56%	19.56%	19.56%	19.56%
40-44	4.22%	4.22%	4.22%	4.22%	4.22%	4.22%	4.22%	4.22%	4.22%
45-49	0.13%	0.13%	0.13%	0.13%	0.13%	0.13%	0.13%	0.13%	0.13%
Total	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

Age-specific fertility schedule

Age	2000	2005	2010	2015	2020	2025	2030	2035	2040
10-14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15-19	17.93	17.93	17.93	17.93	17.93	17.93	17.93	17.93	17.93
20-24	50.77	50.77	50.77	50.77	50.77	50.77	50.77	50.77	50.77
25-29	100.61	100.61	100.61	100.61	100.61	100.61	100.61	100.61	100.61
30-34	138.13	138.13	138.13	138.13	138.13	138.13	138.13	138.13	138.13
35-39	79.01	79.01	79.01	79.01	79.01	79.01	79.01	79.01	79.01
40-44	17.03	17.03	17.03	17.03	17.03	17.03	17.03	17.03	17.03
45-49	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53
TFR	2.02	2.02	2.02	2.02	2.02	2.02	2.02	2.02	2.02
GRR	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99
NRR	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Mean Age	30.16	30.07	30.22	30.34	30.08	29.85	29.99	30.16	30.23

Population Projection for City of Newberg, 2000 to 2040

Model Assumptions

MORTALITY

e(0)	2000	2005	2010	2015	2020	2025	2030	2035	2040
Females	79.57	80.21	80.83	81.42	82.00	82.55	83.08	83.59	84.09
Males	73.86	74.93	75.96	76.94	77.87	78.76	79.61	80.42	81.19
Both	76.72	77.57	78.40	79.18	79.94	80.66	81.35	82.01	82.64
IMR									
Females	4.69	4.22	3.81	3.44	3.12	2.83	2.57	2.34	2.13
Males	10.26	8.87	7.68	6.66	5.80	5.05	4.42	3.87	3.40
Both	7.54	6.60	5.79	5.09	4.49	3.97	3.52	3.12	2.78

Population Projection for City of Newberg, 2000 to 2040

Model Assumptions

NET MIGRATION (annual numbers; age at beginning of interval)

Age	2000	2005	2010	2015	2020	2025	2030	2035	2040
Females									
0 - 4	18	22	30	34	34	38	40	40	40
5 - 9	22	27	37	42	42	47	50	50	50
10 - 14	31	38	52	59	59	66	70	70	70
15 - 19	45	55	75	85	85	95	100	100	100
20 - 24	-41	-50	-68	-77	-77	-86	-90	-90	-90
25 - 29	9	11	15	17	17	19	20	20	20
30 - 34	17	21	28	32	32	36	37	37	37
35 - 39	11	14	19	21	21	24	25	25	25
40 - 44	11	14	19	21	21	24	25	25	25
45 - 49	4	5	7	8	8	9	10	10	10
50 - 54	6	7	9	11	11	12	12	12	12
55 - 59	6	7	9	11	11	12	12	12	12
60 - 64	5	7	9	10	10	12	12	12	12
65 - 69	11	13	18	20	20	23	24	24	24
70 - 74	12	15	21	24	24	27	28	28	28
75 - 79	15	19	26	30	30	34	36	36	36
80 - 84	10	12	17	19	19	21	22	23	23
85+	---	---	---	---	---	---	---	---	---
Total	194	237	324	368	369	413	435	435	436
Males									
0 - 4	18	22	30	34	34	38	40	40	40
5 - 9	22	27	37	42	42	47	50	50	50
10 - 14	31	38	52	59	59	66	70	70	70
15 - 19	45	55	75	85	85	95	100	100	100
20 - 24	-23	-28	-38	-43	-43	-48	-50	-50	-50
25 - 29	4	5	7	8	8	9	10	10	10
30 - 34	17	21	28	32	32	36	37	37	37
35 - 39	11	14	19	21	21	24	25	25	25
40 - 44	11	14	19	21	21	24	25	25	25
45 - 49	4	5	7	8	8	9	10	10	10
50 - 54	6	7	9	10	11	12	12	12	12
55 - 59	5	7	9	10	10	12	12	12	12
60 - 64	5	7	9	10	10	11	12	12	12
65 - 69	10	13	17	20	20	22	24	24	24
70 - 74	10	12	17	19	19	22	23	23	23
75 - 79	14	17	23	27	27	30	32	32	33
80 - 84	6	8	11	12	12	14	14	15	15
85+	---	---	---	---	---	---	---	---	---
Total	199	244	333	378	379	424	447	448	449
Grand Total	393	481	657	746	747	837	882	884	885

Population Projection for City of Newberg, 2000 to 2040

Projection Results

POPULATION PROJECTION

Age	2000	2005	2010	2015	2020	2025	2030	2035	2040
Females									
0 - 4	686	730	812	902	990	1,104	1,266	1,442	1,603
5 - 9	667	776	839	961	1,071	1,159	1,294	1,466	1,641
10 - 14	677	779	913	1,027	1,173	1,284	1,396	1,543	1,716
15 - 19	878	834	972	1,175	1,324	1,471	1,616	1,746	1,893
20 - 24	1,008	1,102	1,109	1,346	1,600	1,748	1,945	2,115	2,246
25 - 29	623	805	854	771	963	1,216	1,320	1,494	1,665
30 - 34	652	667	859	929	855	1,047	1,311	1,419	1,594
35 - 39	686	735	769	998	1,087	1,013	1,224	1,497	1,605
40 - 44	691	740	802	861	1,103	1,191	1,130	1,347	1,620
45 - 49	602	743	805	892	964	1,205	1,306	1,252	1,468
50 - 54	444	618	764	836	928	1,000	1,245	1,348	1,296
55 - 59	310	464	643	800	878	970	1,049	1,295	1,399
60 - 64	219	329	486	674	835	913	1,011	1,093	1,337
65 - 69	186	234	346	510	698	855	940	1,041	1,123
70 - 74	260	220	278	405	571	749	912	1,002	1,102
75 - 79	243	274	258	337	462	609	784	941	1,029
80 - 84	227	247	290	318	398	498	635	788	923
85+	265	273	301	360	416	487	587	718	869
Total	9,324	10,573	12,100	14,101	16,315	18,520	20,971	23,548	26,128
Males									
0 - 4	756	762	848	943	1,036	1,156	1,327	1,511	1,681
5 - 9	722	845	871	997	1,112	1,205	1,345	1,526	1,710
10 - 14	676	834	982	1,058	1,209	1,324	1,442	1,595	1,775
15 - 19	773	832	1,025	1,243	1,354	1,505	1,656	1,791	1,944
20 - 24	867	996	1,106	1,398	1,666	1,777	1,978	2,154	2,289
25 - 29	682	752	856	916	1,183	1,451	1,537	1,726	1,902
30 - 34	666	703	778	892	957	1,224	1,496	1,585	1,775
35 - 39	704	748	804	917	1,049	1,114	1,400	1,682	1,771
40 - 44	682	756	813	894	1,020	1,152	1,230	1,522	1,803
45 - 49	578	731	818	900	994	1,120	1,265	1,349	1,641
50 - 54	411	589	746	843	931	1,025	1,156	1,304	1,389
55 - 59	298	423	603	770	874	962	1,063	1,197	1,345
60 - 64	194	305	431	617	786	890	986	1,091	1,225
65 - 69	169	199	307	437	618	781	891	991	1,097
70 - 74	174	190	230	348	477	643	807	921	1,021
75 - 79	163	176	202	258	366	476	629	781	889
80 - 84	116	169	195	247	304	383	482	609	732
85+	109	123	158	201	251	301	369	454	558
Total	8,740	10,132	11,772	13,879	16,187	18,488	21,060	23,788	26,545
Grand Total	18,064	20,704	23,872	27,980	32,502	37,008	42,030	47,336	52,673

Population Projection for City of Newberg, 2000 to 2040

Projection Results

ANNUAL POPULATION CHANGE (change in previous 5 years)

Component	2005	2010	2015	2020	2025	2030	2035	2040
Population size	528	634	821	904	901	1,004	1,061	1,067
Yearly births	301	334	371	407	454	521	593	659
Yearly deaths	222	251	300	353	403	466	531	591
Natural Increase	78	84	71	54	51	54	61	67
Net yearly migrants	450	550	750	850	850	950	1,000	1,000
Rate of change (per 1,000):								
Birth rate	15.51	14.99	14.32	13.46	13.07	13.17	13.26	13.18
Death rate	11.48	11.24	11.56	11.66	11.59	11.80	11.89	11.83
Natural increase	4.03	3.75	2.76	1.80	1.47	1.38	1.37	1.35
Net Migration	23.21	24.68	28.93	28.11	24.46	24.04	22.38	20.00
Population increase	5.45	5.69	6.34	5.98	5.19	5.08	4.75	4.27

Population Projection for City of Newberg, 2000 to 2040

Projection Results

RATES OF CHANGE IN POPULATION BY AGE GROUP (percent per year in previous 5 years)

Age	2005	2010	2015	2020	2025	2030	2035	2040
Females								
0 - 4	1.23%	2.13%	2.11%	1.86%	2.19%	2.74%	2.59%	2.13%
5 - 9	3.02%	1.58%	2.71%	2.17%	1.57%	2.20%	2.50%	2.26%
10 - 14	2.82%	3.16%	2.35%	2.68%	1.80%	1.68%	2.00%	2.12%
15 - 19	-1.02%	3.05%	3.80%	2.38%	2.11%	1.88%	1.55%	1.62%
20 - 24	1.79%	0.11%	3.88%	3.45%	1.78%	2.14%	1.68%	1.19%
25 - 29	5.12%	1.19%	-2.06%	4.45%	4.67%	1.64%	2.48%	2.16%
30 - 34	0.47%	5.05%	1.56%	-1.65%	4.05%	4.49%	1.59%	2.32%
35 - 39	1.39%	0.91%	5.21%	1.69%	-1.40%	3.78%	4.02%	1.40%
40 - 44	1.38%	1.60%	1.43%	4.94%	1.54%	-1.04%	3.51%	3.68%
45 - 49	4.22%	1.60%	2.05%	1.55%	4.46%	1.61%	-0.84%	3.19%
50 - 54	6.63%	4.23%	1.80%	2.08%	1.49%	4.38%	1.60%	-0.80%
55 - 59	8.08%	6.51%	4.37%	1.87%	1.99%	1.56%	4.22%	1.54%
60 - 64	8.11%	7.82%	6.54%	4.29%	1.79%	2.04%	1.56%	4.03%
65 - 69	4.63%	7.77%	7.76%	6.29%	4.07%	1.89%	2.03%	1.52%
70 - 74	-3.30%	4.64%	7.56%	6.84%	5.42%	3.94%	1.89%	1.90%
75 - 79	2.38%	-1.18%	5.33%	6.35%	5.51%	5.04%	3.66%	1.79%
80 - 84	1.72%	3.20%	1.81%	4.50%	4.49%	4.86%	4.32%	3.15%
85+	0.61%	1.92%	3.57%	2.91%	3.14%	3.76%	4.01%	3.82%
Total	2.51%	2.70%	3.06%	2.92%	2.53%	2.49%	2.32%	2.08%
Males								
0 - 4	0.15%	2.15%	2.13%	1.87%	2.20%	2.75%	2.60%	2.13%
5 - 9	3.14%	0.61%	2.71%	2.19%	1.60%	2.21%	2.52%	2.28%
10 - 14	4.20%	3.26%	1.49%	2.68%	1.82%	1.70%	2.02%	2.14%
15 - 19	1.48%	4.17%	3.85%	1.71%	2.12%	1.90%	1.57%	1.64%
20 - 24	2.77%	2.09%	4.70%	3.50%	1.29%	2.15%	1.70%	1.22%
25 - 29	1.96%	2.59%	1.35%	5.12%	4.08%	1.16%	2.32%	1.94%
30 - 34	1.07%	2.04%	2.73%	1.40%	4.93%	4.02%	1.16%	2.25%
35 - 39	1.21%	1.44%	2.63%	2.71%	1.20%	4.57%	3.67%	1.03%
40 - 44	2.07%	1.45%	1.90%	2.63%	2.45%	1.30%	4.26%	3.39%
45 - 49	4.70%	2.25%	1.92%	1.98%	2.38%	2.44%	1.29%	3.91%
50 - 54	7.19%	4.72%	2.46%	1.98%	1.93%	2.40%	2.41%	1.26%
55 - 59	7.00%	7.09%	4.89%	2.53%	1.93%	2.00%	2.37%	2.33%
60 - 64	9.05%	6.91%	7.17%	4.85%	2.49%	2.04%	2.03%	2.32%
65 - 69	3.26%	8.70%	7.06%	6.94%	4.67%	2.63%	2.12%	2.03%
70 - 74	1.77%	3.78%	8.34%	6.30%	5.95%	4.56%	2.64%	2.06%
75 - 79	1.49%	2.80%	4.90%	7.01%	5.21%	5.60%	4.33%	2.58%
80 - 84	7.47%	2.91%	4.70%	4.17%	4.64%	4.61%	4.67%	3.67%
85+	2.36%	5.13%	4.74%	4.43%	3.64%	4.12%	4.14%	4.13%
Total	2.96%	3.00%	3.29%	3.08%	2.66%	2.60%	2.44%	2.19%
Grand Total	2.73%	2.85%	3.18%	3.00%	2.60%	2.54%	2.38%	2.14%

Population Projection for City of Newberg, 2000 to 2040

Projection Results

PROPORTIONS OF TOTAL POPULATION BY SEX

Age	2000	2005	2010	2015	2020	2025	2030	2035	2040
Females									
0 - 4	7.36%	6.90%	6.71%	6.40%	6.07%	5.96%	6.04%	6.12%	6.14%
5 - 9	7.15%	7.34%	6.94%	6.82%	6.57%	6.26%	6.17%	6.22%	6.28%
10 - 14	7.26%	7.37%	7.54%	7.28%	7.19%	6.93%	6.66%	6.55%	6.57%
15 - 19	9.42%	7.89%	8.03%	8.33%	8.11%	7.94%	7.71%	7.42%	7.25%
20 - 24	10.81%	10.43%	9.16%	9.55%	9.80%	9.44%	9.28%	8.98%	8.60%
25 - 29	6.68%	7.61%	7.06%	5.47%	5.90%	6.57%	6.29%	6.35%	6.37%
30 - 34	6.99%	6.31%	7.10%	6.58%	5.24%	5.65%	6.25%	6.03%	6.10%
35 - 39	7.36%	6.95%	6.36%	7.08%	6.66%	5.47%	5.84%	6.36%	6.14%
40 - 44	7.41%	7.00%	6.63%	6.11%	6.76%	6.43%	5.39%	5.72%	6.20%
45 - 49	6.46%	7.03%	6.66%	6.33%	5.91%	6.50%	6.23%	5.32%	5.62%
50 - 54	4.76%	5.85%	6.32%	5.93%	5.69%	5.40%	5.94%	5.73%	4.96%
55 - 59	3.32%	4.39%	5.31%	5.67%	5.38%	5.24%	5.00%	5.50%	5.35%
60 - 64	2.35%	3.11%	4.01%	4.78%	5.12%	4.93%	4.82%	4.64%	5.12%
65 - 69	1.99%	2.22%	2.86%	3.61%	4.28%	4.62%	4.48%	4.42%	4.30%
70 - 74	2.79%	2.08%	2.30%	2.88%	3.50%	4.04%	4.35%	4.26%	4.22%
75 - 79	2.61%	2.59%	2.13%	2.39%	2.83%	3.29%	3.74%	4.00%	3.94%
80 - 84	2.43%	2.34%	2.40%	2.25%	2.44%	2.69%	3.03%	3.35%	3.53%
85+	2.84%	2.58%	2.49%	2.55%	2.55%	2.63%	2.80%	3.05%	3.32%
Total	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Males									
0 - 4	8.65%	7.52%	7.21%	6.80%	6.40%	6.25%	6.30%	6.35%	6.33%
5 - 9	8.26%	8.34%	7.40%	7.18%	6.87%	6.52%	6.39%	6.41%	6.44%
10 - 14	7.73%	8.23%	8.34%	7.62%	7.47%	7.16%	6.85%	6.70%	6.69%
15 - 19	8.84%	8.22%	8.71%	8.96%	8.36%	8.14%	7.86%	7.53%	7.32%
20 - 24	9.92%	9.83%	9.39%	10.07%	10.29%	9.61%	9.39%	9.05%	8.62%
25 - 29	7.80%	7.43%	7.27%	6.60%	7.31%	7.85%	7.30%	7.26%	7.16%
30 - 34	7.62%	6.94%	6.61%	6.43%	5.91%	6.62%	7.11%	6.67%	6.69%
35 - 39	8.05%	7.38%	6.83%	6.60%	6.48%	6.03%	6.65%	7.07%	6.67%
40 - 44	7.80%	7.47%	6.91%	6.44%	6.30%	6.23%	5.84%	6.40%	6.79%
45 - 49	6.61%	7.22%	6.95%	6.49%	6.14%	6.06%	6.01%	5.67%	6.18%
50 - 54	4.70%	5.81%	6.33%	6.07%	5.75%	5.54%	5.49%	5.48%	5.23%
55 - 59	3.41%	4.17%	5.12%	5.55%	5.40%	5.20%	5.05%	5.03%	5.07%
60 - 64	2.22%	3.01%	3.66%	4.44%	4.86%	4.81%	4.68%	4.59%	4.61%
65 - 69	1.93%	1.96%	2.61%	3.15%	3.82%	4.23%	4.23%	4.16%	4.13%
70 - 74	1.99%	1.88%	1.95%	2.51%	2.95%	3.48%	3.83%	3.87%	3.84%
75 - 79	1.86%	1.73%	1.72%	1.86%	2.26%	2.57%	2.99%	3.28%	3.35%
80 - 84	1.33%	1.66%	1.66%	1.78%	1.88%	2.07%	2.29%	2.56%	2.76%
85+	1.25%	1.21%	1.35%	1.45%	1.55%	1.63%	1.75%	1.91%	2.10%
Total	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Selected age groups:									
0-14	23.16%	22.82%	22.05%	21.04%	20.28%	19.54%	19.20%	19.19%	19.22%
15-24	19.52%	18.19%	17.64%	18.45%	18.28%	17.57%	17.12%	16.49%	15.89%
25-44	29.82%	28.53%	27.38%	25.65%	25.28%	25.43%	25.34%	25.93%	26.07%
45-64	16.92%	20.30%	22.18%	22.63%	22.12%	21.85%	21.60%	20.98%	21.07%
65+	10.58%	10.17%	10.74%	12.22%	14.03%	15.62%	16.74%	17.42%	17.74%
75+	6.22%	6.09%	5.88%	6.15%	6.76%	7.44%	8.30%	9.07%	9.49%
85+	2.07%	1.91%	1.92%	2.00%	2.05%	2.13%	2.28%	2.48%	2.71%
School-Age									
K-12	20.81%	20.47%	20.24%	19.80%	19.14%	18.42%	17.85%	17.55%	17.45%
College	10.14%	9.37%	8.98%	8.85%	8.45%	8.07%	7.77%	7.44%	7.14%

NEWBERG HOUSING AND RESIDENTIAL LAND NEEDS REPORT

PREPARED FOR:
THE CITY OF NEWBERG

JUNE 30, 2004

JOHNSON
GARDNER

THE BENKENDORF ASSOCIATES CORPORATION

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I. BUILDABLE LAND INVENTORY

The objective of this section is to calculate the number of acres of buildable residential land in each zone designation in the existing Urban Growth Boundary (UGB) for the City of Newberg. Buildable land is defined as land that is suitable and available and necessary for the designated uses. This section provides the basis for subsequent calculations on the capacity of the UGB to accommodate future residential growth.

The following analysis uses a methodology suggested by *Planning for Residential Growth: A Workbook for Oregon's Urban Areas* produced by the Transportation and Growth Management Program (TGM) of the Oregon Department of Transportation (ODOT) and the Oregon Department of Land Conservation and Development (DLCD).

A. GROSS BUILDABLE VACANT AREAS BY ZONING DISTRICT

The City of Newberg provided an electronic base map (a geographic information system, or GIS) showing all the parcels within the UGB that was current as of February 2004. The City also provided a database listing the parcels' tax lot numbers, tax lot map identifiers, zone, and acreage of all parcels in the UGB.

Those parcels identified as vacant in this analysis include fully vacant parcels and parcels that are partially vacant and/or redevelopable. The database provided by the City was then used to determine the acreage and all of the vacant and partially vacant parcels.

Table 1.1 below shows the land use zones designated by the City of Newberg and Yamhill County Zoning Ordinances. These zones account for all the land within the UGB.

Table 1.1 City of Newberg and Yamhill County Zoning Districts

CITY OF NEWBERG	
Non-Residential	
Commercial	
Neighborhood Commercial	C1
Community Commerical	C2
Central Business District	C3
Riverfront District	C4
Industrial	
Limited Industrial	M1
Light Industrial	M2
Heavy Industrial	M3
Other	
Institutional	I
Springbrook District	SD
Residential	
Low Density Residential	R1
Medium Density Residential	R2
High Density Residential	R3
Residential Professional	RP
COUNTY	
Non-Residential	
Commercial	
Recreational Commercial	RC
Neighborhood Commercial	NC
Highway/Tourist Commerical District	HC
Industrial	
Resource Industrial	RI
Light/General Industrial	LI
Heavy Industrial	HI
Other	
Forestry	F
Exclusive Farm Use	EF
Agriculture/Forestry	AF
Mineral Resource	MR
Parks, Rec, Open Space	PRO
Residential	
Very Low Density Residential	VLDR
Low Density Residential	LDR
Mobile Home Residential	MHR

Source: City of Newberg and Yamhill County Zoning Ordinances

TABLE I.2 LAND WITHIN THE UGB BY ZONING DISTRICT

Zone	Total Acres	Total Parcels
C-1	10.59	7
C-2	182.98	177
C-3	38.86	242
M-1	109.43	12
M-2	184.23	109
M-3	35.31	9
CF	17.9	1
I	153.96	55
R-1	1,157.48	2,511
R-2	607.62	2,108
R-3	111.45	309
R-P	171.54	40
SUBTOTAL CITY	2,781.35	5,580
HC	1.97	1
LI	5.8	2
HI	152.29	6
AF10	229.36	46
AF20	15.42	4
MR2	20.18	1
PA1	25.09	4
PALF	61.91	2
VLDR1	83.21	70
VLDR2.5	38.12	10
VLDR5	118.59	9
LDR6750	2.5	9
LDR9000	19.37	18
SUBTOTAL UGB	773.81	182
no data		*29*
TOTAL	3,555.16	5,791

Source: The Benkendorf Associates Corp.; from data provided by the City of Newberg and Yamhill County; February 2004.
Note: Totals are approximate; parcels with multiple zoning designations are included in the first category listed for those parcels.

The gross vacant buildable residential acreage within the City of Newberg UGB is shown in Table I.3. Unbuildable vacant land is defined as vacant land that is subject to physical constraints such as wetlands or riparian corridors, or otherwise identified by the City of Newberg as unbuildable. For the purposes of this analysis, unbuildable land also includes the developed portion of partially vacant or redevelopable parcels, along with non-residential portions of parcels with multiple zoning designations.

Table I.3 below contains an inventory of all designated residential parcels identified as vacant within the UGB. The parcels have been given four classifications: 1) "vacant" – 100% of the

parcel has been identified by City staff as buildable 2) "partially vacant/redevelopable" – parcels with one or more structures on a portion of the site; 3) "committed" – the site has been committed to future development; and 4) "unbuildable" – 100% of the site has been identified by the City as unbuildable due to committed uses on the site.

The "unbuildable acres" column represents the area of the parcel that is unbuildable due to committed uses, both existing development and approved development proposals.

The GIS database provided by the City of Newberg includes evaluations of development potential of tax lots based on the following assumptions:

- *All lands above 20% slope within the SC Stream Corridor designated area on the comprehensive plan map were designated unbuildable.*
- *All street and railroad rights of way which had tax lot numbers assigned to them were designated as developed.*
- *Public lands, including parks, public, and quasi-public buildings were designated as non-buildable.*
- *Watercourses within the SC Stream Corridor designated area on the comprehensive plan map were designated as non-buildable.*
- *Parcels with less than twice the minimum lot size, having generally sound structures situated thereon, were designated as developed.*
- *Parcels that, because of odd shape, topography, irregular placement of buildings or limited accessibility could not be readily developed if urban services were available were designated non-buildable.*
- *Cemeteries were designated as developed.*
- *Developed portions of the Sportsman Airport were designated as developed.*
- *Parking lots were designated as developed.*

TBAC applied the following criteria to further refine the inventory: Partially developed lots with less than 0.20 acres of buildable land were classified as developed. Vacant lots less than 0.10 acres were classified as unbuildable. Lots designated by the City as Historic were classified as Unbuildable. Parcels committed to development were classified as Committed, and the number of units planned or platted for the developments were shown in Table I.3.

As indicated in Table I.3, a total of 270 residential parcels (905.75 acres) in the City of Newberg UGB are classified as vacant buildable, partially vacant/redevelopable, or committed. Table I.4 shows the unbuildable vacant parcels within the City and the UGB, with 81 parcels totaling 47.77 acres.

TABLE I.3 INVENTORY OF VACANT RESIDENTIAL PARCELS BY ZONING DISTRICT

Parcel	Zoning	Comp Plan Designation	Classification	Comments	Total Acres	Unbuildable Acres	Developed Acres	Final Gross Buildable Acres	Category	Vacant platted/planned units (in excess of vacant acres) *
3207AC 00200	AF10	LDR	SF/FARM		1.36	0.00	0.36	1.00	Partially Vacant/Redevelopable	
3207AC 00400	AF10	LDR	SF/FARM		2.37	0.00	0.83	1.54	Partially Vacant/Redevelopable	
3207AC 00600	AF10	LDR	SF		0.49	0.00	0.21	0.28	Partially Vacant/Redevelopable	
3207AC 00800	AF10	LDR	SF		1.00	0.00	0.54	0.46	Partially Vacant/Redevelopable	
3207AD 00700	AF10	LDR SP	SF/FARM		2.62	0.00	0.62	2.00	Partially Vacant/Redevelopable	
3207AD 00900	AF10	MDR SP	SF		0.55	0.00	0.24	0.31	Partially Vacant/Redevelopable	
3207DA 00200	AF10	LDR SP	SF/FARM		1.83	0.00	0.43	1.40	Partially Vacant/Redevelopable	
3208 03200	AF10	LDR SP	SF/FARM/VACANT		15.70	0.00	0.50	15.20	Partially Vacant/Redevelopable	
3209 02300	AF10	LDR	SF/FARM		18.80	0.00	1.11	17.69	Partially Vacant/Redevelopable	
3209 02400	AF10	LDR	SF/FARM		9.24	0.00	0.43	8.81	Partially Vacant/Redevelopable	
3219DD 01500	AF10	MDR RD	SF		0.65	0.00	0.39	0.26	Partially Vacant/Redevelopable	
3219DD 01600	AF10	MDR RD	VACANT		2.22	1.00	0.00	1.22	Partially Vacant/Redevelopable	
3220 01300	AF10	MDR	SF/FARM		18.37	0.00	0.23	18.14	Partially Vacant/Redevelopable	
3220 01500	AF10	MDR	SF		0.52	0.00	0.26	0.26	Partially Vacant/Redevelopable	
3220 01600	AF10	MDR	SF		0.46	0.00	0.23	0.23	Partially Vacant/Redevelopable	
3221 02600	AF10	MDR	VACANT		3.11	0.00	0.00	3.11	Vacant	
3221 03100	AF10	MDR	SF/VACANT		3.20	0.00	0.23	2.97	Partially Vacant/Redevelopable	
3221 04301	AF10	CO	SF/VACANT		1.79	0.46	0.23	1.10	Partially Vacant/Redevelopable	
3228BB 00100	AF10	MDR	VACANT		3.36	0.00	0.00	3.36	Vacant	
3220 01400	AF10/PALF	MDR	SF/FARM		25.50	12.52	0.46	12.52	Partially Vacant/Redevelopable	
3221 04300	AF20	CO	VACANT		2.36	1.18	0.00	1.18	Vacant	
3221 04390	AF20	CO	VACANT		2.36	1.18	0.00	1.18	Vacant	
3221 04400	AF20	CO	SF/VACANT		1.70	0.00	0.46	1.24	Partially Vacant/Redevelopable	
3220CD 01300	LDR6750	MDR	VACANT		0.13	0.00	0.00	0.13	Vacant	
3220CD 01800	LDR6750	MDR	VACANT		0.34	0.00	0.00	0.34	Vacant	
3218AB 02200	LDR9000	LDR	SF		0.49	0.00	0.25	0.24	Partially Vacant/Redevelopable	
3218AC 01100	LDR9000	LDR	VACANT		0.69	0.00	0.00	0.69	Vacant	
3218AC 02100	LDR9000	LDR	VACANT		0.25	0.00	0.00	0.25	Vacant	
3218CA 00101	LDR9000	LDR	SF		1.71	0.00	0.21	1.50	Partially Vacant/Redevelopable	
3219 00900	LDR9000	LDR	SF		2.08	0.15	0.27	1.66	Partially Vacant/Redevelopable	
3219 00900	LDR9000	LDR	SF		2.08	0.15	0.27	1.66	Partially Vacant/Redevelopable	
3219CA 00200	LDR9000	LDR	SF		1.19	0.00	0.50	0.69	Partially Vacant/Redevelopable	
3219CA 00300	LDR9000	LDR	SF		3.00	1.15	0.26	1.59	Partially Vacant/Redevelopable	
3220 00900	LDR9000	MDR	SF		6.33	3.82	0.34	2.17	Partially Vacant/Redevelopable	
3220 00800	LI	MDR	VACANT		3.80	0.24	0.00	3.56	Partially Vacant/Redevelopable	
3207AA 00100	PA1	CO	SF/FARM/VACANT		4.09	0.00	1.60	2.49	Partially Vacant/Redevelopable	

Parcel	Zoning	Comp Plan Designation	Classification	Comments	Total Acres	Unbuildable Acres	Developed Acres	Final Gross Buildable Acres	Category	Vacant platted/planned units (in excess of vacant acres) *
3207 03201	R-1	LDR	DUPLEX		1.36	0.00	0.65	0.71	Partially Vacant/Redevelopable	
3207 03202	R-1	LDR	VACANT		0.83	0.00	0.00	0.83	Vacant	
3207 03400	R-1	LDR	SF	Valley Meadows II	1.50	0.00	0.36	1.14	Committed	
3207 03500	R-1	LDR	SF		1.88	0.00	0.72	1.16	Partially Vacant/Redevelopable	
3207AC 00102	R-1	LDR	SF/FARM		1.55	0.00	0.30	1.25	Partially Vacant/Redevelopable	
3207DB 04600	R-1	LDR	VACANT		0.47	0.00	0.00	0.47	Vacant	
3207DB 04700	R-1	LDR	VACANT		0.83	0.00	0.00	0.83	Vacant	
3207DB 04700	R-1	LDR	VACANT		0.83	0.00	0.00	0.83	Vacant	
3207DB 05100	R-1	LDR	VACANT		0.17	0.00	0.00	0.17	Vacant	
3207DB 07000	R-1	LDR	VACANT	Valley Meadows II	0.74	0.00	0.00	0.74	Committed	
3207DC 11103	R-1	LDR	VACANT		0.19	0.00	0.00	0.19	Vacant	
3207DC 11104	R-1	LDR	VACANT	Cottonwood Meadows 3	0.87	0.00	0.00	0.87	Committed	5
3207DC 11105	R-1	LDR	VACANT		0.17	0.00	0.00	0.17	Vacant	
3207DC 11108	R-1	LDR	VACANT		0.18	0.00	0.00	0.18	Vacant	
3207DC 11301	R-1	LDR	VACANT		0.17	0.00	0.00	0.17	Vacant	
3207DC 11302	R-1	LDR	VACANT		0.17	0.00	0.00	0.17	Vacant	
3207DD 00303	R-1	LDR	SF		0.56	0.00	0.33	0.23	Partially Vacant/Redevelopable	
3207DD 00500	R-1	LDR	VACANT		0.50	0.00	0.00	0.50	Vacant	
3208 03600	R-1	LDR	VACANT		27.54	0.00	0.00	27.54	Vacant	
3208 03700	R-1	LDR	SF/FARM		8.96	0.00	0.49	8.47	Partially Vacant/Redevelopable	
3208 03900	R-1	LDR	VACANT		18.70	0.00	0.00	18.70	Vacant	
3208 04000	R-1	LDR	SF/FARM		54.50	0.00	1.54	52.96	Partially Vacant/Redevelopable	
3208 04100	R-1	LDR	VACANT		12.46	5.50	0.00	6.96	Partially Vacant/Redevelopable	
3208 04101	R-1	LDR	SF		7.95	0.00	0.00	7.95	Vacant	
3208 04200	R-1	LDR	SF/FARM		5.30	0.00	2.00	3.30	Partially Vacant/Redevelopable	
3208 04300	R-1	LDR	SF/FARM		20.00	0.00	0.30	19.70	Partially Vacant/Redevelopable	
3208 04401	R-1	LDR	VACANT		10.33	0.00	0.00	10.33	Vacant	
3208 04500	R-1	LDR	VACANT		14.00	0.00	0.00	14.00	Vacant	
3208 04600	R-1	LDR	SF/FARM		4.48	0.00	0.48	4.00	Partially Vacant/Redevelopable	
3208AD 01700	R-1	LDR	VACANT		1.21	0.00	0.00	1.21	Vacant	
3209 02900	R-1	LDR	SF/FARM		3.07	0.00	0.86	2.21	Partially Vacant/Redevelopable	
3209CD 00100	R-1	LDR	SF/FARM		5.00	0.00	0.72	4.28	Partially Vacant/Redevelopable	
3209CD 00101	R-1	LDR	VACANT		1.00	0.00	0.00	1.00	Vacant	
3216BA 00390	R-1	LDR	SF		0.59	0.00	0.33	0.26	Partially Vacant/Redevelopable	
3216BB 00300	R-1	LDR	SF		8.92	0.00	0.40	8.52	Partially Vacant/Redevelopable	
3216BB 00700	R-1	LDR	SF		0.48	0.00	0.24	0.24	Partially Vacant/Redevelopable	
3216BB 00701	R-1	LDR	SF		0.45	0.00	0.23	0.22	Partially Vacant/Redevelopable	
3216BB 00703	R-1	LDR	SF		0.44	0.00	0.22	0.22	Partially Vacant/Redevelopable	

Parcel	Zoning	Comp Plan Designation	Classification	Comments	Total Acres	Unbuildable Acres	Developed Acres	Final Gross Buildable Acres	Category	Vacant platted/planned units (in excess of vacant acres) *
3216BB 00705	R-1	LDR	SF		0.49	0.00	0.25	0.24	Partially Vacant/Redevelopable	
3216BB 01100	R-1	LDR	SF		0.96	0.00	0.48	0.48	Partially Vacant/Redevelopable	
3216CA 00200	R-1	LDR	VACANT		0.19	0.00	0.00	0.19	Vacant	
3216CA 02501	R-1	LDR	VACANT		0.18	0.00	0.00	0.18	Vacant	
3217BA 01900	R-1	LDR	VACANT		1.13	0.00	0.00	1.13	Vacant	
3217BA 02002	R-1	LDR	VACANT		0.73	0.00	0.00	0.73	Vacant	
3217BC 00600	R-1	LDR	SF/VACANT		7.10	0.00	0.17	6.93	Partially Vacant/Redevelopable	
3217BC 01707	R-1	LDR	VACANT		0.15	0.00	0.00	0.15	Vacant	
3217BC 01918	R-1	LDR	VACANT		0.21	0.00	0.00	0.21	Vacant	
3217BD 02111	R-1	LDR	SF		0.44	0.00	0.21	0.23	Partially Vacant/Redevelopable	
3217CA 00100	R-1	LDR	SF		0.54	0.00	0.27	0.27	Partially Vacant/Redevelopable	
3217CA 00403	R-1	LDR	VACANT		0.13	0.00	0.00	0.13	Vacant	
3217CA 00501	R-1	LDR	VACANT		0.46	0.00	0.00	0.46	Vacant	
3217CA 00600	R-1	LDR	VACANT		0.21	0.00	0.00	0.21	Vacant	
3217CA 02706	R-1	LDR	VACANT		0.89	0.00	0.00	0.89	Vacant	
3217DA 00800	R-1	LDR	VACANT		0.64	0.00	0.00	0.64	Vacant	
3217DB 06200	R-1	LDR	SF		0.69	0.00	0.43	0.26	Partially Vacant/Redevelopable	
3217DB 08708	R-1	LDR	VACANT		0.28	0.00	0.00	0.28	Vacant	
3217DC 00100	R-1	LDR	SF		0.47	0.00	0.25	0.22	Partially Vacant/Redevelopable	
3217DC 00200	R-1	LDR	SF		0.90	0.00	0.63	0.27	Partially Vacant/Redevelopable	
3218AA 00200	R-1	LDR	VACANT		2.24	0.00	0.00	2.24	Vacant	
3218AA 01800	R-1	LDR	SF		0.73	0.00	0.36	0.37	Partially Vacant/Redevelopable	
3218AA 02000	R-1	LDR	SF		0.59	0.00	0.30	0.29	Partially Vacant/Redevelopable	
3218AC 00506	R-1	LDR	VACANT		4.27	0.00	0.00	4.27	Vacant	
3218AD 03100	R-1	LDR	SF	College Place subdivision	0.75	0.00	0.36	0.39	Committed	4
3218AD 06300	R-1	LDR	SF		0.65	0.00	0.30	0.35	Partially Vacant/Redevelopable	
3218CA 00219	R-1	LDR	VACANT		0.24	0.00	0.00	0.24	Vacant	
3218CA 00700	R-1	LDR	VACANT		0.67	0.00	0.00	0.67	Vacant	
3218CA 00800	R-1	LDR	SF		0.67	0.00	0.40	0.27	Partially Vacant/Redevelopable	
3218CA 01400	R-1	LDR	SF		0.47	0.00	0.24	0.24	Partially Vacant/Redevelopable	
3218DA 02200	R-1	LDR	SF		0.59	0.00	0.24	0.35	Partially Vacant/Redevelopable	
3218DA 02300	R-1	LDR	VACANT		0.37	0.00	0.00	0.37	Vacant	
3218DB 00101	R-1	LDR	VACANT		0.22	0.00	0.00	0.22	Vacant	
3218DB 00201	R-1	LDR	VACANT		0.14	0.00	0.00	0.14	Vacant	
3218DB 00300	R-1	LDR	SF		0.48	0.00	0.17	0.31	Partially Vacant/Redevelopable	
3218DB 00900	R-1	LDR	SF		0.70	0.00	0.24	0.46	Partially Vacant/Redevelopable	
3218DB 02300	R-1	LDR	SF		2.98	0.00	0.17	2.81	Partially Vacant/Redevelopable	
3218DB 02600	R-1	LDR	VACANT		1.35	0.00	0.00	1.35	Vacant	

Parcel	Zoning	Comp Plan Designation	Classification	Comments	Total Acres	Unbuildable Acres	Developed Acres	Final Gross Buildable Acres	Category	Vacant platted/planned units (in excess of vacant acres) *
3218DB 02700	R-1	LDR	VACANT		0.31	0.00	0.00	0.31	Vacant	
3218DB 04400	R-1	LDR	SF		0.56	0.00	0.17	0.39	Partially Vacant/Redevelopable	
3218DB 04800	R-1	LDR	SF		0.45	0.00	0.22	0.22	Partially Vacant/Redevelopable	
3219AC 01400	R-1	LDR	SF		0.66	0.00	0.11	0.54	Partially Vacant/Redevelopable	
3219AC 05702	R-1	LDR	VACANT		0.56	0.00	0.00	0.56	Vacant	
3219AC 05906	R-1	LDR	VACANT		0.20	0.00	0.00	0.20	Vacant	
3219AC 05910	R-1	LDR	VACANT		0.17	0.00	0.00	0.17	Vacant	
3219AC 05911	R-1	LDR	VACANT		0.17	0.00	0.00	0.17	Vacant	
3219AC 07400	R-1	LDR	SF		0.67	0.00	0.17	0.50	Partially Vacant/Redevelopable	
3219AC 08400	R-1	LDR	VACANT		0.20	0.00	0.00	0.20	Vacant	
3219AC 08500	R-1	LDR	VACANT		0.20	0.00	0.00	0.20	Vacant	
3219BD 02300	R-1	LDR	SF		0.50	0.00	0.25	0.25	Partially Vacant/Redevelopable	
3219CA 00100	R-1	LDR	SF		0.82	0.23	0.23	0.36	Partially Vacant/Redevelopable	
3207 03700	R-1 6.6A	LDR 6	SF/FARM	Kemper Crest	4.87	0.00	0.00	4.87	Committed	28
3207 03701	R-1 6.6A	LDR 6	VACANT	Valley Meadows II	4.87	0.00	0.00	4.87	Committed	35
3207 03702	R-1 6.6A	LDR 6	VACANT	Chehalam Gardens II	4.87	0.00	0.00	4.87	Committed	25
3207 03703	R-1 6.6A	LDR 6	VACANT	Kemper Crest	9.87	0.00	0.00	9.87	Committed	56
3207 03704	R-1 6.6A	LDR 6	VACANT	Crater Lane subdivision	4.87	0.00	0.00	4.87	Committed	24
3218AB 00900	R-1 6.6A	LDR 6	SF/FARM		4.20	0.00	0.00	4.20	Vacant	
3218AC 01704	R-1 PD	LDR	VACANT		0.23	0.00	0.00	0.23	Vacant	
3208 03500	R-1 SP	LDR SP	SF/VACANT	Whistler's Ridge	11.19	0.00	0.50	10.69	Committed	20
3208BC 00200	R-1 SP	LDR SP	VACANT		0.43	0.00	0.00	0.43	Vacant	
3208BC 00300	R-1 SP	LDR SP	VACANT		0.22	0.00	0.00	0.22	Vacant	
3208BC 00301	R-1 SP	LDR SP	SF/VACANT		0.45	0.00	0.17	0.28	Partially Vacant/Redevelopable	
3208BC 00302	R-1 SP	LDR SP	VACANT		0.18	0.00	0.00	0.18	Vacant	
3208BC 00303	R-1 SP	LDR SP	VACANT		0.19	0.00	0.00	0.19	Vacant	
3208BC 00304	R-1 SP	LDR SP	VACANT		0.19	0.00	0.00	0.19	Vacant	
3208BC 00305	R-1 SP	LDR SP	VACANT		0.17	0.00	0.00	0.17	Vacant	
3208BC 00306	R-1 SP	LDR SP	VACANT		0.17	0.00	0.00	0.17	Vacant	
3208BC 00307	R-1 SP	LDR SP	VACANT		0.17	0.00	0.00	0.17	Vacant	
3208BC 00308	R-1 SP	LDR SP	VACANT		0.17	0.00	0.00	0.17	Vacant	
3208CC 03600	R-1 SP	LDR SP	VACANT		0.26	0.00	0.00	0.26	Vacant	
3216 02015	R-1 SP	LDR SP		Greens at Springbrook	55.46	6.00	0.00	49.46	Committed	235
3217 01900	R-1/C-1/I	LDR/MDR/ HDR/COM/ PQ	VACANT		20.29	1.70	0.00	18.59	Partially Vacant/Redevelopable	

Parcel	Zoning	Comp Plan Designation	Classification	Comments	Total Acres	Unbuildable Acres	Developed Acres	Final Gross Buildable Acres	Category	Vacant platted/planned units (in excess of vacant acres) *
3208 04700	R-1/M-1	LDR/IND	VACANT		14.80	2.40	0.00	12.40	Vacant	
3208 04400	R-1/R-2	LDR/MDR	VACANT		30.70	10.00	1.84	18.86	Partially Vacant/Redevelopable	
3208 04800	R-1/R-2	LDR/MDR	VACANT		17.50	0.00	0.00	17.50	Vacant	
3207 03600	R-2	MDR	SF/FARM	Calliston Estates	9.00	0.00	0.29	8.71	Committed	55
3209 02701	R-2	MDR	VACANT		1.94	0.00	0.00	1.94	Vacant	
3209 02702	R-2	MDR	VACANT		20.51	0.00	0.00	20.51	Vacant	
3216BA 00100	R-2	MDR	VACANT		7.50	0.00	0.00	7.50	Vacant	
3216BA 00200	R-2	MDR	VACANT		4.02	0.00	0.00	4.02	Vacant	
3216BA 00300	R-2	MDR	SF		2.33	0.00	0.34	1.99	Partially Vacant/Redevelopable	
3216BB 00100	R-2	MDR	INSTITUTIONAL/VAC.		8.07	0.00	0.52	7.55	Partially Vacant/Redevelopable	
3216BB 00200	R-2	MDR	SF		0.56	0.00	0.33	0.23	Partially Vacant/Redevelopable	
3216BB 00201	R-2	MDR	SF/VACANT		1.63	0.00	0.80	0.83	Vacant	
3216BB 00203	R-2	MDR	VACANT		0.26	0.00	0.00	0.26	Vacant	
3216CB 00100	R-2	MDR	VACANT		5.40	0.00	0.00	5.40	Vacant	
3216CB 00200	R-2	MDR	SF/VACANT		2.78	0.00	0.92	1.86	Partially Vacant/Redevelopable	
3217BC 00300	R-2	MDR	VACANT	Mary Lou Lane	0.09	0.00	0.00	0.09	Committed	16
3217BC 00610	R-2	MDR	SF		0.45	0.00	0.17	0.28	Partially Vacant/Redevelopable	
3217CD 01500	R-2	MDR	VACANT		0.17	0.00	0.00	0.17	Vacant	
3218AA 02900	R-2	MDR	SF		0.64	0.00	0.17	0.46	Partially Vacant/Redevelopable	
3218AA 03401	R-2	MDR	SF/VACANT		0.82	0.00	0.18	0.64	Partially Vacant/Redevelopable	
3218AA 03500	R-2	MDR	VACANT		0.39	0.00	0.00	0.39	Vacant	
3218AA 03600	R-2	MDR	VACANT		0.95	0.00	0.00	0.95	Vacant	
3218AA 03700	R-2	MDR	SF		0.89	0.00	0.44	0.45	Partially Vacant/Redevelopable	
3218AD 06800	R-2	MDR	SF		3.03	0.00	0.41	2.62	Partially Vacant/Redevelopable	
3218DB 00700	R-2	MDR	VACANT	Clifford Court	0.25	0.00	0.00	0.25	Committed	13
3218DB 03200	R-2	MDR	VACANT		0.31	0.00	0.00	0.31	Vacant	
3218DC 00300	R-2	MDR	SF		0.90	0.00	0.42	0.48	Partially Vacant/Redevelopable	
3218DC 02700	R-2	MDR	SF		0.46	0.00	0.23	0.23	Partially Vacant/Redevelopable	
3218DC 03500	R-2	MDR	SF		0.37	0.00	0.17	0.20	Partially Vacant/Redevelopable	
3219AB 04000	R-2	MDR	VACANT		0.14	0.00	0.00	0.14	Vacant	
3219AD 05200	R-2	MDR	SF		0.43	0.00	0.20	0.23	Partially Vacant/Redevelopable	
3219BA 01702	R-2	MDR	SF		0.63	0.23	0.16	0.24	Partially Vacant/Redevelopable	
3219BA 02200	R-2	MDR	VACANT	Craftsman Square Condos	1.89	0.00	0.00	1.89	Committed	18
3219BA 02601	R-2	MDR	VACANT	Committed-subdivision	0.19	0.00	0.00	0.19	Committed	
3219BD 03700	R-2	MDR	VACANT		2.97	1.08	0.00	1.89	Partially Vacant/Redevelopable	
3219BD 03790	R-2	MDR	VACANT		0.31	0.00	0.00	0.31	Vacant	

Parcel	Zoning	Comp Plan Designation	Classification	Comments	Total Acres	Unbuildable Acres	Developed Acres	Final Gross Buildable Acres	Category	Vacant platted/planned units (in excess of vacant acres) *
3219BD 04700	R-2	MDR	SF	Sunnycrest Condo	1.15	0.00	0.17	0.98	Committed	
3219BD 04701	R-2	MDR	VACANT		0.11	0.00	0.00	0.11	Vacant	
3219BD 04800	R-2	MDR	SF	Sunnycrest Condo	0.50	0.00	0.50	0.00	Committed	
3219BD 04900	R-2	MDR	SF/FARM	Sunnycrest Condo	3.08	0.90	0.76	1.42	Committed	30
3219DB 02201	R-2	MDR	VACANT		0.10	0.00	0.00	0.10	Vacant	
3219DB 03300	R-2	MDR	VACANT	Committed-subdivision	0.11	0.00	0.00	0.11	Committed	
3219DB 03301	R-2	MDR	VACANT	Committed-subdivision	0.11	0.00	0.00	0.11	Committed	
3219DB 03601	R-2	MDR	SF		0.34	0.00	0.13	0.21	Partially Vacant/Redevelopable	
3219DC 00700	R-2	MDR	VACANT		0.18	0.00	0.00	0.18	Vacant	
3219DC 03700	R-2	MDR	VACANT		1.35	0.42	0.00	0.93	Partially Vacant/Redevelopable	
3219DC 03700	R-2	MDR	VACANT		1.35	0.42	0.00	0.93	Partially Vacant/Redevelopable	
3219DD 01100	R-2	MDR	SF		1.78	0.69	0.29	0.80	Partially Vacant/Redevelopable	
3219DD 01800	R-2	MDR	VACANT		0.22	0.00	0.00	0.22	Vacant	
3219DD 01908	R-2	MDR	VACANT		0.18	0.00	0.00	0.18	Vacant	
3220BA 06000	R-2	MDR	VACANT		0.10	0.00	0.00	0.10	Vacant	
3220BB 05200	R-2	MDR	VACANT		0.31	0.00	0.00	0.31	Vacant	
3220CA 00800	R-2	MDR	VACANT		0.49	0.22	0.00	0.27	Partially Vacant/Redevelopable	
3220CA 00900	R-2	MDR	SF		1.97	0.46	0.27	1.24	Partially Vacant/Redevelopable	
3220CA 01100	R-2	MDR	VACANT	Committed-subdivision	0.19	0.00	0.00	0.19	Committed	
3220CA 02300	R-2	MDR	SF		0.35	0.00	0.12	0.23	Partially Vacant/Redevelopable	
3220CB 03100	R-2	MDR	VACANT		0.13	0.00	0.00	0.13	Vacant	
3220CC 05302	R-2	MDR	VACANT		0.12	0.00	0.00	0.12	Vacant	
3220CC 05320	R-2	MDR	VACANT		0.47	0.00	0.00	0.47	Vacant	
3220CC 05321	R-2	MDR	VACANT		0.18	0.00	0.00	0.18	Vacant	
3220CC 05322	R-2	MDR	VACANT		0.18	0.00	0.00	0.18	Vacant	
3220CC 05330	R-2	MDR	VACANT		0.19	0.00	0.00	0.19	Vacant	
3220CC 05331	R-2	MDR	VACANT		0.21	0.00	0.00	0.21	Vacant	
3220CC 05400	R-2	MDR	SF/COMM		2.30	0.23	0.37	1.70	Partially Vacant/Redevelopable	
3220CC 05600	R-2	MDR	VACANT		0.93	0.00	0.00	0.93	Vacant	
3220CC 05700	R-2	MDR	SF		0.77	0.00	0.23	0.54	Partially Vacant/Redevelopable	
3220CD 00900	R-2	MDR	SF/VACANT		0.44	0.00	0.19	0.25	Partially Vacant/Redevelopable	
3220CD 02900	R-2	MDR	VACANT		0.89	0.00	0.00	0.89	Vacant	
3220CD 05902	R-2	MDR	VACANT		0.14	0.00	0.00	0.14	Vacant	
3220CD 06000	R-2	MDR	VACANT		0.27	0.00	0.00	0.27	Vacant	
3220CD 06200	R-2	MDR	VACANT		0.34	0.00	0.00	0.34	Vacant	
3220CD 06300	R-2	MDR	VACANT		0.44	0.00	0.00	0.44	Vacant	

Parcel	Zoning	Comp Plan Designation	Classification	Comments	Total Acres	Unbuildable Acres	Developed Acres	Final Gross Buildable Acres	Category	Vacant platted/planned units (in excess of vacant acres) *
3220CD 06400	R-2	MDR	VACANT		0.27	0.00	0.00	0.27	Vacant	
3220CD 06500	R-2	MDR	VACANT		0.61	0.00	0.00	0.61	Vacant	
3221BB 00700	R-2	MDR	SF/VACANT		3.97	1.49	0.17	2.31	Partially Vacant/Redevelopable	
3207AD 00804	R-2 SP	MDR SP	VACANT	Committed-subdivision	0.09	0.00	0.00	0.09	Committed	
3207AD 00807	R-2 SP	MDR SP	VACANT	Committed-subdivision	0.12	0.00	0.00	0.12	Committed	
3217DC 01400	R-3	HDR	SF		0.35	0.00	0.13	0.22	Partially Vacant/Redevelopable	
3217DD 02402	R-3	HDR	VACANT		0.11	0.00	0.00	0.11	Vacant	
3218DB 00604	R-3	HDR	VACANT		0.28	0.00	0.00	0.28	Vacant	
3219AB 17000	R-3	HDR	VACANT		0.13	0.00	0.00	0.13	Vacant	
3219AC 04100	R-3	HDR	SF		1.42	0.15	0.50	0.77	Partially Vacant/Redevelopable	
3219AC 04301	R-3	HDR	SF		1.12	0.00	0.72	0.40	Partially Vacant/Redevelopable	
3220BB 06300	R-3	HDR	SF		1.68	1.10	0.12	0.46	Partially Vacant/Redevelopable	
3220BD 00900	R-3	HDR	SF		0.45	0.00	0.23	0.23	Partially Vacant/Redevelopable	
3216 02010	R-3/C-2/R-P/SP	HDR/ COM/MIX/SP	VACANT	Springbrook Oaks	26.04	7.70	0.00	18.34	Committed	348
3217CA 01000	R-P	LDR	SF		0.53	0.00	0.32	0.21	Partially Vacant/Redevelopable	
3216 02012	R-P SP	MIX SP	VACANT	proposed assisted care	4.96	0.00	0.00	4.96	Committed	66
3216 02001	R-P/M-1/R-1/SP	MIX/IND/SP	VACANT	Springbrook Oaks	72.05	62.68	0.00	9.37	Committed	55
3207AA 00400	VLDR1	LDR	SF		0.94	0.00	0.23	0.71	Partially Vacant/Redevelopable	
3207AA 01701	VLDR1	LDR	VACANT		0.40	0.00	0.00	0.40	Vacant	
3207AD 00100	VLDR1	LDR	VACANT		0.33	0.00	0.00	0.33	Vacant	
3207AD 00200	VLDR1	LDR	VACANT		0.53	0.00	0.00	0.53	Vacant	
3207AD 00201	VLDR1	LDR	VACANT		0.43	0.00	0.00	0.43	Vacant	
3207AD 00400	VLDR1	LDR	SF		1.35	0.00	0.08	1.27	Partially Vacant/Redevelopable	
3207AD 00500	VLDR1	LDR	VACANT		0.32	0.00	0.00	0.32	Vacant	
3207AD 00600	VLDR1	LDR	SF		1.00	0.00	0.60	0.40	Partially Vacant/Redevelopable	
3208AD 00200	VLDR1	LDR	VACANT		1.50	0.00	0.00	1.50	Vacant	
3208AD 00300	VLDR1	LDR	SF		1.10	0.00	0.60	0.50	Partially Vacant/Redevelopable	
3208AD 00400	VLDR1	LDR	SF		1.00	0.00	0.50	0.50	Partially Vacant/Redevelopable	
3208AD 00500	VLDR1	LDR	SF		1.00	0.00	0.31	0.69	Partially Vacant/Redevelopable	
3208AD 00600	VLDR1	LDR	VACANT		1.00	0.00	0.00	1.00	Vacant	
3208AD 00700	VLDR1	LDR	VACANT		1.00	0.00	0.00	1.00	Vacant	
3208AD 00800	VLDR1	LDR	VACANT		0.95	0.00	0.00	0.95	Vacant	
3208AD 01100	VLDR1	LDR	VACANT		1.12	0.00	0.00	1.12	Vacant	

Parcel	Zoning	Comp Plan Designation	Classification	Comments	Total Acres	Unbuildable Acres	Developed Acres	Final Gross Buildable Acres	Category	Vacant platted/planned units (in excess of vacant acres) *
3208AD 01200	VLDR1	LDR	SF		2.05	0.00	1.05	1.00	Partially Vacant/Redevelopable	
3208AD 01400	VLDR1	LDR	VACANT		1.13	0.00	0.00	1.13	Vacant	
3218AB 01800	VLDR1	LDR	SF		4.61	0.00	0.40	4.21	Partially Vacant/Redevelopable	
3218AC 01200	VLDR1	LDR	SF		1.50	0.00	0.39	1.11	Partially Vacant/Redevelopable	
3219BA 01600	VLDR1	LDR	SF		1.50	1.13	0.12	0.25	Partially Vacant/Redevelopable	
3221 00900	VLDR1	HDR	SF/VACANT		7.60	1.72	0.43	5.45	Partially Vacant/Redevelopable	
3221 03500	VLDR1	MDR/CO	SF/VACANT	Crosses UGB	3.50	0.90	0.94	1.66	Partially Vacant/Redevelopable	
3221 03800	VLDR1	MDR	SF/FARM/VACANT	Crosses UGB	7.38	0.00	0.92	6.46	Partially Vacant/Redevelopable	
3221 03900	VLDR1	HDR	SF/VACANT		7.20	0.00	1.20	6.00	Partially Vacant/Redevelopable	
3221BB 00200	VLDR1	MDR	SF/VACANT		2.00	0.72	0.40	0.88	Partially Vacant/Redevelopable	
3221BB 00300	VLDR1	MDR	SF/VACANT		0.43	0.00	0.19	0.24	Partially Vacant/Redevelopable	
3221BB 00500	VLDR1	MDR	SF/VACANT		0.99	0.33	0.15	0.51	Partially Vacant/Redevelopable	
3221BB 01000	VLDR1	MDR	VACANT		1.00	0.00	0.00	1.00	Vacant	
3209 03000	VLDR2.5	LDR	SF/FARM		3.64	0.00	0.57	3.07	Partially Vacant/Redevelopable	
3221 02400	VLDR2.5	MDR	SF/VACANT		0.96	0.00	0.48	0.48	Partially Vacant/Redevelopable	
3221 02500	VLDR2.5	MDR	SF/VACANT		1.35	0.00	0.23	1.12	Partially Vacant/Redevelopable	
3230 00400	VLDR5	CO/MDR RD/IND	VACANT	Crosses UGB	27.00	1.00	0.00	26.00	Vacant	
3230 00500	VLDR5	MDR RD	SF/VACANT		7.77	4.07	0.35	3.35	Partially Vacant/Redevelopable	
3230 01500	VLDR5	LDR RD	SF/VACANT		2.96	2.10	0.36	0.50	Partially Vacant/Redevelopable	
Total:	270	parcels			905.75	137.42	52.23	716.09		1,033

Source: City of Newberg, The Benkendorf Associates Corp., February 2004. Information on platted/planned lots current as of June 2004.
Figures may not add due to rounding
* For developments on multiple lots, total number of platted/planned units is shown only on one parcel record

TABLE I.4 INVENTORY OF UNBUILDABLE VACANT RESIDENTIAL PARCELS BY ZONING DISTRICT

Parcel	Zoning	Comp Plan Designation	Classification	Comments	Total Acres	Unbuildable Acres	Developed Acres	Final Gross Buildable Acres	Category
3209 02500	AF10	LDR	SF / FARM	Designated Historical	4.78	0.00	0.34	4.44	Unbuildable
3220CD 00100	LDR9000	MDR	SF	Developed-SF	0.27	0.00	0.11	0.15	Unbuildable
3217BC 01803	R-1	LDR	SF	Developed-SF	0.35	0.00	0.18	0.17	Unbuildable
3217BC 01804	R-1	LDR	SF	Developed-SF	0.35	0.00	0.18	0.17	Unbuildable
3217BC 01805	R-1	LDR	SF	Developed-SF	0.35	0.00	0.18	0.17	Unbuildable
3217BC 01806	R-1	LDR	SF	Developed-SF	0.35	0.00	0.18	0.17	Unbuildable
3217BC 01807	R-1	LDR	SF	Developed-SF	0.35	0.00	0.18	0.17	Unbuildable
3217CA 00500	R-1	LDR	SF	Developed-SF	0.33	0.00	0.16	0.17	Unbuildable
3218AA 02700	R-1	LDR	SF	Developed -SF	0.38	0.00	0.19	0.19	Unbuildable
3218DA 00500	R-1	LDR	SF	Designated Historical	0.47	0.00	0.17	0.30	Unbuildable
3218DA 02100	R-1	LDR	SF	Designated Historical	3.27	0.00	0.43	2.84	Unbuildable
3218DB 02800	R-1	LDR	SF	Developed-SF	0.39	0.00	0.19	0.19	Unbuildable
3218DB 04200	R-1	LDR	SF	Developed-SF	0.45	0.00	0.28	0.17	Unbuildable
3219AC 02501	R-1	LDR	SF	Developed-SF	0.22	0.00	0.11	0.10	Unbuildable
3219AC 05400	R-1	LDR	SF	Developed-SF	0.42	0.00	0.24	0.19	Unbuildable
3219AC 05905	R-1	LDR	SF	Developed-SF	1.44	0.96	0.37	0.11	Unbuildable
3219AC 08000	R-1	LDR	SF	Developed-SF	0.37	0.00	0.18	0.18	Unbuildable
3218AA 03501	R-2	MDR	SF	Developed-SF	0.36	0.00	0.18	0.18	Unbuildable
3218CD 00703	R-2	MDR	SF / VACANT	Developed-SF	0.26	0.00	0.11	0.15	Unbuildable
3218DC 03400	R-2	MDR	SF	Developed-SF	0.26	0.00	0.13	0.13	Unbuildable
3218DC 03600	R-2	MDR	SF	Developed-SF	0.22	0.00	0.11	0.11	Unbuildable
3218DC 07500	R-2	MDR	SF	Developed-SF	0.21	0.00	0.10	0.10	Unbuildable
3218DC 11800	R-2	MDR	SF	Developed-SF	0.21	0.00	0.10	0.10	Unbuildable
3218DD 00200	R-2	MDR	SF	Developed-SF	0.33	0.00	0.18	0.15	Unbuildable
3218DD 00300	R-2	MDR	SF	Developed-SF	0.26	0.00	0.13	0.13	Unbuildable
3218DD 02500	R-2	MDR	SF	Developed-SF	0.19	0.00	0.09	0.09	Unbuildable
3218DD 10300	R-2	MDR	SF	Designated Historical	0.26	0.00	0.13	0.13	Unbuildable
3218DD 14300	R-2	MDR	SF	Developed-SF	0.24	0.00	0.12	0.12	Unbuildable
3218DD 14400	R-2	MDR	SF	Designated Historical	0.33	0.00	0.17	0.17	Unbuildable
3218DD 16200	R-2	MDR	SF	Developed-SF	0.26	0.00	0.13	0.13	Unbuildable
3219AD 01800	R-2	MDR	SF	Developed-SF	0.40	0.00	0.25	0.15	Unbuildable
3219AD 04600	R-2	MDR	SF	Developed-SF	0.26	0.00	0.15	0.11	Unbuildable
3219AD 07200	R-2	MDR	SF	Developed-SF	0.33	0.00	0.17	0.17	Unbuildable
3219AD 10000	R-2	MDR	SF	Designated Historical	0.31	0.00	0.16	0.16	Unbuildable
3219BA 01800	R-2	MDR	SF		0.28	0.00	0.14	0.14	Unbuildable
3219BA 02800	R-2	MDR	SF	Developed-SF	0.25	0.00	0.16	0.09	Unbuildable
3219BA 03000	R-2	MDR	SF	Developed-SF	0.25	0.00	0.13	0.13	Unbuildable
3219BA 03400	R-2	MDR	SF	Developed-SF	0.23	0.00	0.11	0.11	Unbuildable

Parcel	Zoning	Comp Plan Designation	Classification	Comments	Total Acres	Unbuildable Acres	Developed Acres	Final Gross Buildable Acres	Category
3219BA 04000	R-2	MDR	SF	Developed-SF	0.29	0.00	0.11	0.18	Unbuildable
3219DA 02900	R-2	MDR	SF	Developed-SF	0.32	0.00	0.16	0.16	Unbuildable
3219DA 03700	R-2	MDR	SF	Developed-SF	0.30	0.00	0.20	0.09	Unbuildable
3219DA 04300	R-2	MDR	INSTITUTIONAL	Athletic Field	13.81	0.00	0.00	13.81	Unbuildable
3219DB 01900	R-2	MDR	SF	Developed-SF	0.34	0.00	0.17	0.17	Unbuildable
3219DB 02000	R-2	MDR	SF	Developed-SF	0.26	0.00	0.18	0.09	Unbuildable
3219DB 02100	R-2	MDR	SF	Developed-SF	0.24	0.00	0.11	0.12	Unbuildable
3219DB 02400	R-2	MDR	SF	Developed-SF	0.20	0.00	0.10	0.10	Unbuildable
3219DB 03100	R-2	MDR	SF	Developed-SF	0.23	0.00	0.11	0.12	Unbuildable
3219DB 03400	R-2	MDR	SF	Developed-SF	0.26	0.00	0.13	0.14	Unbuildable
3219DB 03500	R-2	MDR	SF	Developed-SF	0.56	0.00	0.42	0.14	Unbuildable
3219DB 04500	R-2	MDR	SF	Developed-SF	0.80	0.34	0.34	0.12	Unbuildable
3219DD 00300	R-2	MDR	SF	Developed-SF	0.23	0.00	0.07	0.16	Unbuildable
3219DD 00600	R-2	MDR	SF	Developed-SF	0.37	0.00	0.25	0.13	Unbuildable
3219DD 00700	R-2	MDR	SF	Developed-SF	0.34	0.00	0.17	0.17	Unbuildable
3219DD 00800	R-2	MDR	SF	Developed-SF	0.32	0.00	0.16	0.16	Unbuildable
3219DD 00900	R-2	MDR	SF	Developed-SF	0.33	0.00	0.16	0.17	Unbuildable
3220BA 04000	R-2	MDR	SF	Developed-SF	0.24	0.00	0.15	0.09	Unbuildable
3220BA 04100	R-2	MDR	SF	Developed-SF	0.27	0.00	0.13	0.13	Unbuildable
3220BA 04200	R-2	MDR	SF	Developed-SF	0.29	0.00	0.15	0.15	Unbuildable
3220BA 04300	R-2	MDR	SF	Developed-SF	0.29	0.00	0.11	0.18	Unbuildable
3220BA 04400	R-2	MDR	SF	Developed-SF	0.28	0.00	0.14	0.14	Unbuildable
3220BA 05800	R-2	MDR	SF	Developed-SF	0.20	0.00	0.10	0.10	Unbuildable
3220BB 05100	R-2	MDR	SF	Developed-SF	0.25	0.00	0.12	0.12	Unbuildable
3220BB 05800	R-2	MDR	SF	Developed-SF	0.28	0.00	0.17	0.10	Unbuildable
3220BB 06000	R-2	MDR	SF	Developed-SF	0.28	0.00	0.14	0.14	Unbuildable
3220BC 04800	R-2	MDR	SF	Developed-SF	0.29	0.00	0.14	0.14	Unbuildable
3220CA 00801	R-2	MDR	SF	Developed-SF	0.62	0.00	0.47	0.15	Unbuildable
3220CA 01600	R-2	MDR	SF	Developed-SF	0.35	0.00	0.18	0.17	Unbuildable
3220CA 02200	R-2	MDR	SF	Developed-SF	0.25	0.00	0.12	0.12	Unbuildable
3220CA 03700	R-2	MDR	SF	Developed-SF	0.25	0.00	0.12	0.12	Unbuildable
3220CB 05000	R-2	MDR	SF	Developed-SF	0.34	0.00	0.17	0.17	Unbuildable
3220CB 06100	R-2	MDR	SF	Developed-SF	0.23	0.00	0.09	0.15	Unbuildable
3220CC 01000	R-2	MDR	SF	Developed-SF	0.22	0.00	0.11	0.10	Unbuildable
3220CC 02900	R-2	MDR	SF	Developed-SF	0.20	0.00	0.10	0.10	Unbuildable
3220CC 05390	R-2	MDR	DUPLEX	Developed-SF	0.41	0.00	0.23	0.18	Unbuildable
3217DC 01500	R-3	HDR	SF	Developed-SF	0.26	0.00	0.13	0.13	Unbuildable
3218DB 00605	R-3	HDR	SF	Developed-SF	0.40	0.11	0.12	0.16	Unbuildable
3219AC 00800	R-3	HDR	SF	Developed-SF	0.26	0.00	0.12	0.14	Unbuildable

Parcel	Zoning	Comp Plan Designation	Classification	Comments	Total Acres	Unbuildable Acres	Developed Acres	Final Gross Buildable Acres	Category
3219AC 04700	R-3	HDR	SF	Developed-SF	0.29	0.00	0.14	0.14	Unbuildable
3207AA 00700	VLDR1	LDR	VACANT	Developed-SF	0.41	0.00	0.24	0.17	Unbuildable
3207AA 00701	VLDR1	LDR	VACANT	Developed-SF	0.41	0.00	0.24	0.17	Unbuildable
3221BB 00400	VLDR1	MDR	COMM / VACANT	Developed-SF	0.76	0.38	0.19	0.19	Unbuildable
Total:	81	parcels			47.77	1.79	13.58	32.31	

Source: City of Newberg, The Benkendorf Associates Corp., February 2004
Figures may not add due to rounding

Table I.5 below shows a summary of the data in Tables I.3 and I.4 by zoning district. 118 parcels (240.56 acres, of which 234.00 acres are buildable) are considered fully vacant. 125 parcels (445.51 acres) are partially vacant due to one or more existing residences. 27 parcels (219.68 acres) have been committed to future uses (with 1,033 planned units as noted in Table I.3) and 81 parcels (47.77 acres) are vacant but contain uses such as parks or riparian tracts that make them unbuildable.

TABLE I.5 SUMMARY OF VACANT RESIDENTIAL PARCELS WITHIN THE UGB BY ZONING

	Total			Vacant			Partially Vacant/ Redevelopable			Committed		Unbuildable	
primary zone	parcels	total acres	Buildable acres	parcels	total acres	buildable acres	parcels	total acres	buildable acres	parcels	total acres	parcels	total acres
R1	127	429.18	385.76	58	130.63	128.23	43	189.20	159.60	11	99.86	15	9.49
R2	132	163.10	132.97	36	60.10	59.30	26	55.79	38.19	13	16.77	57	30.44
R3	13	11.95	7.77	3	0.52	0.52	5	5.02	2.08	1	5.20	4	1.21
RP	3	98.38	28.28	0	0.00	0.00	1	0.53	0.21	2	97.85	0	0.00
SUBTOTAL CITY	**275**	**702.61**	**554.78**	**97**	**191.25**	**188.05**	**75**	**250.54**	**200.08**	**27**	**219.68**	**76**	**41.14**
AF10	21	117.92	96.30	2	6.47	6.47	18	106.67	85.39	0	0.00	1	4.78
AF20	3	6.42	3.60	2	4.72	2.36	1	1.70	1.24	0	0.00	0	0.00
LI	1	3.80	3.56	0	0.00	0.00	1	3.80	3.56	0	0.00	0	0.00
PA1	1	4.09	2.49	0	0.00	0.00	1	4.09	2.49	0	0.00	0	0.00
VLDR	38	100.12	76.60	13	36.71	35.71	22	61.83	40.36	0	0.00	3	1.58
LDR 6750, 9000	12	18.56	11.07	4	1.41	1.41	7	16.88	9.51	0	0.00	1	0.27
SUBTOTAL UGB	**76**	**250.91**	**193.62**	**21**	**49.31**	**45.95**	**50**	**194.97**	**142.55**	**0**	**0.00**	**5**	**6.63**
TOTAL	**351**	**953.52**	**748.40**	**118**	**240.56**	**234.00**	**125**	**445.51**	**342.63**	**27**	**219.68**	**81**	**47.77**

Source: City of Newberg, The Benkendorf Associates Corp., February 2004
Note: Total excludes street right of way
Figures may not add due to rounding
For parcels with multiple zoning designations, area values have been allocated to corresponding zones.

Table I.6 summarizes the total amount of land in each residential zone within the urban growth boundary and highlights those parcels summarized in Table I.5. The parcels classified as fully vacant and partially vacant/redevelopable are listed below in the columns headed "buildable acres" and "buildable parcels." Within the City, there are 172 buildable parcels with 388.13 buildable acres, and within the UGB there are 71 buildable lots with 188.50 buildable acres. This yields a total of 243 buildable parcels with a gross buildable area of 576.63 acres.

TABLE I.6 INVENTORY OF VACANT AND DEVELOPED LAND IN THE CITY OF NEWBERG UGB

					Total Parcels (Vacant + Developed)		Vacant Parcels				
		Zone			total acres	total parcels	total acres	parcels	unbuildable acres	buildable acres	buildable parcels
City Limits											
	Residential										
		Low Density Residential		R1	1,157.48	2,511	429.18	127	141.35	287.83	101
		Medium Density Residential		R2	607.62	2,108	163.10	132	65.61	97.49	62
		High Density Residential		R3	111.45	309	11.95	13	9.35	2.60	8
		Residential Professional		RP	171.54	40	98.38	3	98.17	0.21	1
	SUBTOTAL CITY				2,048.09	4,968	702.61	275	314.48	388.13	172
UGB (County)											
	Residential										
		Agriculture/Forestry		AF10, AF20	244.78	50	124.34	24	28.88	95.46	23
		Light/General Industrial		LI	5.8	2	3.80	1	0.24	3.56	1
		Public Assembly Institutional		PA1	25.09	4	4.09	1	1.60	2.49	1
		Very Low Density Residential		VLDR	239.92	89	100.12	38	24.05	76.07	35
		Low Density Residential		LDR 6750, 9000	21.87	27	18.56	12	7.64	10.92	11
	SUBTOTAL UGB				537.46	172	250.91	76	62.41	188.5	71
TOTAL					2,585.55	5,140	953.52	351	376.89	576.63	243

Source: City of Newberg, The Benkendorf Associates Corp., February 2004

Figures may not add due to rounding

For parcels with multiple zoning designations, area values for vacant parcels have been allocated to corresponding zones.

Area values for total acres (vacant + developed) are approximate; parcels with multiple zoning designations are included in the first category listed for those parcels (as listed in Table 1.2).

B. NET BUILDABLE ACRES BY ZONING DISTRICT

Net buildable vacant acres are calculated by subtracting land needed for future public facilities from the gross buildable acreage. For the purpose of this analysis, land needed for future facilities is defined as 25% of all non-public vacant land. The calculations for subtracting 25% from the gross buildable acres to convert to net buildable acres are shown in Table I.7 below.

TABLE I.7 INVENTORY OF NET BUILDABLE VACANT LAND BY ZONING DISTRICT

		Zone		buildable parcels	gross buildable acres	net buildable acres
City Limits						
	Residential Zone					
		Low Density Residential	R1	101	287.83	215.87
		Medium Density Residential	R2	62	97.49	73.12
		High Density Residential	R3	8	2.60	1.95
		Residential Professional	RP	1	0.21	0.16
SUBTOTAL CITY				172	388.13	291.10
UGB (County)						
	Residential Zone					
		Agriculture/Forestry	AF10, AF20	23	95.46	71.60
		Light/General Industrial	LI	1	3.56	2.67
		Public Assembly Institutional	PA1	1	2.49	1.87
		Very Low Density Residential	VLDR	35	76.07	57.05
		Low Density Residential	LDR 6750, 9000	11	10.92	8.19
SUBTOTAL UGB				71	188.50	141.38
TOTAL				243	576.63	432.47

Source: City of Newberg, The Benkendorf Associates Corp., February 2004
Figures may not add due to rounding
For parcels with multiple zoning designations, acreage values have been allocated to corresponding zones.

As shown above in Table I.7, there are 432.47 acres of net buildable residential land on 243 parcels within the City of Newberg UGB.

II. ACTUAL DENSITY AND MIX OF HOUSING

A. RESIDENTIAL MIX – CITY OF NEWBERG

Table 2.1 below shows the housing units built and demolished in Newberg from 1991 to 2003.

TABLE 2.1
TOTAL NUMBER OF HOUSING UNITS, 1991-2003

Type of Housing	1991-2000	2001	2002	2003	Total 1991-2003
Single Family	1,077	84	63	157	1,381
Duplex	99	6	2	9	116
Multi-family	499	0	119	102	720
Manufactured Homes	269	15	5	11	300
Less Demolition*	0	6	3	11	20
Total	1,944	99	186	268	2,497

Notes: * Demolition data are not readily available prior to July 2001.

Source: City of Newberg Community Development Dept., Planning Division

Table 2.2 indicates the number and percentage of housing units by type for the housing stock in the City of Newberg as a whole. Single-family units include manufactured homes on individual lots and single-family attached units.

As shown in Table 2.2, there were an estimated total of 6,980 housing units in the Newberg city limits as of December 2003.

TABLE 2.2
RESIDENTIAL HOUSING TYPES IN THE CITY OF NEWBERG

Type of Housing	2000 Housing Mix (2)	2000 Housing Mix % (2)	New Housing (2001-2003) (3)	New Housing (2001-2003) % (3)	Current Housing Mix (2003) (4)	Current Housing Mix (2003) % (4)
Single Family (1)	4,100	63.80%	293	53.00%	4,393	62.90%
Duplex	360	5.60%	15	2.70%	375	5.40%
Multi-family	1,239	19.30%	215	38.90%	1,454	20.80%
Manufactured Homes	708	11.00%	30	5.40%	738	10.60%
Other	20	0.30%	0	0.00%	20	0.30%
Total	6,427	100.00%	553	100.00%	6,980	100.00%

(1) City of Newberg data do not distinguish between single-family attached and single-family detached units.

(2) U.S. Bureau of the Census, Census 2000.

(3) Data tabulated by the City of Newberg as shown in table II.1, including demolitions.

(4) Sum of (2) and (3).

As shown in Table 2.2, single-family units represent a smaller share of the development (53.0 percent) that has occurred in the last three years in Newberg compared to the 2000 overall housing type mix (63.8 percent), though the overall fraction of single-family development remained approximately the same, at 62.9%. In 2000 duplexes represented 5.6% of the housing mix, with multi-family units and manufactured homes representing 19.3% and 11.0%, respectively. Of the housing built from 2000 to 2003, however, 2.7% were duplexes,

while multi-family units and manufactured homes represented 38.9% and 5.4% of the new housing mix, respectively. In 2003, single-family units represent 62.9% of the total housing mix, with duplexes at 5.4%, multi-family units at 20.8%, and manufactured homes at 10.6%.

B. RESIDENTIAL DENSITY – CITY OF NEWBERG

Table 2.3 below shows residential development densities for recent development (1990-2003). These data were compiled for both single-family residential (detached or attached) and multi-family residential development.

TABLE 2.3
RESIDENTIAL DEVELOPMENT DENSITY FOR RECENT DEVELOPMENTS
CITY OF NEWBERG RESIDENTIAL ZONES
1990-2003

Residential Zone	Total Acreage	Dwelling Units	Average Density (DU/acre)	Median Density (DU/acre)
R-1 Zone	202.74	681	3.36	4.25
R-1 6.6 Zone	9.76	33	3.38	3.38
R-1 SP Zone	61.57	260	4.22	3.91
R-2 Zone	91.83	526	5.73	6.21
R-2 SP Zone	4.15	29	6.99	7.12
R-3 Zone	33.59	516	15.36	15.71
RP Zone	0	0	0	0
RP SP Zone	9.37	55	5.87	5.87
C-1/SP Zone	3.35	68	20.3	20.3
Total	416.36	2,168	5.21	5.79

Source: City of Newberg Community Development Dept., Planning Division.

As shown in Table 2.3, the average density for all residential development for the 1990 to 2003 period was 5.21 dwellings per acre, while the median density was 5.79 dwelling units per acre.

III. HOUSING AND RESIDENTIAL LAND NEEDS ANALYSIS

The objective of this section is to determine the amount of residential land needed in the City of Newberg for each needed housing type for the next 20 years.

The following analysis uses a methodology suggested by *Planning for Residential Growth: A Workbook for Oregon's Urban Areas* produced by the Transportation and Growth Management Program (TGM). The steps used in this methodology have been followed to the greatest extent possible, given the data available for the City of Newberg. Since the City of Newberg is a small city, much of the data which is available for larger urban areas, such as Public Use Microdata Samples (PUMS) from the 2000 U.S. Census and detailed historical data from prior versions of the U.S. Census is not available. Consequently, not all of the suggested analysis steps in the Workbook have been conducted.

A. NEW HOUSING UNITS NEEDED IN THE NEXT 35 YEARS

Existing population and historical growth

The 2000 Census showed a population of 18,064 in Newberg and 84,992 in Yamhill County as of April, 2000, as shown in Table 3.1 below. The value of 18,438 indicated for the population within the Newberg Urban Growth Boundary was computed by the City of Newberg as the sum of the 2000 City population and an estimate of an additional 374 people within the UGB but outside the City limits.

Population projections

Population projections for the City of Newberg and Yamhill County have been drawn from separate sources. The Newberg projections were computed by staff at the Population Research Center at Portland State University (PSU), which utilized the cohort-component method to account for the influence of births, deaths, and migration on future populations for the City of Newberg.[1] The Population Research Center figures indicate that Newberg will grow from 18,000 residents in 2000 to 53,000 residents by 2040 (Table III.1).

The Yamhill County projections were released by the Office of Economic Analysis (OEA) of the Oregon Department of Administrative Services, the main forecasting body for the State of Oregon. The latest Long Term Employment and Population Forecasts were released in January 1997. The forecast shows a Yamhill County population projection of 101,152 for 2010, increasing to 155,779 by 2040.

The population projection for the Newberg UGB area was estimated by applying the rates implied by the PSU figures for the City of Newberg to the entire area within the UGB.

The population for 2000 and population projections for 2010, 2020, 2030, and 2040 are shown in Table 3.1 below.

[1] Edmonston, Barry. Population Projection for Newberg, Yamhill County, Oregon: 2000 to 2040. Population Research Center, Portland State University, Portland, Oregon. March 25, 2004.

TABLE 3.1
POPULATION AND POPULATION PROJECTIONS
2000-2040

Location	2000 (1)	2010	2020	2030	2040
Yamhill County (2)	84,992	101,152	119,589	138,095	155,779
Newberg UGB (3)	18,438	24,497	33,683	42,870	54,097
City of Newberg (4)	18,064	24,000	33,000	42,000	53,000

(1) 2000 data for City & County from US Census Bureau; UGB data are estimate by City of Newberg

(2) Yamhill County projections from Oregon Office of Economic Analysis, 1997 Long-Term Population Forecast

(3) Newberg UGB projections computed using 2000 estimate from City of Newberg and PSU growth rates for Newberg

(4) City of Newberg projections from PSU Population Research Center, cohort-component method, 3/25/2004

The growth rates implied by these estimates and projections are shown below. Table 3.2 below shows the annual average growth rate (AAGR) for the population estimates and projections for Yamhill County and the City of Newberg.

TABLE 3.2
AVERAGE ANNUAL GROWTH RATE (AAGR)
FOR POPULATION PROJECTIONS
2000-2040

Location	2000 Census - 2010 Estimate	2000 Census - 2020 Estimate	2000 Census - 2030 Estimate	2000 Census - 2040 Estimate
Yamhill County (1)	1.76%	1.72%	1.63%	1.53%
Newberg UGB (2)	2.88%	3.06%	2.85%	2.73%
City of Newberg (3)	2.88%	3.06%	2.85%	2.73%

(1) Yamhill County projections from Oregon Office of Economic Analysis, 1997 Long-Term Population Forecast

(2) Newberg UGB population growth rates were set equal to those computed for the City of Newberg by PSU

(3) City of Newberg projections from PSU Population Research Center, cohort-component method, 3/25/2004

As shown in Table 3.2, the annual average growth rate (AAGR) implied by the U.S. Census for population for Yamhill County in 2000 and the OEA forecasts is 1.76 percent for 2010, decreasing to 1.72 percent for 2020, 1.63 percent for 2030, and 1.53 percent for 2040. PSU estimates for the City of Newberg show an AAGR of 2.88 percent for 2010, an increase to 3.06 percent for 2020, and subsequent decreases to 2.85 percent for 2030 and 2.73 percent for 2040.

Household Projections

The average household size for *new* households in Newberg through 2040 has been estimated at 2.76. The total number of new households in 2010 through 2040 was projected by dividing the new projected population in each year by the projected average household size for new households. Table III.3 shows the results of this analysis.

TABLE 3.3
NEW HOUSEHOLD PROJECTION
2010-2040

Location	Projected Household Size For New Population	2010 Projected New Population	2010 Projected Total Number of New Households	2020 Projected New Population	2020 Projected Total Number of New Households	2030 Projected New Population	2030 Projected Total Number of New Households	2040 Projected New Population	2040 Projected Total Number of New Households
Newberg UGB	2.76	6,059	2,195	15,245	5,524	24,432	8,852	35,659	12,920
City of Newberg	2.76	5,936	2,151	14,936	5,412	23,936	8,672	34,936	12,658

Notes: 2000 Census data for the City of Newberg indicate an average household size of 2.76 persons/household; at this time, 6.9 percent of the Newberg population resided in group quarters. Non-household population (person in group quarters) is not accounted for in the average household size figure.

As shown in Table 3.4, there are 2,151 new households projected for 2010, 5,412 new households projected for 2020, 8,672 new households projected for 2030, and 12,658 new households projected for 2040 for the City of Newberg. For the area within the Newberg Urban Growth Boundary, the projections are for 2,195 new households in 2010, 5,524 new households in 2020, 8,852 new households in 2030, and 12,920 new households in 2040. The projected total number of new housing units needed in the community in the next 20 years is equivalent to the projected number of new households for 2020.

National, State and Local Demographic and Economic Trends and Factors that may Affect the 20-Year Projection of Structure Type and Mix

This section is intended to determine how the projected number of new households will be distributed among different housing structure types in 20 years. In order to make this determination, it is necessary to analyze factors that will likely influence housing choice in the future (e.g., the decision to buy a single-family home as opposed to renting an apartment, the need for housing a seasonal labor force, second homes in recreation areas).

Major state and national housing and demographic trends, which may influence the housing types that will be needed in the next 20 years, are summarized below. This information about national and state housing trends is a summary of information in *Planning for Residential Growth: A Workbook for Oregon's Urban Areas.*

- *Households are becoming smaller. More households are being formed by "empty nesters," young singles, and couples than by the "traditional family".*
- *Declining household sizes suggest (with other things, especially income, being equal) a shift toward smaller-sized housing.*
- *Age of the head of the household is increasing. Aging of the baby boomers is the primary cause of this factor.*
- *Greater household age generally indicates a greater propensity toward home ownership. However, home ownership rates decline in the 65 and older age group. Older households also have a tendency to "trade down" to smaller housing types as their children leave the household.*
- *Household incomes are generally increasing though they have not kept pace with housing prices or rents. Demand for more affordable housing types (e.g., manufactured homes, apartments, townhouses, and small-lot single-family houses) will increase as housing costs continue to outstrip income growth.*

In conclusion, smaller households, older households and higher housing costs are expanding markets for "alternative housing" and reducing the demand for traditional large-lot single-family development. Housing types which will see greater demand include smaller-lot single-family developments, manufactured housing, clustered single-family housing, duplexes, condominiums, and zero-lot line houses.

There is no indication that local trends in Newberg and Yamhill County significantly contradict the degree to which larger trends affecting the nation as a whole will affect the local market for housing. According to the 2000 U.S. Census, the State of Oregon had an average household size of 2.51 persons, so the City of Newberg's average household size is somewhat higher than the statewide average.

Local Demographic Characteristics of the Population and, if Possible, Household Trends that Relate to Demand for Different Types of Housing

Some of the best indicators of housing needs are household incomes by household size and age of head of household. Ideally, an analysis would examine these statistics cross-tabulated against each other. However, cross-tabulation of this data can only be obtained from Public Use Microdata Samples (PUMS) from the 2000 Census for larger metropolitan areas. The smallest geographic level for which PUMS data is available is 100,000 people. The PUMS area that includes the City of Newberg contains Yamhill, Polk, and Marion Counties. This information is not useful for conducting a housing analysis for the City of Newberg. Therefore, non-cross-tabulated data is examined separately in order to determine the connection of this demographic information to housing need.

Table 3.4 provides a summary of household income, age of the head of household, household size, and tenure for the City of Newberg in 2000. This information is examined in more detail in subsequent tables.

TABLE 3.4
CITY OF NEWBERG
HOUSEHOLD INCOME, SIZE, AGE OF HEAD OF HOUSEHOLD, AND TENURE, 2000

	Number	% Share
Household Income		
<$10,000	312	5.10%
$10-14,999	355	5.80%
$15-24,999	872	14.30%
$25-34,999	893	14.60%
$35-49,999	1,003	16.40%
>$50,000	2,666	43.70%
TOTAL	6,101	100.00%
MEDIAN INCOME	$44,206	-
Household Size		
1	1,326	21.70%
2	1,899	31.10%
3	1,075	17.60%
4	1,019	16.70%
5+	780	12.80%
TOTAL	6,099	100.00%
Age of Head of Household		
15-24	459	7.50%
25-34	1,285	21.10%
35-44	1,519	24.90%
45-54	1,155	18.90%
55-64	603	9.90%
65+	1,078	17.70%
TOTAL	6,099	100.00%
Renter Households	2,276	37.30%
Owner Households	3,823	62.70%

Source: 2000 U.S. Census, SF1 & SF3

Note: Small discrepancies in the number of households are due to sampling in the Census tabulation

Table 3.5 illustrates housing types broken down by tenure, which indicates whether the housing is renter- or owner-occupied.

TABLE 3.5
CITY OF NEWBERG STRUCTURE TYPE BY TENURE
2000

Structure Type	Renter Occupied		Owner Occupied		Vacancy		Total
	Units	Percentage	Units	Percentage	Units	Percentage	Units
Single-family detached	619	16.20%	3,064	80.30%	131	3.40%	3,814
Single-family attached	218	76.20%	68	23.80%	0	0.00%	286
Multi-family (2+ units)	1,430	89.40%	62	3.90%	107	6.70%	1,599
Manufactured homes	48	6.80%	565	79.80%	95	13.40%	708
Other	8	40.00%	12	60.00%	0	0.00%	20
Total	2,323	36.10%	3,771	58.70%	333	5.20%	6,427

Source: 2000 U.S. Census, SF3

As shown in Table 5.5, in 2000 there were 6,427 housing units in the City of Newberg. Of these, 6,094 were occupied and 333 were vacant - a vacancy rate of 5.2%. Of the occupied housing units, 2,323 were renter-occupied (38.1% of occupied units and 36.1% of all units) and 3,771 were owner-occupied (61.9% of occupied units and 58.7% of all units).

Single-family detached housing units had the highest percentage of owner-occupancy. Single-family attached units, none of which were vacant at the time of the Census, were overwhelmingly occupied by renters. Multi-family units, which comprise one-quarter of all housing units in Newberg, were primarily occupied by renters. Manufactured homes were owner-occupied at almost an 80 percent rate, suggesting that these units are a popular alternative to ownership of single-family homes. However, manufactured homes had the highest vacancy rate of any category for the City.

Table 3.6 below examines housing tenure by the age classification of the head of the household.

TABLE 3.6
CITY OF NEWBERG AGE OF HOUSEHOLD HEAD BY TENURE
2000

Age of Head of Household	Renter Occupied		Owner Occupied		Total
	Units	Percentage	Units	Percentage	Units
Under 25	391	85.60%	66	14.40%	457
25-34	578	52.60%	520	47.40%	1,098
35-44	672	38.70%	1,063	61.30%	1,735
45-54	221	19.90%	892	80.10%	1,113
55-64	142	25.40%	418	74.60%	560
65+	319	28.20%	812	71.80%	1,131
Total	2,323	38.10%	3,771	61.90%	6,094

Source: 2000 U.S. Census, SF3.

As shown in Table 3.6, propensity for home ownership in Newberg is the least among younger households and generally increases with age. As households age past 55, the homeownership percentage begins to decline again.

Among the youngest householder age group (15-24 years), over 85% of households were renters in 2000, as compared to 38 percent of all households in Newberg. Householders aged 25-34 were almost equally split between renters and homeowners, with rates of 52.6% and 47.4%, respectively. Householders aged 35-44 had home ownership rates approximately equal to those of Newberg as a whole, where as the 80.1% rate for householders aged 45-54 was the highest for the City. For householders aged 55-64 and age 65 and older, homeownership rates remained in the 70-75% range.

Table 3.7 below shows how income correlates with the age of the householder. The median household income in 2000 for Newberg was $44,206 (see Table 3.4). As shown in Table 3.7, 11% of all households were in the bottom two income groups, 29% were in the middle two income groups, and 60% were in the top two income groups.

TABLE 3.7
CITY OF NEWBERG
AGE OF HOUSEHOLD HEAD BY INCOME
2000

Age of Head of Household	<$10,000	$10,000-14,999	$15,000-24,999	$25,000-34,999	$35,000-49,000	$50,000+	Total
Under 25	8.90%	9.30%	22.40%	24.10%	16.30%	18.90%	100.00%
25-34	1.40%	1.20%	15.50%	14.30%	24.20%	43.30%	100.00%
35-44	2.10%	1.50%	9.70%	12.60%	19.70%	54.40%	100.00%
45-54	5.20%	2.80%	6.90%	13.20%	8.70%	63.20%	100.00%
55-64	3.90%	9.50%	11.60%	12.70%	11.30%	51.00%	100.00%
65+	12.30%	16.50%	24.50%	15.90%	13.40%	17.40%	100.00%
Total	**5.10%**	**5.80%**	**14.30%**	**14.60%**	**16.40%**	**43.70%**	**100.00%**

Source: *2000 U.S. Census, SF3*

Younger households where the age of the head of the household (householder) was in the under 25 age group, along with those age 65 and older, had lower incomes than the population as a whole and many more households in the Very Low income group. Households where the householder was in the 25 to 34 and 35 to 44 age group had much lower percentages in the Very Low and Low-income group than the City population as a whole. Householders age 35 to 64 had higher percentages in the Very High category than the City of Newberg average.

Households with the householder beyond retirement age (65+ years) had low-income levels, with rates more than twice as high as the City for the Very Low and Low-income categories. However, it should be remembered that, relative to housing need, these households tend to be "cash poor and equity rich," meaning that they have high home-ownership rates (72%, see Table III.6) and have frequently paid off their mortgages. Therefore, the reduced income

that these post-retirement households have does not necessarily translate into housing affordability problems.

B. HOUSING DEMAND SUMMARY

Our housing needs analysis is split into two components. The first of these is a short-term demand analysis, based primarily on recent demographic and market trends in the area. The second component evaluates longer-term trends through 2040. In addition, three scenarios were evaluated. The medium growth scenario is based on the PSU forecasts by age cohort, and represents our baseline findings. A high growth scenario was evaluated which increased the average annual growth rate by 1.0%, while the low growth scenario reduced the rate by 0.5%. Both of these scenarios utilized the same age cohort modeling assumptions, with growth above and beyond the natural rate of growth assumed to have the same age distribution characteristics as assumed in the PSU model.

Short-Term Residential Demand

The short-term residential demand analysis describes housing demand from 2004 to 2008 and has two components or modules. The first component is a demographically driven model, which is based on the current and projected age and income characteristics of households in the Newberg area. Data for the model was derived from Claritas, a third party data provider, and included a detailed age by income profile of the area for 2004 and 2008. A total of 11 income ranges and 11 age ranges are used, yielding 121 age-income cohort cells.

The age-income cohort data is converted to projected housing demand by tenure, using propensities by each age-income cohort to rent or own.[2] The propensity data is combined with the current and projected age-income cohort distributions to generate a net increase in ownership and rental households. Turnover housing demand is then evaluated to produce a more accurate profile of housing demand by income range. A turnover demand rate of 10% annually was assumed for ownership housing, and 45% rate for rental units. This step yields a net increase in demand for units, as well as an anticipated profile of demand by household income range. The demand by household income range was converted to affordable housing payments by income range.

The demand by tenure and income was further segmented using the housing production component of the model. The model evaluated observed housing production by type and price range within the Newberg area, and converted demand by price segment and tenure into demand by housing product type on the basis of recent trends. The short-term housing production model assumed no dramatic change in market inputs that would substantially impact the development environment.

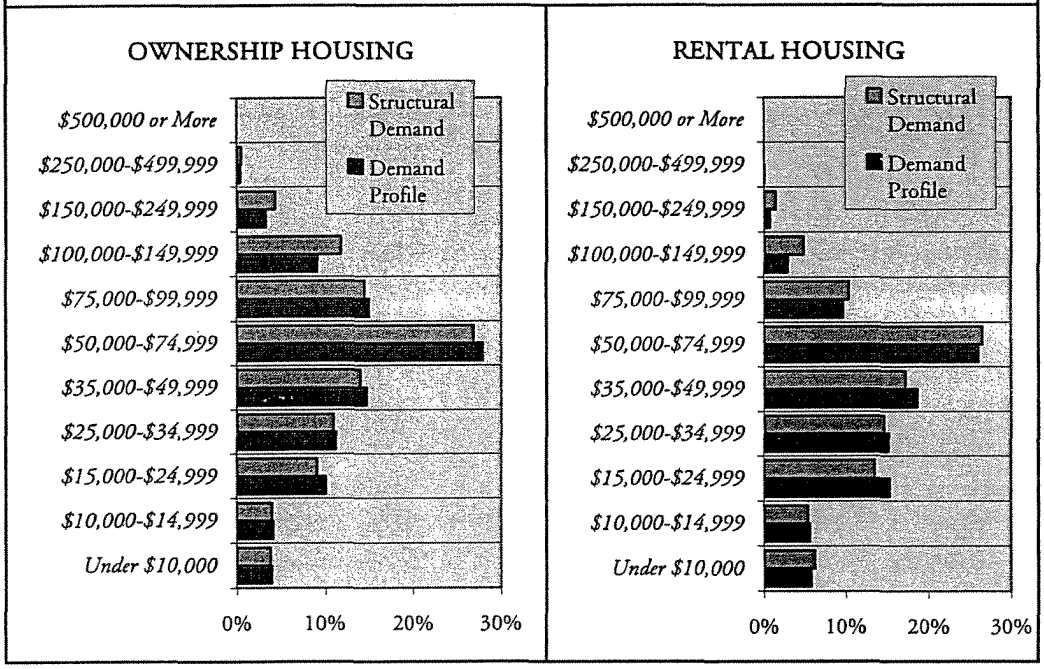
The short-term model was used for a five-year period. The net change in households by cohort group is converted to structural demand for both owner and rental housing units

[2] Based on American Housing Survey data, updated to reflect current dollars and calibrated for the City of Newberg based on 2000 Census Data.

using a matrix of propensities to own and rent by cohort. In addition to producing an analysis of structural demand, the model also forecasts a demand profile. This profile represents the anticipated profile of overall demand, including turnover demand. This yields the following demand numbers through 2008:

TABLE 3.8: PROJECTED SHORT-TERM RESIDENTIAL DEMAND, CITY OF NEWBERG MEDIUM GROWTH SCENARIO, 2004-2008

	Structural Demand		Demand Profile	
Household Income 1/	Owner	Renter	Owner	Renter
Under $10,000	23	22	4.0%	5.8%
$10,000-$14,999	24	19	4.2%	5.6%
$15,000-$24,999	54	48	10.1%	15.4%
$25,000-$34,999	65	52	11.3%	15.2%
$35,000-$49,999	83	61	14.7%	18.6%
$50,000-$74,999	160	94	28.0%	26.0%
$75,000-$99,999	86	37	15.0%	9.7%
$100,000-$149,999	70	17	9.1%	2.9%
$150,000-$249,999	26	5	3.3%	0.7%
$250,000-$499,999	3	0	0.4%	0.0%
$500,000 or More	0	0	0.0%	0.0%
Overall	594	355	100.0%	100.0%



1/ Income stated in 2003 Dollars.

While structural demand calculations are useful in assessing the net new need for housing, the profile of demand is more critical for developers to understand, as it provides a more

accurate picture of the market into which he is building. As a result, new construction is more likely to reflect the projected profile rather than structural demand.

The projected distribution of demand by tenure in the City of Newberg over the next five years is approximately 34% renter and 66% owner occupied under the medium growth scenario.

The following tables summarize the results of the high and low growth scenarios:

TABLE 3.9: PROJECTED SHORT-TERM RESIDENTIAL DEMAND, CITY OF NEWBERG HIGH GROWTH SCENARIO, 2004-2008

	Structural Demand		Demand Profile	
Household Income 1/	Owner	Renter	Owner	Renter
Under $10,000	35	38	3.9%	5.8%
$10,000-$14,999	40	35	4.2%	5.6%
$15,000-$24,999	90	92	10.1%	15.4%
$25,000-$34,999	104	96	11.2%	15.3%
$35,000-$49,999	134	113	14.7%	18.6%
$50,000-$74,999	259	166	28.0%	26.0%
$75,000-$99,999	139	65	15.0%	9.7%
$100,000-$149,999	102	26	9.1%	2.9%
$150,000-$249,999	37	7	3.3%	0.7%
$250,000-$499,999	6	0	0.4%	0.0%
$500,000 or More	0	0	0.0%	0.0%
Overall	946	638	100.0%	100.0%

TABLE 3.10: PROJECTED SHORT-TERM RESIDENTIAL DEMAND, CITY OF NEWBERG LOW GROWTH SCENARIO, 2004-2008

	Structural Demand		Demand Profile	
Household Income 1/	Owner	Renter	Owner	Renter
Under $10,000	15	13	4.0%	5.8%
$10,000-$14,999	18	11	4.2%	5.6%
$15,000-$24,999	37	25	10.1%	15.4%
$25,000-$34,999	46	29	11.3%	15.2%
$35,000-$49,999	56	33	14.6%	18.6%
$50,000-$74,999	114	58	28.0%	26.0%
$75,000-$99,999	62	25	15.0%	9.8%
$100,000-$149,999	56	14	9.2%	2.9%
$150,000-$249,999	21	5	3.3%	0.7%
$250,000-$499,999	3	0	0.4%	0.0%
$500,000 or More	0	0	0.0%	0.0%
Overall	428	213	100.0%	100.0%

More detail on the short term demand model output is available in Appendix A to this report.

Long-Term Residential Demand

The long-term residential demand forecast assumes the PSU forecasts, and assumes that the City accommodates the projected residential demand over the forecast period. A total of 10,636 dwelling units are projected to be demanded within the City of Newberg through 2025. The demand numbers reflect an assumed structural vacancy rate of 5% for residential units within the UGB. This is considerably the 2000 Census average rate for the City of Newberg of almost 18% (897 vacant units out of a total of 5,019), but is more reflective of what would be expected with marginal growth in the future.

The distribution of this demand is as follows:

TABLE 3.11: PROJECTED LONG-TERM RESIDENTIAL DEMAND, CITY OF NEWBERG MEDIUM GROWTH SCENARIO, 2004-2025

	Product Type				
Year	Single Family	Duplex	Multi-Family	Manufactured	Total
2004-08	496	34	367	48	945
2009-10	270	24	201	24	520
2011-15	800	96	603	68	1,567
2016-20	905	145	688	72	1,811
2021-25	906	193	695	68	1,862
Total	3,377	492	2,554	281	6,704

Through 2025, the medium growth scenario anticipates net new demand for 6,704 housing units within the City of Newberg's urban area. As shown in the next two tables, the high growth scenario anticipates demand for 11,176 new units during this period, while the low growth scenario projects demand for 4,829 new units.

TABLE 3.12: PROJECTED LONG-TERM RESIDENTIAL DEMAND, CITY OF NEWBERG HIGH GROWTH SCENARIO, 2004-2025

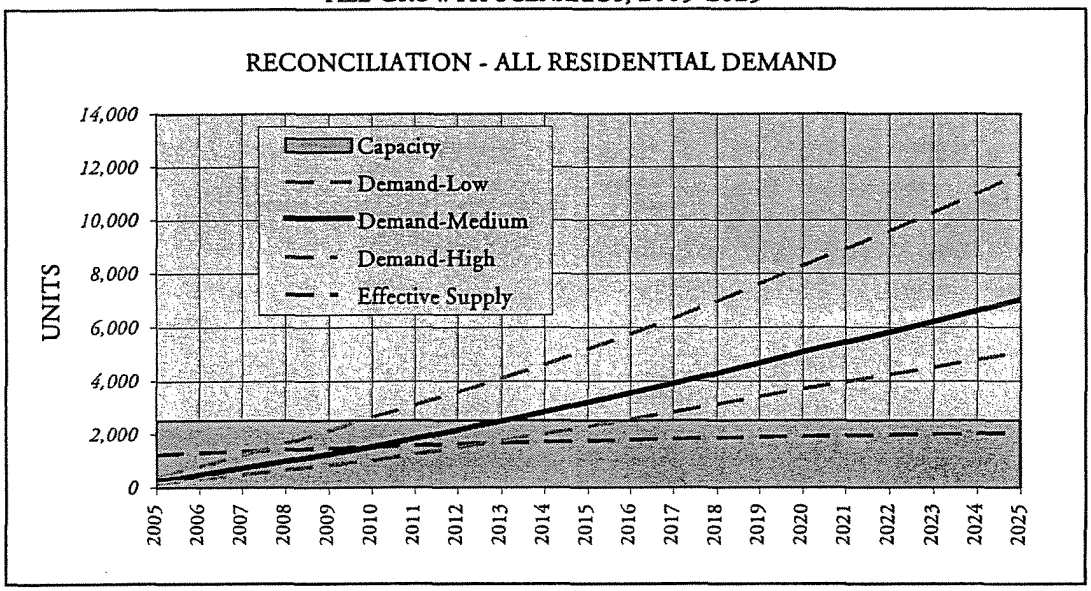
	Product Type				
Year	Single Family	Duplex	Multi-Family	Manufactured	Total
2004-08	831	56	615	80	1,582
2009-10	478	43	357	43	922
2011-15	1,236	149	931	105	2,421
2016-20	1,475	236	1,121	118	2,951
2021-25	1,606	342	1,231	121	3,300
Total	5,626	826	4,256	467	11,176

TABLE 3.13: PROJECTED LONG-TERM RESIDENTIAL DEMAND, CITY OF NEWBERG
LOW GROWTH SCENARIO, 2004-2025

Year	Product Type				Total
	Single Family	Duplex	Multi-Family	Manufactured	
2004-08	335	23	248	32	638
2009-10	177	16	132	16	341
2011-15	612	74	461	52	1,199
2016-20	672	108	511	54	1,344
2021-25	636	135	488	48	1,307
Total	2,432	355	1,840	202	4,829

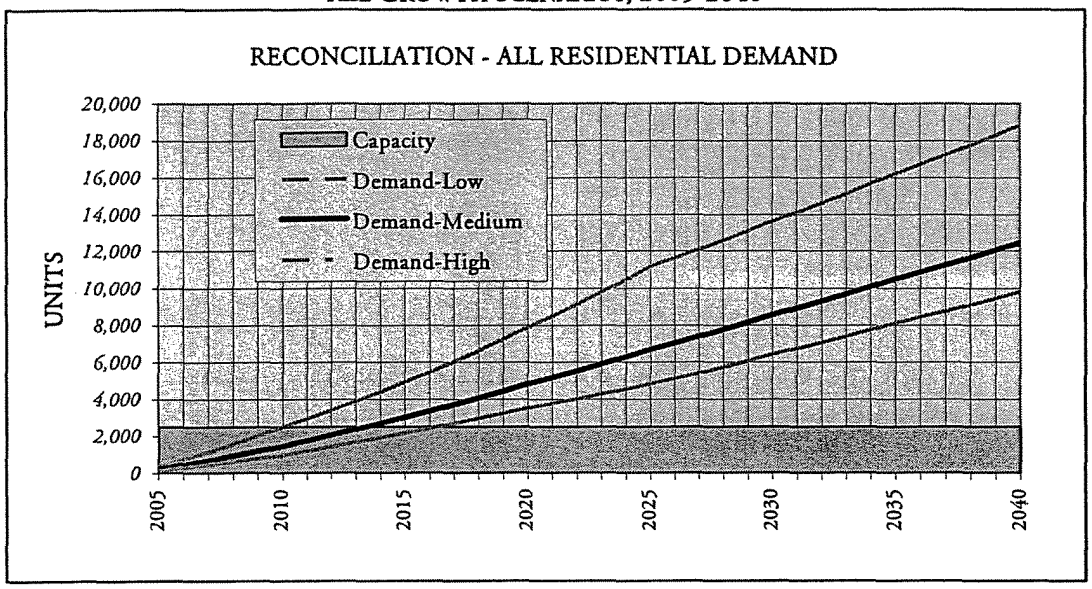
As shown in Figure 3.14, the demand for residential units through 2025 is expected to outpace available carrying capacity by a significant amount.

FIGURE 3.14: PROJECTED LONG-TERM RESIDENTIAL RECONCILIATION, CITY OF NEWBERG
ALL GROWTH SCENARIOS, 2005-2025



When the forecast is extended through 2040, the need for additional residential capacity increases commensurately.

FIGURE 3.15: PROJECTED LONG-TERM RESIDENTIAL RECONCILIATION, CITY OF NEWBERG
ALL GROWTH SCENARIOS, 2005-2040



Reconciliation of Residential Capacity and Projected Demand

As outlined in the following table, the City of Newberg's residential capacity is insufficient to support projected residential demand through 2025, with that need increasing through 2040. In terms of units, the medium growth scenario shows a 4,170 unit deficit through 2025, increasing to a 9,953 unit deficit through 2040.

TABLE 3.16: CAPACITY LESS DEMAND BY PERIOD
ALL GROWTH SCENARIOS, 2005-2040

	Year Supply Exhausted		Capacity Less Demand							
Scenario	Total	Effective	2005	2010	2015	2020	2025	2030	2035	2040
UNITS										
Low Growth	2016	2013	2,352	1,484	222	(1,193)	(2,569)	(4,246)	(6,018)	(7,801)
Medium Growth	2014	2010	2,278	972	(677)	(2,563)	(4,522)	(6,487)	(8,542)	(10,609)
High Growth	2010	2008	2,130	(121)	(2,669)	(5,775)	(9,249)	(11,833)	(14,563)	(17,309)
ACRES										
Low Growth	2016	2013	375	237	35	(190)	(410)	(677)	(960)	(1,244)
Medium Growth	2014	2010	363	155	(108)	(409)	(721)	(1,035)	(1,362)	(1,692)
High Growth	2010	2008	340	(19)	(426)	(921)	(1,475)	(1,887)	(2,322)	(2,760)

The demand for residential units was converted to acreage demand using an average residential density of 6.27 units per acre reflecting recent trends by zoning classification as well as the composition of remaining buildable lands. While this is consistent with recent trends by zoning classification and the remaining supply of residential capacity, the zoning of any future capacity is cannot be know at this time. As a result, the unit reconciliation is seen as the most relevant measure of need for planning purposes.

Additional density unit demand was converted into net acreage using recent density unit per acre patterns by housing type.

TABLE 3.17: SUMMARY OF ESTIMATED HOUSING ACREAGE NEED

MEDIUM GROWTH SCENARIO		Additional DU		DU/	Acreage Needed	
Housing Type	Mix	2005-25	2005-40	Acre	2005-25	2005-40
Single Family						
Conventional	50%	3,377	6,611	4.14	815	1,596
Attached	7%	492	963	8.00	61	120
Multi-Family						
Medium Density	15%	1,022	2,000	12.00	85	167
High Density	23%	1,533	3,000	22.00	70	136
Manufactured Homes						
Parks	2%	140	275	8.80	16	31
Subdivisions	2%	140	275	6.50	22	42
TOTAL	100%	6,704	13,124	6.27	1,069	2,093
HIGH GROWTH SCENARIO		**Additional DU**		**DU/**	**Acreage Needed**	
Housing Type	Mix	2005-25	2005-40	Acre	2005-25	2005-40
Single Family						
Conventional	50%	5,626	9,980	4.14	1,358	2,409
Attached	7%	826	1,466	8.00	103	183
Multi-Family						
Medium Density	15%	1,702	3,020	12.00	142	252
High Density	23%	2,554	4,530	22.00	116	206
Manufactured Homes						
Parks	2%	233	414	8.80	27	47
Subdivisions	2%	233	414	6.50	36	64
TOTAL	100%	11,176	19,823	6.27	1,782	3,161
LOW GROWTH SCENARIO		**Additional DU**		**DU/**	**Acreage Needed**	
Housing Type	Mix	2005-25	2005-40	Acre	2005-25	2005-40
Single Family						
Conventional	50%	2,431	5,193	4.14	587	1,254
Attached	7%	357	763	8.00	45	95
Multi-Family						
Medium Density	15%	736	1,571	12.00	61	131
High Density	23%	1,103	2,357	22.00	50	107
Manufactured Homes						
Parks	2%	101	215	8.80	11	24
Subdivisions	2%	101	215	6.50	16	33
TOTAL	100%	4,829	10,315	6.27	770	1,645

Estimated land need was further segmented into land needed by plan category, over both a 20- and 35-year horizon.

TABLE 3.18: SUMMARY OF ESTIMATED LAND NEED BY PLAN CATEGORY

MEDIUM GROWTH	Acreage Needed		Land Needed by Plan Category - 20			Land Needed by Plan Category - 35		
Housing Type	2005-25	2005-40	LDR	MDR	HDR	LDR	MDR	HDR
Single Family								
Conventional	815	1,596	815	0	0	1,596	0	0
Attached	61	120	0	61	0	0	120	0
Multi-Family								
Medium Density	85	167	0	85	0	0	167	0
High Density	70	136	0	0	70	0	0	136
Manufactured Homes								
Parks	16	31	0	16	0	0	31	0
Subdivisions	22	42	22	0	0	42	0	0
TOTAL	1,069	2,093	837	163	70	1,638	318	136
HIGH GROWTH	**Acreage Needed**		**Land Needed by Plan Category - 20**			**Land Needed by Plan Category - 35**		
Housing Type	2005-25	2005-40	LDR	MDR	HDR	LDR	MDR	HDR
Single Family								
Conventional	1,358	2,409	1,358	0	0	2,409	0	0
Attached	103	183	0	103	0	0	183	0
Multi-Family								
Medium Density	142	252	0	142	0	0	252	0
High Density	116	206	0	0	116	0	0	206
Manufactured Homes								
Parks	27	47	0	27	0	0	47	0
Subdivisions	36	64	36	0	0	64	0	0
TOTAL	1,782	3,161	1,394	272	116	2,473	482	206
LOW GROWTH	**Acreage Needed**		**Land Needed by Plan Category - 20**			**Land Needed by Plan Category - 35**		
Housing Type	2005-25	2005-40	LDR	MDR	HDR	LDR	MDR	HDR
Single Family								
Conventional	587	1,254	587	0	0	1,254	0	0
Attached	45	95	0	45	0	0	95	0
Multi-Family								
Medium Density	61	131	0	61	0	0	131	0
High Density	50	107	0	0	50	0	0	107
Manufactured Homes								
Parks	11	24	0	11	0	0	24	0
Subdivisions	16	33	16	0	0	33	0	0
TOTAL	770	1,645	602	117	50	1,287	251	107

The resulting indicated need for land by plan category was then reconciled with the current buildable land supply within the UGB to calculate the net surplus or deficit of land by major residential plan category. This estimate is summarized in the following table:

TABLE 3.19: NET SURPLUS/ (DEFICIT) BY PLAN CATEGORY

	Land Needed by Plan Category		Buildable Land	Surplus/(Deficit) by Plan Category	
	2005-25	2005-40	Within UGB	2005-25	2005-40
MEDIUM GROWTH					
LDR	837	1,638	357.25	(480)	(1,281)
MDR	163	318	73.12	(89)	(245)
HDR	70	136	2.11	(68)	(134)
HIGH GROWTH					
LDR	1,394	2,473	357.25	(1,037)	(2,116)
MDR	272	482	73.12	(199)	(409)
HDR	116	206	2.11	(114)	(204)
LOW GROWTH					
LDR	602	1,287	357.25	(245)	(929)
MDR	117	251	73.12	(44)	(178)
HDR	50	107	2.11	(48)	(105)

IV. SUMMARY, RESIDENTIAL NEEDS

This section compares the mix of projected housing types to the mix of existing development; compares projected residential density to existing residential density; compares 20-year land need to land availability; and discusses whether any measures are required to meet housing mix or density projections, or to provide for additional land to address the residential, commercial, and industrial land needs for the next 20 and 35 years for the Newberg Urban Area.

The projected mix of housing types is largely consistent with recent trends, with single family dwellings accounting for over half of projected housing units. The share of single family units is well below pre-1991 levels, but reflects current development economics.

TABLE 4.1: COMPARISON OF HISTORICAL AND PROJECTED HOUSING DISTRIBUTION

	Time Period				
	Pre 1991	1991-2003	2001-2003	2005-2025	2025-2040
Single Family	64.0%	54.9%	53.1%	50.4%	50.4%
Duplex	5.6%	4.6%	3.0%	7.3%	7.3%
Multi-Family	19.4%	28.6%	38.6%	38.1%	38.1%
Manufactured Homes	11.0%	11.9%	5.4%	4.2%	4.2%

The model does not assume a constrained land supply, therefore land pricing is not assumed to escalate significantly outside the rate of general inflation. An assumption of constrained supply would increase the proportion of demand allocated to duplex and multi-family units.

Our analysis clearly indicates that the City of Newberg does not have adequate identifiable residential capacity to accommodate its twenty-year population and dwelling unit forecast. The estimated deficit is projected to be over 4,500 units, which translates into an estimated incremental acreage need of 1,069 acres at recent density levels. This assumes a 5% vacancy factor, but excludes any market factor.[3] In practice, the demand for residential land precedes actual absorption, to allow for land and home development. As a result, the actual need to accommodate demand would exceed our forecast. Committed land in our analysis is assumed to be vacant, with the residential capacity on this property allocated to meet projected demand.

During the next ten years of the planning horizon, the City's identifiable residential capacity is projected to be largely exhausted without action to increase capacity. The metropolitan area's location along the Highway 99W Corridor also makes it a likely location for overflow residential demand from the Portland metropolitan area, which is not evaluated in the medium growth scenario.

V. MEASURES

The following measures are recommended to address the residential land needs for the next 20 years for the Newberg Urban Area:

1) Ensure that residential development meets projected densities. Projected densities have been set low to correspond with recent development patterns, but the City should still examine measures to encourage residential densities to approach the maximum allowed in each zone.

2) Rezone some R-1 land to R-2 or R-3 to allow for additional multi-family units and manufactured home units, or take steps to encourage greater production of multi-family units on R-2 and R-3-zoned land.

3) Upon formal acceptance of one of the scenarios evaluated, add land to the Urban Growth Boundary or convert other lands for residential uses consistent with demonstrated need. Additional lands should be added as Urban Reserves consistent with the projected 2040 need.

[3] A "market factor", as used in this document, refers to an adjustment sometimes made to recognize that the land market needs an adequate supply of alternative sites to function efficiently. As a result, merely meeting the demand for land in aggregate does not allow for proper market function unless adequate options are available. While this factor was not used in this analysis, it does address a valid concern that should be recognized.

APPENDIX A

DETAILED HOUSING DEMAND FORECAST

MID-GROWTH SCENARIO

EXHIBIT 1.01

AGE BY INCOME DISTRIBUTION OF HOUSEHOLDS AND
PROJECTED SHORT-TERM OWNERSHIP HOUSING DEMAND
CITY OF NEWBERG - MEDIUM GROWTH SCENARIO
2004-2008

		Age of Householder										
Household Income Range 1/	Total	15-24	25-34	35-44	45-54	55-59	60-64	65-69	70-74	75-79	80-84	85+
2004												
Under $10,000	335	34	15	25	79	17	13	19	19	38	34	43
$10,000-$14,999	335	50	8	28	44	23	19	26	25	36	36	40
$15,000-$24,999	882	103	179	106	113	48	42	47	55	74	59	57
$25,000-$34,999	911	75	191	211	167	51	38	39	50	32	27	28
$35,000-$49,999	1,153	131	300	286	150	80	51	34	35	35	28	22
$50,000-$74,999	1,881	50	475	605	371	122	85	50	44	32	24	22
$75,000-$99,999	872	38	191	252	276	43	33	9	12	8	5	4
$100,000-$149,999	398	9	46	76	175	49	37	2	3	0	0	0
$150,000-$249,999	131	3	1	19	84	13	10	0	0	1	0	0
$250,000-$499,999	14	0	0	1	0	5	3	1	0	1	1	1
$500,000 or More	0	0	0	0	0	0	0	0	0	0	0	0
Overall	6,912	494	1,407	1,610	1,458	452	331	227	243	257	215	217
2008												
Under $10,000	379	34	16	26	97	26	19	27	18	35	33	48
$10,000-$14,999	379	51	8	29	54	35	27	37	24	33	35	45
$15,000-$24,999	984	105	191	109	139	73	60	67	52	68	58	64
$25,000-$34,999	1,027	77	204	216	206	78	55	56	48	29	27	32
$35,000-$49,999	1,292	134	320	293	185	120	74	48	34	32	28	24
$50,000-$74,999	2,134	51	506	620	458	185	123	72	42	29	24	24
$75,000-$99,999	995	39	204	259	341	64	47	12	12	7	5	5
$100,000-$149,999	486	9	49	78	216	74	54	3	3	0	0	0
$150,000-$249,999	162	3	1	19	104	20	14	0	0	1	0	0
$250,000-$499,999	19	0	0	1	0	8	5	2	0	1	1	1
$500,000 or More	0	0	0	0	0	0	0	0	0	0	0	0
Overall	7,857	503	1,499	1,651	1,798	683	477	325	233	234	211	243
NET CHANGE												
Under $10,000	44	1	1	1	18	9	6	8	-1	-3	-1	5
$10,000-$14,999	43	1	1	1	10	12	8	11	-1	-3	-1	5
$15,000-$24,999	102	2	12	3	26	25	18	20	-2	-7	-1	7
$25,000-$34,999	116	1	13	5	39	26	17	17	-2	-3	-1	3
$35,000-$49,999	140	2	20	7	35	41	23	15	-1	-3	-1	3
$50,000-$74,999	253	1	31	15	87	62	38	22	-2	-3	-1	3
$75,000-$99,999	123	1	13	6	64	22	14	4	0	-1	0	1
$100,000-$149,999	88	0	3	2	41	25	16	1	0	0	0	0
$150,000-$249,999	31	0	0	0	20	7	4	0	0	0	0	0
$250,000-$499,999	5	0	0	0	0	3	1	0	0	0	0	0
$500,000 or More	0	0	0	0	0	0	0	0	0	0	0	0
Overall	945	9	92	40	340	231	146	98	-10	-23	-5	26

EXHIBIT 1.01

AGE BY INCOME DISTRIBUTION OF HOUSEHOLDS AND
PROJECTED SHORT-TERM OWNERSHIP HOUSING DEMAND
CITY OF NEWBERG - MEDIUM GROWTH SCENARIO
2004-2008

		Age of Householder										
Household Income Range 1/	Total	15-24	25-34	35-44	45-54	55-59	60-64	65-69	70-74	75-79	80-84	85+
OWNERSHIP PROPENSITY												
Under $10,000	52.9%	8.3%	18.2%	36.6%	46.5%	56.7%	56.7%	59.0%	59.0%	52.7%	52.7%	52.7%
$10,000-$14,999	55.4%	11.3%	21.0%	39.0%	48.8%	58.7%	58.7%	61.0%	61.0%	54.8%	54.8%	54.8%
$15,000-$24,999	52.8%	14.4%	24.0%	41.6%	51.1%	60.8%	60.8%	63.1%	63.1%	57.0%	57.0%	57.0%
$25,000-$34,999	56.0%	19.1%	28.4%	45.1%	54.2%	63.4%	63.4%	65.6%	65.6%	59.8%	59.8%	59.8%
$35,000-$49,999	59.5%	25.5%	34.3%	49.7%	58.1%	66.6%	66.6%	68.6%	68.6%	63.3%	63.3%	63.3%
$50,000-$74,999	63.2%	33.6%	41.7%	55.4%	62.8%	70.4%	70.4%	72.1%	72.1%	67.4%	67.4%	67.4%
$75,000-$99,999	69.8%	46.8%	53.6%	64.2%	69.9%	75.7%	75.7%	77.1%	77.1%	73.4%	73.4%	73.4%
$100,000-$149,999	79.4%	63.7%	68.8%	75.2%	78.7%	82.2%	82.2%	83.1%	83.1%	80.8%	80.8%	80.8%
$150,000-$249,999	83.5%	72.9%	76.6%	81.2%	83.7%	86.2%	86.2%	86.8%	86.8%	85.2%	85.2%	85.2%
$250,000-$499,999	63.5%	80.1%	82.7%	86.0%	87.8%	89.6%	89.6%	90.0%	90.0%	88.9%	88.9%	88.9%
$500,000 or More	0.0%	85.8%	87.6%	90.0%	91.3%	92.6%	92.6%	92.9%	92.9%	92.0%	92.0%	92.0%
Overall	62.9%	23.0%	38.2%	54.2%	63.6%	69.3%	69.1%	66.6%	66.5%	59.3%	58.9%	58.3%
Under $10,000	23	0	0	0	9	5	3	5	0	-2	0	3
$10,000-$14,999	24	0	0	0	5	7	5	7	-1	-2	0	3
$15,000-$24,999	54	0	3	1	13	15	11	13	-1	-4	-1	4
$25,000-$34,999	65	0	4	2	21	17	11	11	-1	-2	0	2
$35,000-$49,999	83	1	7	4	20	27	15	10	-1	-2	0	2
$50,000-$74,999	160	0	13	8	54	44	26	16	-1	-2	0	2
$75,000-$99,999	86	0	7	4	45	16	11	3	0	0	0	0
$100,000-$149,999	70	0	2	1	32	21	13	1	0	0	0	0
$150,000-$249,999	26	0	0	0	16	6	4	0	0	0	0	0
$250,000-$499,999	3	0	0	0	0	2	1	0	0	0	0	0
$500,000 or More	0	0	0	0	0	0	0	0	0	0	0	0
Overall	594	1	36	20	215	160	100	66	-5	-14	-1	16
OWNERSHIP DEMAND PROFILE												
Under $10,000	99	1	1	5	27	10	7	10	5	8	9	14
$10,000-$14,999	103	3	1	6	16	14	10	15	7	8	10	14
$15,000-$24,999	247	7	25	23	42	30	24	28	16	17	16	20
$25,000-$34,999	276	7	31	50	66	33	23	24	15	7	8	10
$35,000-$49,999	360	18	58	75	63	54	32	22	11	9	9	9
$50,000-$74,999	685	8	112	176	171	87	56	34	15	9	8	9
$75,000-$99,999	367	9	58	85	142	32	23	6	5	3	2	2
$100,000-$149,999	224	3	18	30	101	41	28	2	1	0	0	0
$150,000-$249,999	81	1	0	8	51	12	8	0	0	0	0	0
$250,000-$499,999	9	0	0	0	0	4	2	0	0	0	0	0
$500,000 or More	0	0	0	0	0	0	0	0	0	0	0	0
Overall	2,450	58	305	456	679	317	214	142	76	62	62	79

1/ Stated in 2003 dollars.

SOURCE: Claritas and Johnson Gardner

EXHIBIT 1.02

PROJECTED SHORT-TERM RENTAL HOUSING DEMAND
CITY OF NEWBERG - MEDIUM GROWTH SCENARIO
2004-2008

Household Income Range	Weighted Average	Age of Householder 15-24	25-34	35-44	45-54	55-59	60-64	65-69	70-74	75-79	80-84	85+
RENTAL PROPENSITY												
Under $10,000	47.1%	91.7%	81.8%	63.4%	53.5%	43.3%	43.3%	41.0%	41.0%	47.3%	47.3%	47.3%
$10,000-$14,999	44.6%	88.7%	79.0%	61.0%	51.2%	41.3%	41.3%	39.0%	39.0%	45.2%	45.2%	45.2%
$15,000-$24,999	47.2%	85.6%	76.0%	58.4%	48.9%	39.2%	39.2%	36.9%	36.9%	43.0%	43.0%	43.0%
$25,000-$34,999	44.0%	80.9%	71.6%	54.9%	45.8%	36.6%	36.6%	34.4%	34.4%	40.2%	40.2%	40.2%
$35,000-$49,999	40.5%	74.5%	65.7%	50.3%	41.9%	33.4%	33.4%	31.4%	31.4%	36.7%	36.7%	36.7%
$50,000-$74,999	36.8%	66.4%	58.3%	44.6%	37.2%	29.6%	29.6%	27.9%	27.9%	32.6%	32.6%	32.6%
$75,000-$99,999	30.2%	53.2%	46.4%	35.8%	30.1%	24.3%	24.3%	22.9%	22.9%	26.6%	26.6%	26.6%
$100,000-$149,999	20.6%	36.3%	31.2%	24.8%	21.3%	17.8%	17.8%	16.9%	16.9%	19.2%	19.2%	19.2%
$150,000-$249,999	16.5%	27.1%	23.4%	18.8%	16.3%	13.8%	13.8%	13.2%	13.2%	14.8%	14.8%	14.8%
$250,000-$499,999	36.5%	19.9%	17.3%	14.0%	12.2%	10.4%	10.4%	10.0%	10.0%	11.1%	11.1%	11.1%
$500,000 or More	100.0%	14.2%	12.4%	10.0%	8.7%	7.4%	7.4%	7.1%	7.1%	8.0%	8.0%	8.0%
Overall	37.1%	77.0%	61.8%	45.8%	36.4%	30.7%	30.9%	33.4%	33.5%	40.7%	41.1%	41.7%
RENTAL DEMAND / 04-08												
Under $10,000	22	1	1	0	10	4	3	3	0	-2	0	2
$10,000-$14,999	19	1	0	0	5	5	3	4	0	-1	0	2
$15,000-$24,999	48	2	9	2	13	10	7	7	-1	-3	-1	3
$25,000-$34,999	52	1	9	3	18	10	6	6	-1	-1	0	1
$35,000-$49,999	61	2	13	4	15	14	8	5	0	-1	0	1
$50,000-$74,999	94	1	18	7	32	19	11	6	0	-1	0	1
$75,000-$99,999	37	0	6	2	19	5	4	1	0	0	0	0
$100,000-$149,999	17	0	1	0	9	4	3	0	0	0	0	0
$150,000-$249,999	5	0	0	0	3	1	1	0	0	0	0	0
$250,000-$499,999	0	0	0	0	0	0	0	0	0	0	0	0
$500,000 or More	0	0	0	0	0	0	0	0	0	0	0	0
Overall	355	8	57	18	124	72	46	32	-2	-9	-1	10
RENTAL DEMAND PROFILE												
Under $10,000	437	71	29	36	105	21	16	20	17	39	36	47
$10,000-$14,999	420	101	14	39	55	26	20	27	22	36	37	43
$15,000-$24,999	1,163	200	315	141	137	52	44	46	44	69	56	58
$25,000-$34,999	1,152	138	317	263	190	52	37	36	38	28	25	27
$35,000-$49,999	1,408	222	457	328	156	74	47	29	25	28	23	19
$50,000-$74,999	1,964	76	641	614	343	101	68	38	27	22	18	17
$75,000-$99,999	735	46	206	205	206	28	22	6	6	5	3	3
$100,000-$149,999	219	7	33	43	93	24	18	1	1	0	0	0
$150,000-$249,999	54	2	1	8	34	5	4	0	0	0	0	0
$250,000-$499,999	3	0	0	0	0	1	1	0	0	0	0	0
$500,000 or More	0	0	0	0	0	0	0	0	0	0	0	0
Overall	7,556	863	2,013	1,678	1,319	385	276	203	181	226	198	214

1/ Stated in 2003 dollars.

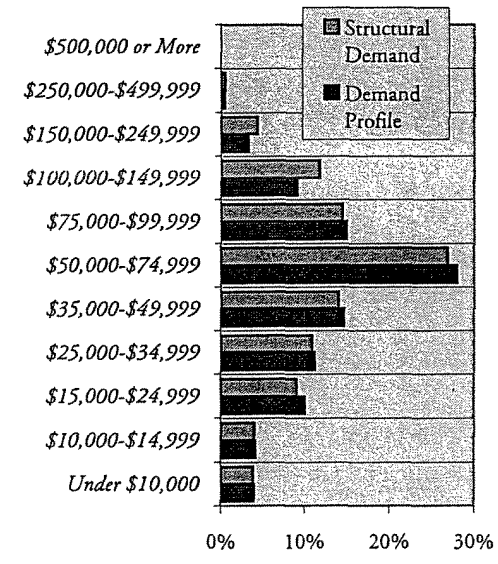
SOURCE: Claritas and Johnson Gardner

EXHBIT 1.03

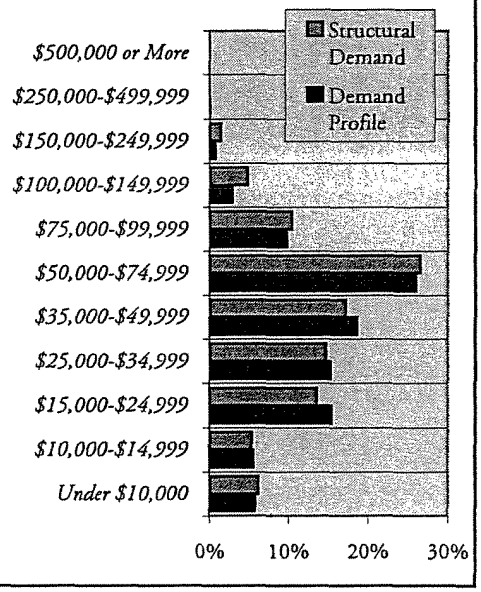
SUMMARY OF RESIDENTIAL DEMAND
BY TENURE AND HOUSEHOLD INCOME RANGE
CITY OF NEWBERG - MEDIUM GROWTH SCENARIO

Household Income 1/	Structural Demand		Demand Profile	
	Owner	Renter	Owner	Renter
Under $10,000	23	22	4.0%	5.8%
$10,000-$14,999	24	19	4.2%	5.6%
$15,000-$24,999	54	48	10.1%	15.4%
$25,000-$34,999	65	52	11.3%	15.2%
$35,000-$49,999	83	61	14.7%	18.6%
$50,000-$74,999	160	94	28.0%	26.0%
$75,000-$99,999	86	37	15.0%	9.7%
$100,000-$149,999	70	17	9.1%	2.9%
$150,000-$249,999	26	5	3.3%	0.7%
$250,000-$499,999	3	0	0.4%	0.0%
$500,000 or More	0	0	0.0%	0.0%
Overall	594	355	100.0%	100.0%

OWNERSHIP HOUSING



RENTAL HOUSING



1/ Income stated in 2003 Dollars.

SOURCE: Johnson Gardner

EXHBIT 1.04

PROJECTED RESIDENTIAL DEMAND BY PRODUCT TYPE
CITY OF NEWBERG - MEDIUM GROWTH SCENARIO

	Product Type				
Year	Single Family	Duplex	Multi-Family	Manufactured	Total
2004-08	496	34	367	48	945
2009-10	270	24	201	24	520
2011-15	800	96	603	68	1,567
2016-20	905	145	688	72	1,811
2021-25	906	193	695	68	1,862
Total	3,377	492	2,554	281	6,704
	Demand by Product Type - Through 2008				
HH Income	Single Family	Duplex	Multi-Family	Manufactured	Total
Under $10,000	14	7	21	7	49
$10,000-$14,999	15	7	20	7	50
$15,000-$24,999	36	17	57	9	119
$25,000-$34,999	57	3	56	5	121
$35,000-$49,999	78	0	68	7	153
$50,000-$74,999	148	0	96	12	256
$75,000-$99,999	79	0	36	0	115
$100,000-$149,999	48	0	11	0	59
$150,000-$249,999	17	0	3	0	20
$250,000-$499,999	2	0	0	0	2
$500,000 or More	0	0	0	0	0
Total	496	34	367	48	943

SOURCE: Johnson Gardner

EXHBIT 1.05

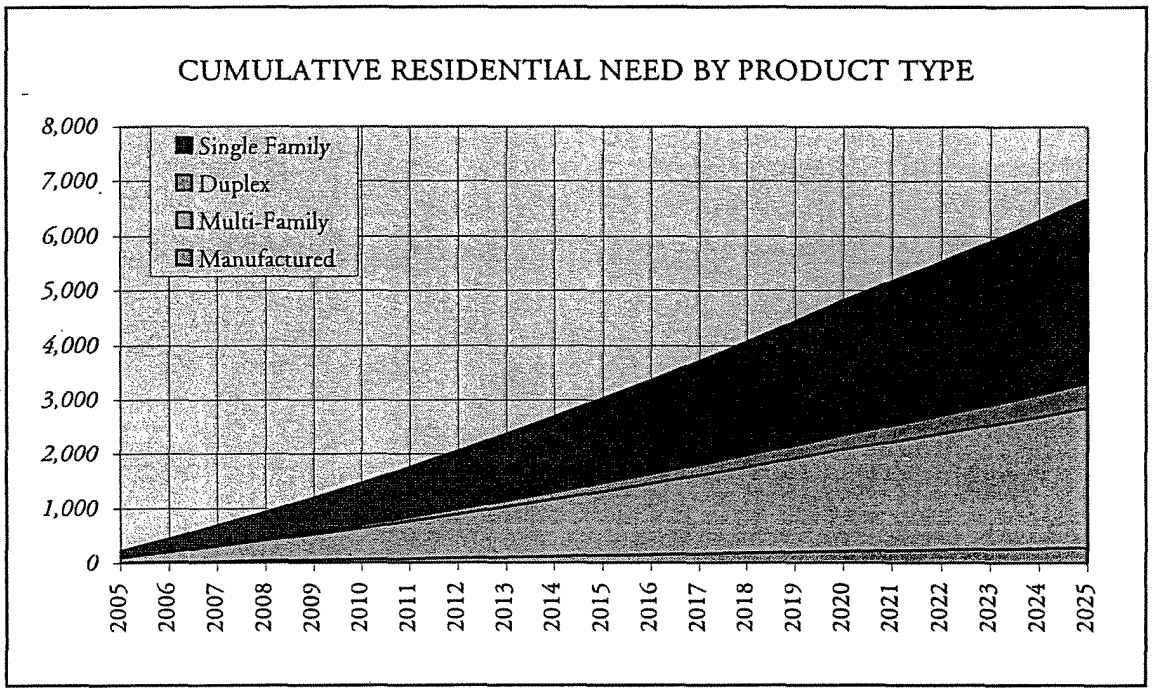
PROJECTED LONG-TERM
RESIDENTIAL DEMAND BY PRODUCT TYPE
CITY OF NEWBERG - MEDIUM GROWTH SCENARIO

	Product Type				
Year	Single Family	Duplex	Multi-Family	Manufactured	Total
2005	118	8	88	11	225
2006	122	8	90	12	232
2007	126	9	93	12	240
2008	130	9	96	12	248
2009	133	12	99	12	256
2010	137	12	102	12	264
2011	149	18	112	13	292
2012	154	19	116	13	302
2013	160	19	120	14	313
2014	165	20	125	14	324
2015	171	21	129	15	335
2016	169	21	130	15	338
2017	175	21	135	15	350
2018	181	22	139	16	362
2019	187	23	144	16	374
2020	193	24	149	17	387
2021	171	36	131	13	351
2022	176	37	135	13	361
2023	181	39	139	14	372
2024	186	40	143	14	383
2025	192	41	147	14	395
Total	3,377	458	2,563	287	6,704

SOURCE: Johnson Gardner

EXHIBIT 1.06

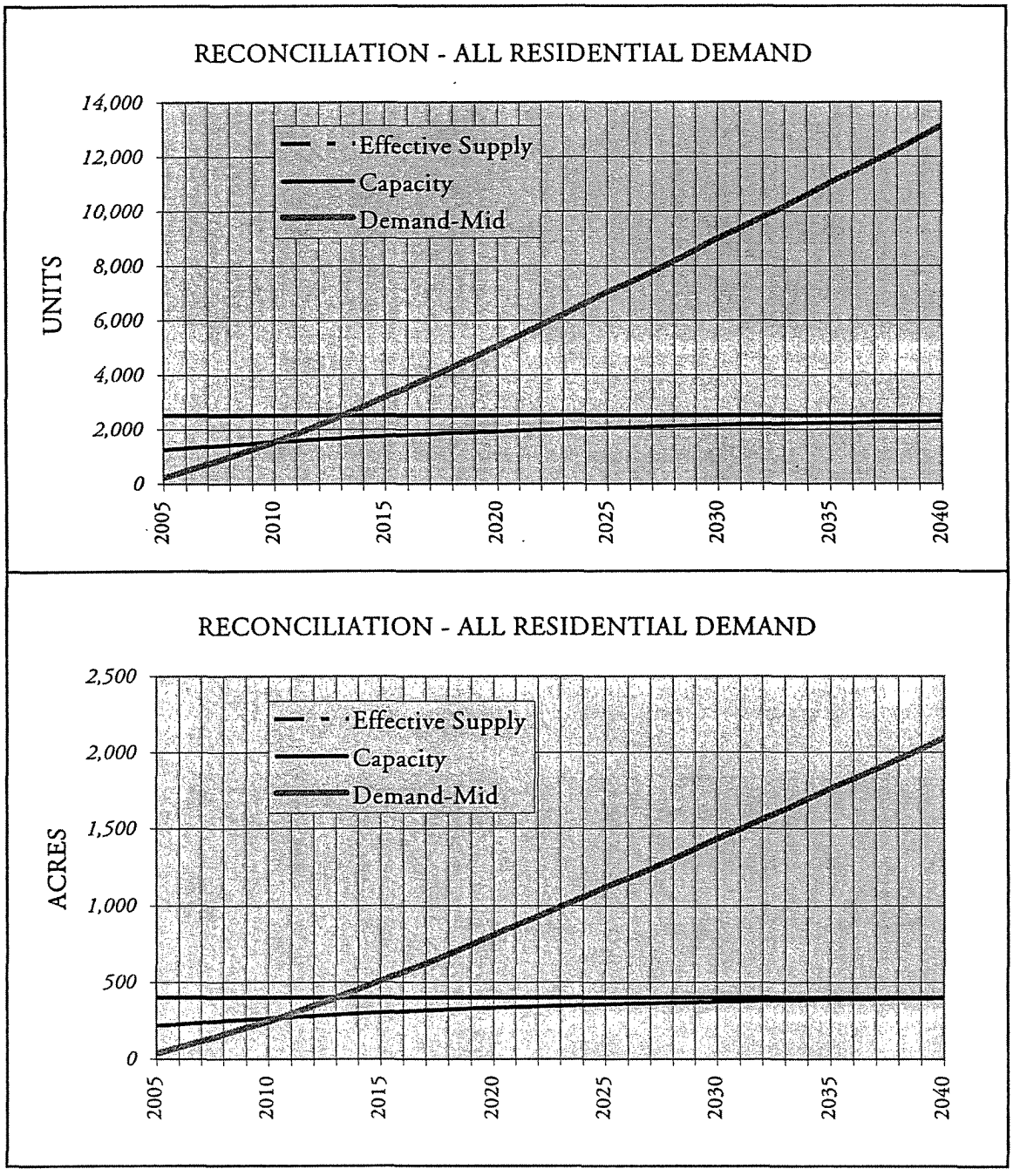
PROJECTED RESIDENTIAL NEEDS BY PRODUCT TYPE
MEDIUM GROWTH SCENARIO
2004 THROUGH 2024



SOURCE: Johnson Gardner, LLC

EXHIBIT 1.07

RECONCILIATION OF RESIDENTIAL NEEDS
MEDIUM-GROWTH SCENARIO
2005-2040



SOURCE: Johnson Gardner, LLC

HIGH-GROWTH SCENARIO

EXHIBIT 2.01

AGE BY INCOME DISTRIBUTION OF HOUSEHOLDS AND
PROJECTED SHORT-TERM OWNERSHIP HOUSING DEMAND
CITY OF NEWBERG - HIGH GROWTH SCENARIO
2004-2008

		Age of Householder										
Household Income Range 1/	Total	15-24	25-34	35-44	45-54	55-59	60-64	65-69	70-74	75-79	80-84	85+
2004												
Under $10,000	335	34	15	25	79	17	13	19	19	38	34	43
$10,000-$14,999	335	50	8	28	44	23	19	26	25	36	36	40
$15,000-$24,999	882	103	179	106	113	48	42	47	55	74	59	57
$25,000-$34,999	911	75	191	211	167	51	38	39	50	32	27	28
$35,000-$49,999	1,153	131	300	286	150	80	51	34	35	35	28	22
$50,000-$74,999	1,881	50	475	605	371	122	85	50	44	32	24	22
$75,000-$99,999	872	38	191	252	276	43	33	9	12	8	5	4
$100,000-$149,999	398	9	46	76	175	49	37	2	3	0	0	0
$150,000-$249,999	131	3	1	19	84	13	10	0	0	1	0	0
$250,000-$499,999	14	0	0	1	0	5	3	1	0	1	1	1
$500,000 or More	0	0	0	0	0	0	0	0	0	0	0	0
Overall	6,912	494	1,407	1,610	1,458	452	331	227	243	257	215	217
2008												
Under $10,000	410	37	18	28	105	29	20	29	19	38	36	52
$10,000-$14,999	409	55	9	31	58	37	29	41	26	36	38	49
$15,000-$24,999	1,064	113	206	117	150	79	65	73	57	73	62	69
$25,000-$34,999	1,111	83	220	234	223	84	60	61	52	31	29	34
$35,000-$49,999	1,397	144	346	317	200	130	80	52	36	34	30	26
$50,000-$74,999	2,307	55	547	671	495	200	133	78	45	31	25	26
$75,000-$99,999	1,076	42	220	280	368	70	51	14	12	8	6	5
$100,000-$149,999	525	10	53	85	233	80	58	3	3	0	0	0
$150,000-$249,999	175	4	1	21	112	21	15	0	0	1	0	0
$250,000-$499,999	20	0	0	1	0	9	5	2	0	1	1	1
$500,000 or More	0	0	0	0	0	0	0	0	0	0	0	0
Overall	8,494	544	1,621	1,784	1,944	739	516	351	252	253	228	263
NET CHANGE												
Under $10,000	74	3	2	3	26	11	7	10	1	-1	2	9
$10,000-$14,999	74	5	1	3	15	15	10	14	1	-1	2	8
$15,000-$24,999	182	10	27	11	37	30	23	26	2	-1	3	12
$25,000-$34,999	199	8	29	23	56	33	21	21	2	0	2	6
$35,000-$49,999	244	13	46	31	50	50	29	18	1	-1	2	5
$50,000-$74,999	426	5	72	65	124	77	48	27	2	0	1	5
$75,000-$99,999	204	4	29	27	92	27	18	5	0	0	0	1
$100,000-$149,999	128	1	7	8	58	31	21	1	0	0	0	0
$150,000-$249,999	44	0	0	2	28	8	5	0	0	0	0	0
$250,000-$499,999	6	0	0	0	0	3	2	1	0	0	0	0
$500,000 or More	0	0	0	0	0	0	0	0	0	0	0	0
Overall	1,582	50	214	174	486	286	185	124	9	-4	13	46

EXHIBIT 2.01

AGE BY INCOME DISTRIBUTION OF HOUSEHOLDS AND
PROJECTED SHORT-TERM OWNERSHIP HOUSING DEMAND
CITY OF NEWBERG - HIGH GROWTH SCENARIO
2004-2008

		Age of Householder										
Household Income Range 1/	Total	15-24	25-34	35-44	45-54	55-59	60-64	65-69	70-74	75-79	80-84	85+
OWNERSHIP PROPENSITY												
Under $10,000	47.2%	8.3%	18.2%	36.6%	46.5%	56.7%	56.7%	59.0%	59.0%	52.7%	52.7%	52.7%
$10,000-$14,999	54.0%	11.3%	21.0%	39.0%	48.8%	58.7%	58.7%	61.0%	61.0%	54.8%	54.8%	54.8%
$15,000-$24,999	49.4%	14.4%	24.0%	41.6%	51.1%	60.8%	60.8%	63.1%	63.1%	57.0%	57.0%	57.0%
$25,000-$34,999	52.2%	19.1%	28.4%	45.1%	54.2%	63.4%	63.4%	65.6%	65.6%	59.8%	59.8%	59.8%
$35,000-$49,999	54.9%	25.5%	34.3%	49.7%	58.1%	66.6%	66.6%	68.6%	68.6%	63.3%	63.3%	63.3%
$50,000-$74,999	60.8%	33.6%	41.7%	55.4%	62.8%	70.4%	70.4%	72.1%	72.1%	67.4%	67.4%	67.4%
$75,000-$99,999	68.2%	46.8%	53.6%	64.2%	69.9%	75.7%	75.7%	77.1%	77.1%	73.4%	73.4%	73.4%
$100,000-$149,999	80.0%	63.7%	68.8%	75.2%	78.7%	82.2%	82.2%	83.1%	83.1%	80.8%	80.8%	80.8%
$150,000-$249,999	83.6%	72.9%	76.6%	81.2%	83.7%	86.2%	86.2%	86.8%	86.8%	85.2%	85.2%	85.2%
$250,000-$499,999	95.7%	80.1%	82.7%	86.0%	87.8%	89.6%	89.6%	90.0%	90.0%	88.9%	88.9%	88.9%
$500,000 or More	0.0%	85.8%	87.6%	90.0%	91.3%	92.6%	92.6%	92.9%	92.9%	92.0%	92.0%	92.0%
Overall	59.8%	23.0%	38.2%	54.2%	63.6%	69.3%	69.1%	66.6%	66.5%	59.3%	58.9%	58.3%
Under $10,000	35	0	0	1	12	6	4	6	0	0	1	5
$10,000-$14,999	40	1	0	1	7	9	6	9	1	0	1	5
$15,000-$24,999	90	1	7	5	19	19	14	16	1	-1	2	7
$25,000-$34,999	104	1	8	10	30	21	14	14	1	0	1	4
$35,000-$49,999	134	3	16	15	29	34	19	13	1	0	1	3
$50,000-$74,999	259	2	30	36	78	55	33	20	1	0	1	3
$75,000-$99,999	139	2	16	18	64	20	14	4	0	0	0	1
$100,000-$149,999	102	1	5	6	46	26	17	1	0	0	0	0
$150,000-$249,999	37	0	0	2	23	7	5	0	0	0	0	0
$250,000-$499,999	6	0	0	0	0	3	2	1	0	0	0	0
$500,000 or More	0	0	0	0	0	0	0	0	0	0	0	0
Overall	946	11	82	94	308	200	128	84	5	-1	7	28
OWNERSHIP DEMAND PROFILE												
Under $10,000	111	1	1	6	30	11	8	11	5	10	10	16
$10,000-$14,999	119	4	1	7	18	16	11	17	9	10	11	16
$15,000-$24,999	283	8	29	27	48	34	27	31	18	20	19	23
$25,000-$34,999	315	8	35	58	75	37	26	27	17	9	9	12
$35,000-$49,999	411	20	67	86	72	61	36	25	13	11	10	10
$50,000-$74,999	784	10	129	204	195	98	63	38	17	11	9	10
$75,000-$99,999	420	11	67	99	161	36	26	7	5	3	2	3
$100,000-$149,999	256	4	21	35	115	46	32	2	1	0	0	0
$150,000-$249,999	92	1	0	10	58	13	9	0	0	0	0	0
$250,000-$499,999	12	0	0	0	0	5	3	1	0	0	0	0
$500,000 or More	0	0	0	0	0	0	0	0	0	0	0	0
Overall	2,802	68	351	530	772	357	242	160	86	75	70	91

1/ Stated in 2003 dollars.

SOURCE: Claritas and Johnson Gardner

EXHIBIT 2.02

PROJECTED SHORT-TERM RENTAL HOUSING DEMAND
CITY OF NEWBERG - HIGH GROWTH SCENARIO
2004-2008

Household Income Range	Weighted Average	Age of Householder 15-24	25-34	35-44	45-54	55-59	60-64	65-69	70-74	75-79	80-84	85+
RENTAL PROPENSITY												
Under $10,000	52.8%	91.7%	81.8%	63.4%	53.5%	43.3%	43.3%	41.0%	41.0%	47.3%	47.3%	47.3%
$10,000-$14,999	46.0%	88.7%	79.0%	61.0%	51.2%	41.3%	41.3%	39.0%	39.0%	45.2%	45.2%	45.2%
$15,000-$24,999	50.6%	85.6%	76.0%	58.4%	48.9%	39.2%	39.2%	36.9%	36.9%	43.0%	43.0%	43.0%
$25,000-$34,999	47.8%	80.9%	71.6%	54.9%	45.8%	36.6%	36.6%	34.4%	34.4%	40.2%	40.2%	40.2%
$35,000-$49,999	45.1%	74.5%	65.7%	50.3%	41.9%	33.4%	33.4%	31.4%	31.4%	36.7%	36.7%	36.7%
$50,000-$74,999	39.2%	66.4%	58.3%	44.6%	37.2%	29.6%	29.6%	27.9%	27.9%	32.6%	32.6%	32.6%
$75,000-$99,999	31.8%	53.2%	46.4%	35.8%	30.1%	24.3%	24.3%	22.9%	22.9%	26.6%	26.6%	26.6%
$100,000-$149,999	20.0%	36.3%	31.2%	24.8%	21.3%	17.8%	17.8%	16.9%	16.9%	19.2%	19.2%	19.2%
$150,000-$249,999	16.4%	27.1%	23.4%	18.8%	16.3%	13.8%	13.8%	13.2%	13.2%	14.8%	14.8%	14.8%
$250,000-$499,999	4.3%	19.9%	17.3%	14.0%	12.2%	10.4%	10.4%	10.0%	10.0%	11.1%	11.1%	11.1%
$500,000 or More	100.0%	14.2%	12.4%	10.0%	8.7%	7.4%	7.4%	7.1%	7.1%	8.0%	8.0%	8.0%
Overall	40.2%	77.0%	61.8%	45.8%	36.4%	30.7%	30.9%	33.4%	33.5%	40.7%	41.1%	41.7%
RENTAL DEMAND / 04-08												
Under $10,000	38	3	2	2	14	5	3	4	0	0	1	4
$10,000-$14,999	35	4	1	2	7	6	4	6	0	0	1	4
$15,000-$24,999	92	9	21	7	18	12	9	9	1	0	1	5
$25,000-$34,999	96	6	21	13	25	12	8	7	1	0	1	2
$35,000-$49,999	113	10	30	16	21	17	10	6	0	0	1	2
$50,000-$74,999	166	3	42	29	46	23	14	8	0	0	0	1
$75,000-$99,999	65	2	13	10	28	7	4	1	0	0	0	0
$100,000-$149,999	26	0	2	2	12	6	4	0	0	0	0	0
$150,000-$249,999	7	0	0	0	5	1	1	0	0	0	0	0
$250,000-$499,999	0	0	0	0	0	0	0	0	0	0	0	0
$500,000 or More	0	0	0	0	0	0	0	0	0	0	0	0
Overall	638	37	132	81	176	89	57	41	2	0	5	18
RENTAL DEMAND PROFILE												
Under $10,000	453	73	30	38	109	22	16	21	17	41	37	49
$10,000-$14,999	436	104	15	41	57	27	21	29	22	37	38	45
$15,000-$24,999	1,207	207	327	146	142	54	46	48	46	72	58	60
$25,000-$34,999	1,196	143	329	273	197	54	39	37	40	29	26	28
$35,000-$49,999	1,460	230	474	340	162	77	49	30	25	29	24	20
$50,000-$74,999	2,036	78	665	636	357	105	71	40	27	23	18	17
$75,000-$99,999	763	48	213	213	215	30	22	6	6	5	3	3
$100,000-$149,999	228	7	34	45	96	26	19	1	1	0	0	0
$150,000-$249,999	56	2	1	8	36	5	4	0	0	0	0	0
$250,000-$499,999	3	0	0	0	0	1	1	0	0	0	0	0
$500,000 or More	0	0	0	0	0	0	0	0	0	0	0	0
Overall	7,839	892	2,088	1,741	1,371	402	287	212	185	235	204	222

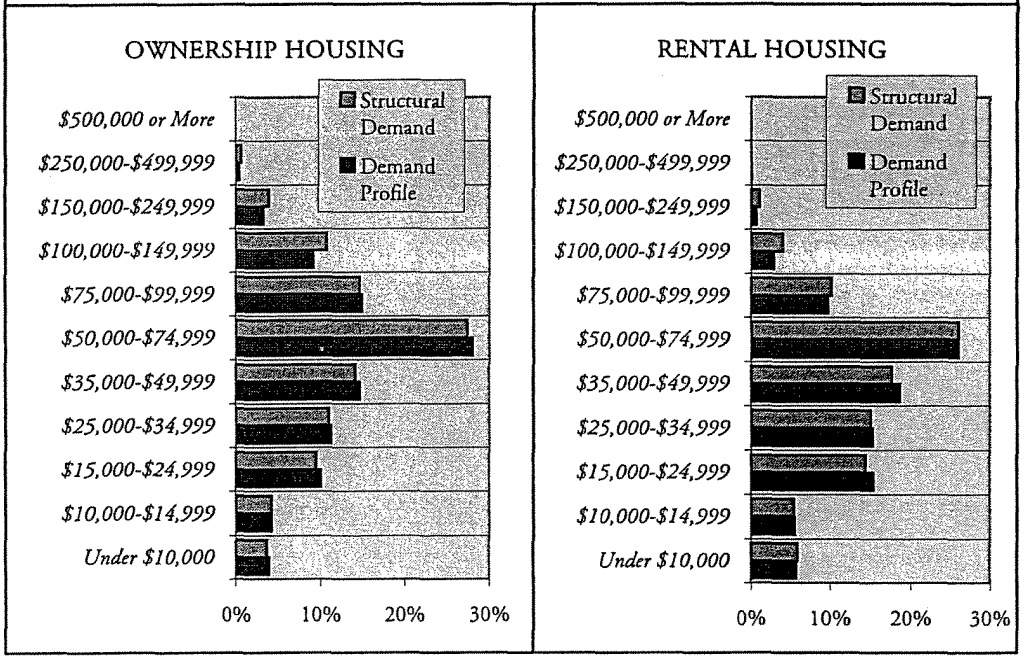
1/ Stated in 2003 dollars.

SOURCE: Claritas and Johnson Gardner

EXHBIT 2.03

SUMMARY OF RESIDENTIAL DEMAND
BY TENURE AND HOUSEHOLD INCOME RANGE
CITY OF NEWBERG - HIGH GROWTH SCENARIO

Household Income 1/	Structural Demand		Demand Profile	
	Owner	Renter	Owner	Renter
Under $10,000	35	38	3.9%	5.8%
$10,000-$14,999	40	35	4.2%	5.6%
$15,000-$24,999	90	92	10.1%	15.4%
$25,000-$34,999	104	96	11.2%	15.3%
$35,000-$49,999	134	113	14.7%	18.6%
$50,000-$74,999	259	166	28.0%	26.0%
$75,000-$99,999	139	65	15.0%	9.7%
$100,000-$149,999	102	26	9.1%	2.9%
$150,000-$249,999	37	7	3.3%	0.7%
$250,000-$499,999	6	0	0.4%	0.0%
$500,000 or More	0	0	0.0%	0.0%
Overall	946	638	100.0%	100.0%



1/ Income stated in 2003 Dollars.

SOURCE: Johnson Gardner

EXHBIT 2.04

PROJECTED RESIDENTIAL DEMAND BY PRODUCT TYPE
CITY OF NEWBERG - HIGH GROWTH SCENARIO

	Product Type				
Year	Single Family	Duplex	Multi-Family	Manufactured	Total
2004-08	831	56	615	80	1,582
2009-10	478	43	357	43	922
2011-15	1,236	149	931	105	2,421
2016-20	1,475	236	1,121	118	2,951
2021-25	1,606	342	1,231	121	3,300
Total	5,626	826	4,256	467	11,176

	Demand by Product Type - Through 2008				
HH Income	Single Family	Duplex	Multi-Family	Manufactured	Total
Under $10,000	24	11	36	12	82
$10,000-$14,999	26	12	34	13	85
$15,000-$24,999	61	28	95	15	199
$25,000-$34,999	95	5	94	8	203
$35,000-$49,999	130	0	115	11	255
$50,000-$74,999	248	0	160	21	429
$75,000-$99,999	133	0	60	0	193
$100,000-$149,999	81	0	18	0	99
$150,000-$249,999	29	0	4	0	33
$250,000-$499,999	4	0	0	0	4
$500,000 or More	0	0	0	0	0
Total	831	56	615	80	1,582

SOURCE: Johnson Gardner

EXHBIT 2.05

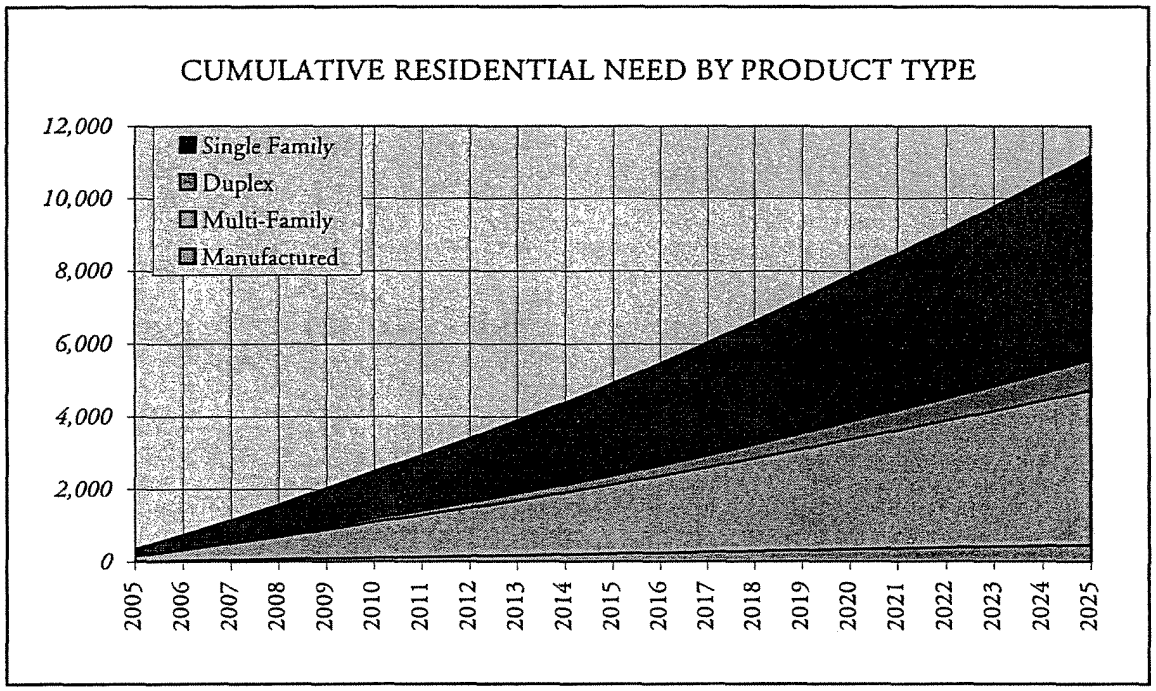
PROJECTED LONG-TERM
RESIDENTIAL DEMAND BY PRODUCT TYPE
CITY OF NEWBERG - HIGH GROWTH SCENARIO

	Product Type				
Year	Single Family	Duplex	Multi-Family	Manufactured	Total
2005	192	13	142	18	365
2006	202	14	150	19	385
2007	213	14	158	20	405
2008	224	15	166	21	427
2009	233	21	174	21	449
2010	245	22	183	22	473
2011	225	27	170	19	441
2012	236	28	178	20	462
2013	247	30	186	21	483
2014	258	31	195	22	506
2015	270	32	204	23	529
2016	269	43	205	22	539
2017	282	45	214	23	563
2018	294	47	224	24	589
2019	308	49	234	25	616
2020	322	52	245	26	644
2021	296	63	227	22	608
2022	308	66	236	23	633
2023	321	68	246	24	659
2024	334	71	256	25	686
2025	348	74	266	26	714
Total	5,626	826	4,256	467	11,176

SOURCE: Johnson Gardner

EXHIBIT 2.06

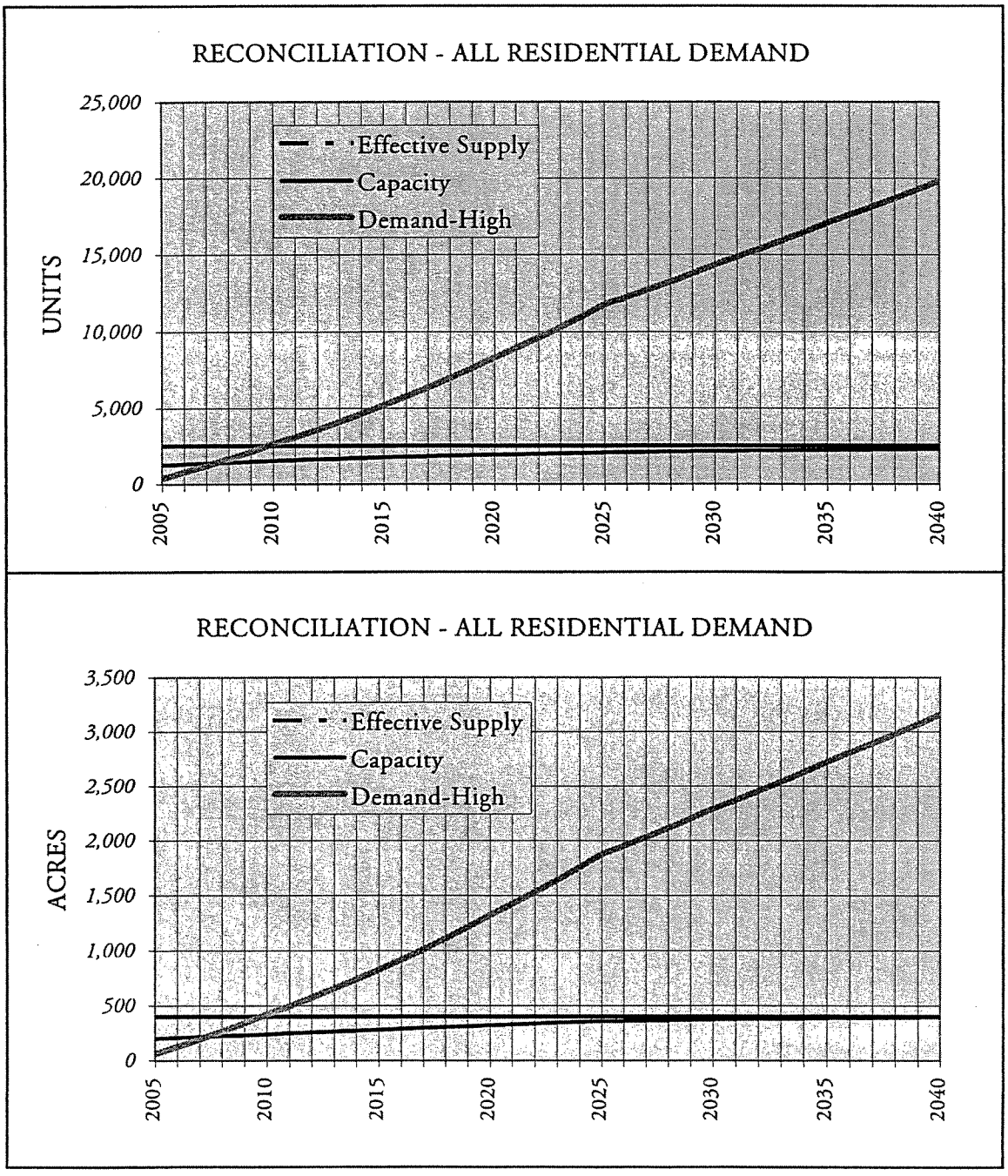
PROJECTED RESIDENTIAL NEEDS BY PRODUCT TYPE
HIGH-GROWTH SCENARIO
2005 THROUGH 2025



SOURCE: Johnson Gardner, LLC

EXHIBIT 2.07

RECONCILIATION OF RESIDENTIAL NEEDS
HIGH GROWTH SCENARIO
2005-2040



SOURCE: Johnson Gardner, LLC

LOW-GROWTH SCENARIO

EXHIBIT 4.01

AGE BY INCOME DISTRIBUTION OF HOUSEHOLDS AND
PROJECTED SHORT-TERM OWNERSHIP HOUSING DEMAND
CITY OF NEWBERG - LOW GROWTH SCENARIO
2004-2008

		Age of Householder										
Household Income Range 1/	Total	15-24	25-34	35-44	45-54	55-59	60-64	65-69	70-74	75-79	80-84	85+
2004												
Under $10,000	335	34	15	25	79	17	13	19	19	38	34	43
$10,000-$14,999	335	50	8	28	44	23	19	26	25	36	36	40
$15,000-$24,999	882	103	179	106	113	48	42	47	55	74	59	57
$25,000-$34,999	911	75	191	211	167	51	38	39	50	32	27	28
$35,000-$49,999	1,153	131	300	286	150	80	51	34	35	35	28	22
$50,000-$74,999	1,881	50	475	605	371	122	85	50	44	32	24	22
$75,000-$99,999	872	38	191	252	276	43	33	9	12	8	5	4
$100,000-$149,999	398	9	46	76	175	49	37	2	3	0	0	0
$150,000-$249,999	131	3	1	19	84	13	10	0	0	1	0	0
$250,000-$499,999	14	0	0	1	0	5	3	1	0	1	1	1
$500,000 or More	0	0	0	0	0	0	0	0	0	0	0	0
Overall	6,912	494	1,407	1,610	1,458	452	331	227	243	257	215	217
2008												
Under $10,000	364	33	16	25	93	25	18	26	17	33	32	46
$10,000-$14,999	364	49	8	28	52	33	26	36	23	32	34	43
$15,000-$24,999	946	100	183	104	133	70	58	65	50	65	55	61
$25,000-$34,999	987	74	196	208	198	75	53	54	46	28	26	31
$35,000-$49,999	1,242	128	308	282	177	116	71	47	32	31	27	23
$50,000-$74,999	2,051	49	487	596	440	178	118	69	40	28	23	23
$75,000-$99,999	956	37	196	249	328	62	45	12	11	7	5	5
$100,000-$149,999	467	9	47	75	207	71	51	3	3	0	0	0
$150,000-$249,999	156	3	1	18	100	19	14	0	0	1	0	0
$250,000-$499,999	18	0	0	1	0	8	5	2	0	1	1	1
$500,000 or More	0	0	0	0	0	0	0	0	0	0	0	0
Overall	7,550	483	1,441	1,586	1,728	657	459	312	224	225	202	234
NET CHANGE												
Under $10,000	29	-1	0	0	15	8	5	7	-1	-5	-2	3
$10,000-$14,999	29	-1	0	0	8	10	7	10	-2	-4	-2	3
$15,000-$24,999	64	-2	4	-2	21	22	16	18	-4	-9	-3	4
$25,000-$34,999	76	-2	5	-3	31	23	15	15	-4	-4	-2	2
$35,000-$49,999	89	-3	7	-4	28	36	20	13	-3	-4	-2	2
$50,000-$74,999	170	-1	11	-9	69	55	33	19	-3	-4	-1	2
$75,000-$99,999	84	-1	5	-4	51	19	13	3	-1	-1	0	0
$100,000-$149,999	69	0	1	-1	32	22	14	1	0	0	0	0
$150,000-$249,999	25	0	0	0	16	6	4	0	0	0	0	0
$250,000-$499,999	4	0	0	0	0	2	1	0	0	0	0	0
$500,000 or More	0	0	0	0	0	0	0	0	0	0	0	0
Overall	638	-11	34	-24	270	204	128	85	-19	-32	-13	16

EXHIBIT 4.01

AGE BY INCOME DISTRIBUTION OF HOUSEHOLDS AND
PROJECTED SHORT-TERM OWNERSHIP HOUSING DEMAND
CITY OF NEWBERG - LOW GROWTH SCENARIO
2004-2008

		Age of Householder										
Household Income Range 1/	Total	15-24	25-34	35-44	45-54	55-59	60-64	65-69	70-74	75-79	80-84	85+
OWNERSHIP PROPENSITY												
Under $10,000	52.3%	8.3%	18.2%	36.6%	46.5%	56.7%	56.7%	59.0%	59.0%	52.7%	52.7%	52.7%
$10,000-$14,999	63.1%	11.3%	21.0%	39.0%	48.8%	58.7%	58.7%	61.0%	61.0%	54.8%	54.8%	54.8%
$15,000-$24,999	58.0%	14.4%	24.0%	41.6%	51.1%	60.8%	60.8%	63.1%	63.1%	57.0%	57.0%	57.0%
$25,000-$34,999	60.6%	19.1%	28.4%	45.1%	54.2%	63.4%	63.4%	65.6%	65.6%	59.8%	59.8%	59.8%
$35,000-$49,999	62.9%	25.5%	34.3%	49.7%	58.1%	66.6%	66.6%	68.6%	68.6%	63.3%	63.3%	63.3%
$50,000-$74,999	67.2%	33.6%	41.7%	55.4%	62.8%	70.4%	70.4%	72.1%	72.1%	67.4%	67.4%	67.4%
$75,000-$99,999	73.5%	46.8%	53.6%	64.2%	69.9%	75.7%	75.7%	77.1%	77.1%	73.4%	73.4%	73.4%
$100,000-$149,999	81.0%	63.7%	68.8%	75.2%	78.7%	82.2%	82.2%	83.1%	83.1%	80.8%	80.8%	80.8%
$150,000-$249,999	84.7%	72.9%	76.6%	81.2%	83.7%	86.2%	86.2%	86.8%	86.8%	85.2%	85.2%	85.2%
$250,000-$499,999	75.2%	80.1%	82.7%	86.0%	87.8%	89.6%	89.6%	90.0%	90.0%	88.9%	88.9%	88.9%
$500,000 or More	0.0%	85.8%	87.6%	90.0%	91.3%	92.6%	92.6%	92.9%	92.9%	92.0%	92.0%	92.0%
Overall	67.1%	23.0%	38.2%	54.2%	63.6%	69.3%	69.1%	66.6%	66.5%	59.3%	58.9%	58.3%
Under $10,000	15	0	0	0	7	4	3	4	-1	-3	-1	2
$10,000-$14,999	18	0	0	0	4	6	4	6	-1	-2	-1	2
$15,000-$24,999	37	0	1	-1	11	13	10	11	-3	-5	-2	2
$25,000-$34,999	46	0	1	-1	17	15	9	10	-3	-2	-1	1
$35,000-$49,999	56	-1	2	-2	16	24	13	9	-2	-3	-1	1
$50,000-$74,999	114	0	5	-5	43	39	23	14	-2	-3	-1	1
$75,000-$99,999	62	0	2	-2	36	15	10	3	-1	-1	0	0
$100,000-$149,999	56	0	1	-1	25	18	12	1	0	0	0	0
$150,000-$249,999	21	0	0	0	13	5	3	0	0	0	0	0
$250,000-$499,999	3	0	0	0	0	2	1	0	0	0	0	0
$500,000 or More	0	0	0	0	0	0	0	0	0	0	0	0
Overall	428	-1	12	-12	172	141	88	58	-13	-19	-7	9
OWNERSHIP DEMAND PROFILE												
Under $10,000	91	1	1	5	25	9	7	9	4	7	8	13
$10,000-$14,999	97	3	1	6	15	13	9	14	7	8	9	13
$15,000-$24,999	230	7	23	21	40	28	23	26	14	16	15	18
$25,000-$34,999	257	7	28	47	62	31	21	23	13	7	7	9
$35,000-$49,999	333	16	53	69	59	51	30	21	10	8	8	8
$50,000-$74,999	639	8	104	163	160	82	53	32	14	8	7	8
$75,000-$99,999	343	9	53	79	133	31	22	6	4	2	2	2
$100,000-$149,999	210	3	17	28	94	38	27	2	1	0	0	0
$150,000-$249,999	76	1	0	8	48	11	7	0	0	0	0	0
$250,000-$499,999	9	0	0	0	0	4	2	0	0	0	0	0
$500,000 or More	0	0	0	0	0	0	0	0	0	0	0	0
Overall	2,284	56	281	424	636	298	202	134	68	57	56	72

1/ Stated in 2003 dollars.

SOURCE: Claritas and Johnson Gardner

EXHIBIT 4.02

PROJECTED SHORT-TERM RENTAL HOUSING DEMAND
CITY OF NEWBERG - LOW GROWTH SCENARIO
2004-2008

Household Income Range	Weighted Average	Age of Householder 15-24	25-34	35-44	45-54	55-59	60-64	65-69	70-74	75-79	80-84	85+
RENTAL PROPENSITY												
Under $10,000	47.7%	91.7%	81.8%	63.4%	53.5%	43.3%	43.3%	41.0%	41.0%	47.3%	47.3%	47.3%
$10,000-$14,999	36.9%	88.7%	79.0%	61.0%	51.2%	41.3%	41.3%	39.0%	39.0%	45.2%	45.2%	45.2%
$15,000-$24,999	42.0%	85.6%	76.0%	58.4%	48.9%	39.2%	39.2%	36.9%	36.9%	43.0%	43.0%	43.0%
$25,000-$34,999	39.4%	80.9%	71.6%	54.9%	45.8%	36.6%	36.6%	34.4%	34.4%	40.2%	40.2%	40.2%
$35,000-$49,999	37.1%	74.5%	65.7%	50.3%	41.9%	33.4%	33.4%	31.4%	31.4%	36.7%	36.7%	36.7%
$50,000-$74,999	32.8%	66.4%	58.3%	44.6%	37.2%	29.6%	29.6%	27.9%	27.9%	32.6%	32.6%	32.6%
$75,000-$99,999	26.5%	53.2%	46.4%	35.8%	30.1%	24.3%	24.3%	22.9%	22.9%	26.6%	26.6%	26.6%
$100,000-$149,999	19.0%	36.3%	31.2%	24.8%	21.3%	17.8%	17.8%	16.9%	16.9%	19.2%	19.2%	19.2%
$150,000-$249,999	15.3%	27.1%	23.4%	18.8%	16.3%	13.8%	13.8%	13.2%	13.2%	14.8%	14.8%	14.8%
$250,000-$499,999	24.8%	19.9%	17.3%	14.0%	12.2%	10.4%	10.4%	10.0%	10.0%	11.1%	11.1%	11.1%
$500,000 or More	100.0%	14.2%	12.4%	10.0%	8.7%	7.4%	7.4%	7.1%	7.1%	8.0%	8.0%	8.0%
Overall	32.9%	77.0%	61.8%	45.8%	36.4%	30.7%	30.9%	33.4%	33.5%	40.7%	41.1%	41.7%
RENTAL DEMAND / 04-08												
Under $10,000	13	-1	0	0	8	3	2	3	-1	-2	-1	2
$10,000-$14,999	11	-1	0	0	4	4	3	4	-1	-2	-1	1
$15,000-$24,999	25	-2	3	-1	10	9	6	6	-2	-4	-2	2
$25,000-$34,999	29	-1	3	-2	14	8	5	5	-1	-2	-1	1
$35,000-$49,999	33	-2	5	-2	12	12	7	4	-1	-2	-1	1
$50,000-$74,999	58	-1	7	-4	26	16	10	5	-1	-1	0	1
$75,000-$99,999	25	0	2	-1	15	5	3	1	0	0	0	0
$100,000-$149,999	14	0	0	0	7	4	3	0	0	0	0	0
$150,000-$249,999	5	0	0	0	3	1	1	0	0	0	0	0
$250,000-$499,999	0	0	0	0	0	0	0	0	0	0	0	0
$500,000 or More	0	0	0	0	0	0	0	0	0	0	0	0
Overall	213	-8	20	-10	99	62	40	28	-7	-13	-6	8
RENTAL DEMAND PROFILE												
Under $10,000	428	69	28	36	103	20	15	20	16	39	35	47
$10,000-$14,999	412	99	14	39	54	25	20	27	21	35	36	42
$15,000-$24,999	1,140	196	309	138	134	51	43	45	43	68	55	57
$25,000-$34,999	1,129	136	311	258	186	50	36	35	38	27	24	27
$35,000-$49,999	1,380	218	449	322	153	72	46	28	24	27	22	19
$50,000-$74,999	1,928	74	630	603	337	98	67	37	26	22	18	17
$75,000-$99,999	723	46	202	202	202	28	21	6	6	5	3	3
$100,000-$149,999	216	7	32	43	91	24	18	1	1	0	0	0
$150,000-$249,999	54	2	1	8	34	5	4	0	0	0	0	0
$250,000-$499,999	3	0	0	0	0	1	1	0	0	0	0	0
$500,000 or More	0	0	0	0	0	0	0	0	0	0	0	0
Overall	7,414	847	1,976	1,650	1,294	375	270	199	176	222	193	212

1/ Stated in 2003 dollars.

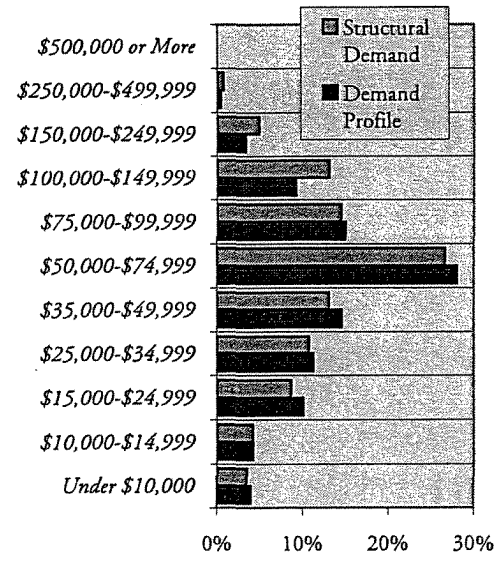
SOURCE: Claritas and Johnson Gardner

EXHBIT 4.03

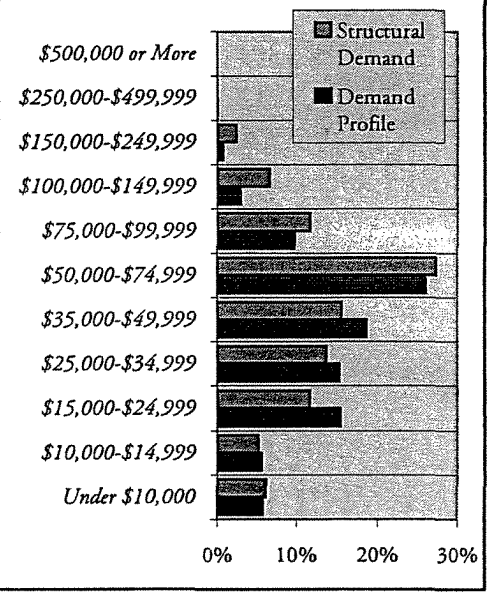
SUMMARY OF RESIDENTIAL DEMAND
BY TENURE AND HOUSEHOLD INCOME RANGE
CITY OF NEWBERG - LOW GROWTH SCENARIO

Household Income 1/	Structural Demand		Demand Profile	
	Owner	Renter	Owner	Renter
Under $10,000	15	13	4.0%	5.8%
$10,000-$14,999	18	11	4.2%	5.6%
$15,000-$24,999	37	25	10.1%	15.4%
$25,000-$34,999	46	29	11.3%	15.2%
$35,000-$49,999	56	33	14.6%	18.6%
$50,000-$74,999	114	58	28.0%	26.0%
$75,000-$99,999	62	25	15.0%	9.8%
$100,000-$149,999	56	14	9.2%	2.9%
$150,000-$249,999	21	5	3.3%	0.7%
$250,000-$499,999	3	0	0.4%	0.0%
$500,000 or More	0	0	0.0%	0.0%
Overall	428	213	100.0%	100.0%

OWNERSHIP HOUSING



RENTAL HOUSING



1/ Income stated in 2003 Dollars.

SOURCE: Johnson Gardner

EXHIBIT 4.04

PROJECTED RESIDENTIAL DEMAND BY PRODUCT TYPE
CITY OF NEWBERG - LOW GROWTH SCENARIO

	Product Type				
Year	Single Family	Duplex	Multi-Family	Manufactured	Total
2004-08	335	23	248	32	638
2009-10	177	16	132	16	341
2011-15	612	74	461	52	1,199
2016-20	672	108	511	54	1,344
2021-25	636	135	488	48	1,307
Total	2,432	355	1,840	202	4,829

	Demand by Product Type - Through 2008				
HH Income	Single Family	Duplex	Multi-Family	Manufactured	Total
Under $10,000	10	5	14	5	34
$10,000-$14,999	10	5	14	5	34
$15,000-$24,999	25	11	38	6	80
$25,000-$34,999	38	2	38	3	81
$35,000-$49,999	52	0	46	4	103
$50,000-$74,999	100	0	65	8	173
$75,000-$99,999	54	0	24	0	78
$100,000-$149,999	33	0	7	0	40
$150,000-$249,999	12	0	2	0	14
$250,000-$499,999	1	0	0	0	1
$500,000 or More	0	0	0	0	0
Total	335	23	248	32	638

SOURCE: Johnson Gardner

EXHBIT 4.05

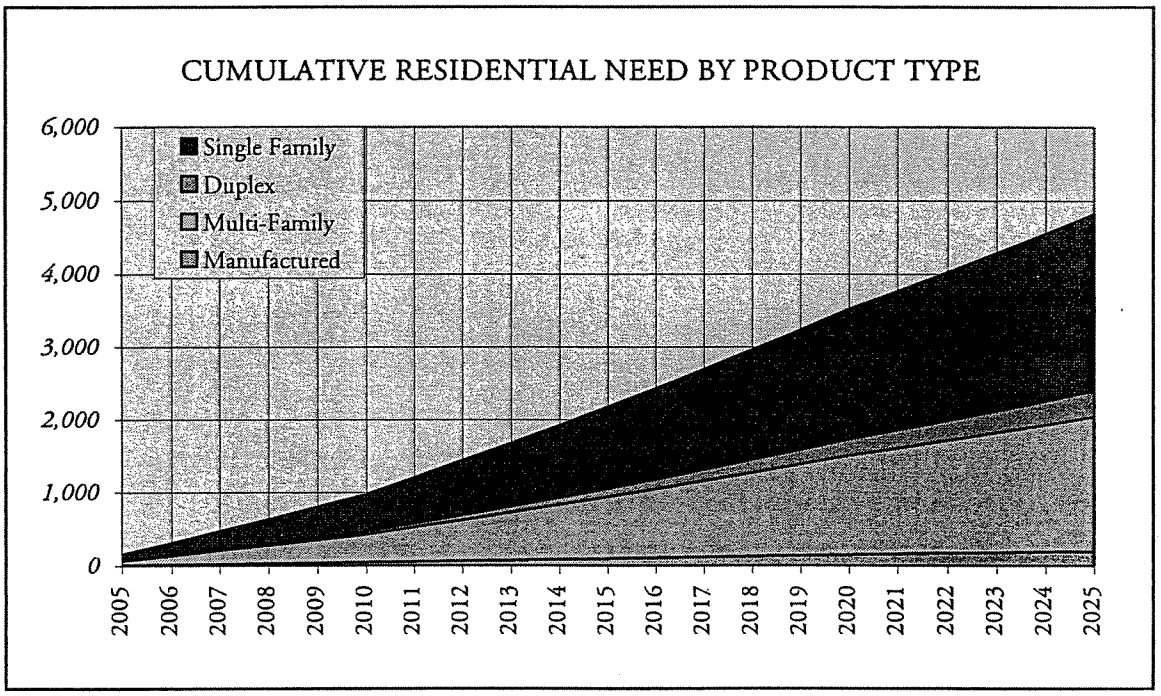
PROJECTED LONG-TERM
RESIDENTIAL DEMAND BY PRODUCT TYPE
CITY OF NEWBERG - LOW GROWTH SCENARIO

	Product Type				
Year	Single Family	Duplex	Multi-Family	Manufactured	Total
2005	81	5	60	8	154
2006	83	6	61	8	158
2007	85	6	63	8	161
2008	87	6	64	8	165
2009	87	8	65	8	169
2010	89	8	67	8	172
2011	116	14	87	10	226
2012	119	14	90	10	233
2013	122	15	92	10	240
2014	126	15	95	11	247
2015	129	16	98	11	254
2016	127	20	97	10	254
2017	131	21	99	10	261
2018	134	21	102	11	269
2019	138	22	105	11	276
2020	142	23	108	11	284
2021	121	26	93	9	249
2022	124	26	95	9	255
2023	127	27	97	10	261
2024	130	28	100	10	267
2025	133	28	102	10	274
Total	2,432	355	1,840	202	4,829

SOURCE: Johnson Gardner

EXHIBIT 4.06

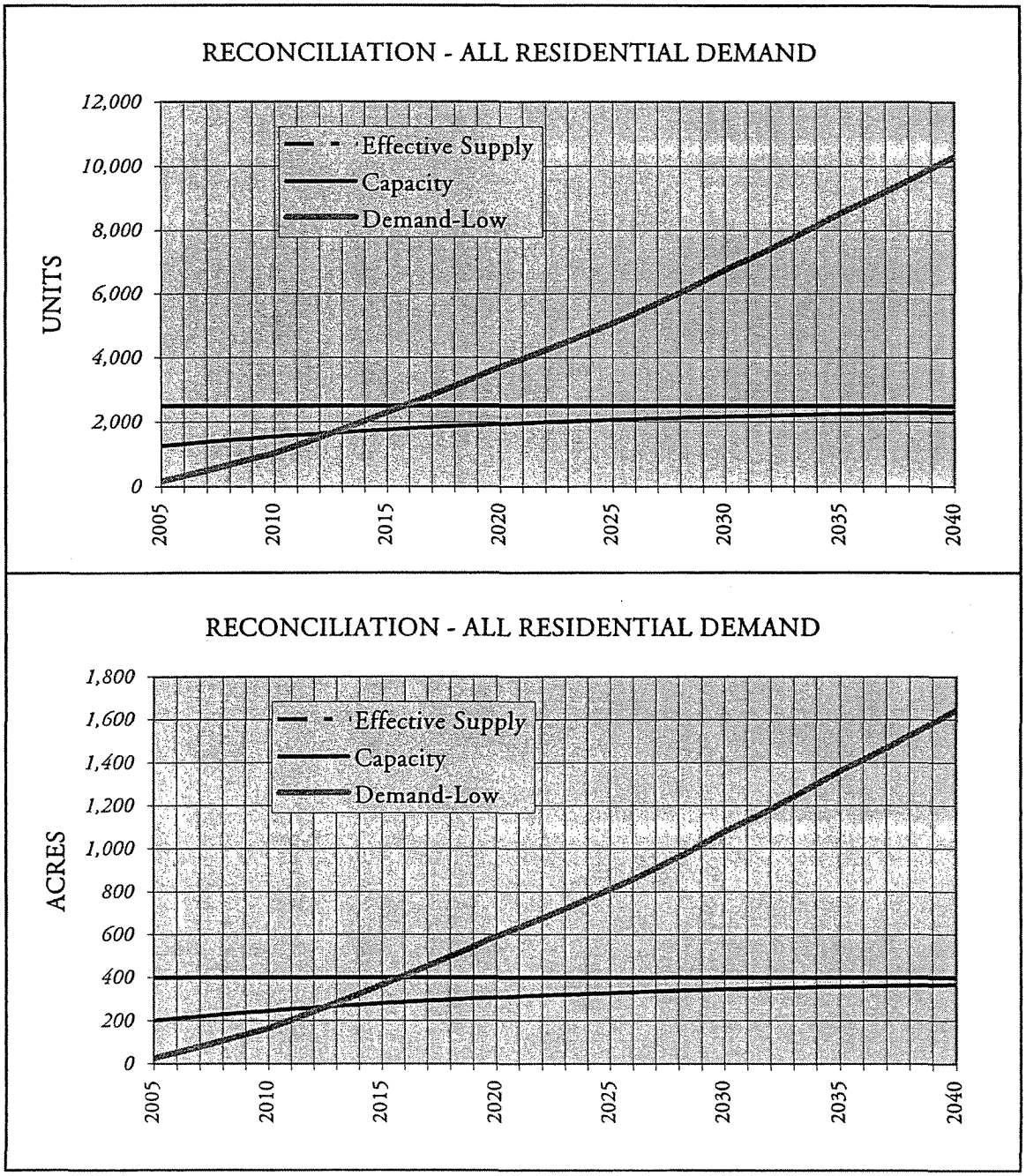
PROJECTED RESIDENTIAL NEEDS BY PRODUCT TYPE
LOW-GROWTH SCENARIO
2005 THROUGH 2025



SOURCE: Johnson Gardner, LLC

EXHIBIT 4.07

RECONCILIATION OF RESIDENTIAL NEEDS
LOW GROWTH SCENARIO
2005-2040



SOURCE: Johnson Gardner, LLC

RESIDENTIAL NEEDS ANALYSIS SUMMARY

EXHIBIT 5.01

PROJECTED HOUSING NEEDS 2005-2040
ALL SCENARIOS

MEDIUM GROWTH SCENARIO		Additional DU		DU/	Acreage Needed	
Housing Type	Mix	2005-25	2005-40	Acre	2005-25	2005-40
Single Family						
Conventional	50%	3,377	6,611	4.14	815	1,596
Attached	7%	492	963	8.00	61	120
Multi-Family						
Medium Density	15%	1,022	2,000	12.00	85	167
High Density	23%	1,533	3,000	22.00	70	136
Manufactured Homes						
Parks	2%	140	275	8.80	16	31
Subdivisions	2%	140	275	6.50	22	42
TOTAL	100%	6,704	13,124	6.27	1,069	2,093

HIGH GROWTH SCENARIO		Additional DU		DU/	Acreage Needed	
Housing Type	Mix	2005-25	2005-40	Acre	2005-25	2005-40
Single Family						
Conventional	50%	5,626	9,980	4.14	1,358	2,409
Attached	7%	826	1,466	8.00	103	183
Multi-Family						
Medium Density	15%	1,702	3,020	12.00	142	252
High Density	23%	2,554	4,530	22.00	116	206
Manufactured Homes						
Parks	2%	233	414	8.80	27	47
Subdivisions	2%	233	414	6.50	36	64
TOTAL	100%	11,176	19,823	6.27	1,782	3,161

LOW GROWTH SCENARIO		Additional DU		DU/	Acreage Needed	
Housing Type	Mix	2005-25	2005-40	Acre	2005-25	2005-40
Single Family						
Conventional	50%	2,431	5,193	4.14	587	1,254
Attached	7%	357	763	8.00	45	95
Multi-Family						
Medium Density	15%	736	1,571	12.00	61	131
High Density	23%	1,103	2,357	22.00	50	107
Manufactured Homes						
Parks	2%	101	215	8.80	11	24
Subdivisions	2%	101	215	6.50	16	33
TOTAL	100%	4,829	10,315	6.27	770	1,645

SOURCE: Johnson Gardner LLC

EXHIBIT 5.02

LAND DEMAND BY PLAN CATEGORY
20 AND 35 YEAR TIME HORIZONS
ALL SCENARIOS

MEDIUM GROWTH	Acreage Needed		Land Needed by Plan Category - 20			Land Needed by Plan Category - 35		
Housing Type	2005-25	2005-40	LDR	MDR	HDR	LDR	MDR	HDR
Single Family								
Conventional	815	1,596	815	0	0	1,596	0	0
Attached	61	120	0	61	0	0	120	0
Multi-Family								
Medium Density	85	167	0	85	0	0	167	0
High Density	70	136	0	0	70	0	0	136
Manufactured Homes								
Parks	16	31	0	16	0	0	31	0
Subdivisions	22	42	22	0	0	42	0	0
TOTAL	1,069	2,093	837	163	70	1,638	318	136

HIGH GROWTH	Acreage Needed		Land Needed by Plan Category - 20			Land Needed by Plan Category - 35		
Housing Type	2005-25	2005-40	LDR	MDR	HDR	LDR	MDR	HDR
Single Family								
Conventional	1,358	2,409	1,358	0	0	2,409	0	0
Attached	103	183	0	103	0	0	183	0
Multi-Family								
Medium Density	142	252	0	142	0	0	252	0
High Density	116	206	0	0	116	0	0	206
Manufactured Homes								
Parks	27	47	0	27	0	0	47	0
Subdivisions	36	64	36	0	0	64	0	0
TOTAL	1,782	3,161	1,394	272	116	2,473	482	206

LOW GROWTH	Acreage Needed		Land Needed by Plan Category - 20			Land Needed by Plan Category - 35		
Housing Type	2005-25	2005-40	LDR	MDR	HDR	LDR	MDR	HDR
Single Family								
Conventional	587	1,254	587	0	0	1,254	0	0
Attached	45	95	0	45	0	0	95	0
Multi-Family								
Medium Density	61	131	0	61	0	0	131	0
High Density	50	107	0	0	50	0	0	107
Manufactured Homes								
Parks	11	24	0	11	0	0	24	0
Subdivisions	16	33	16	0	0	33	0	0
TOTAL	770	1,645	602	117	50	1,287	251	107

SOURCE: Johnson Gardner LLC

EXHIBIT 5.03

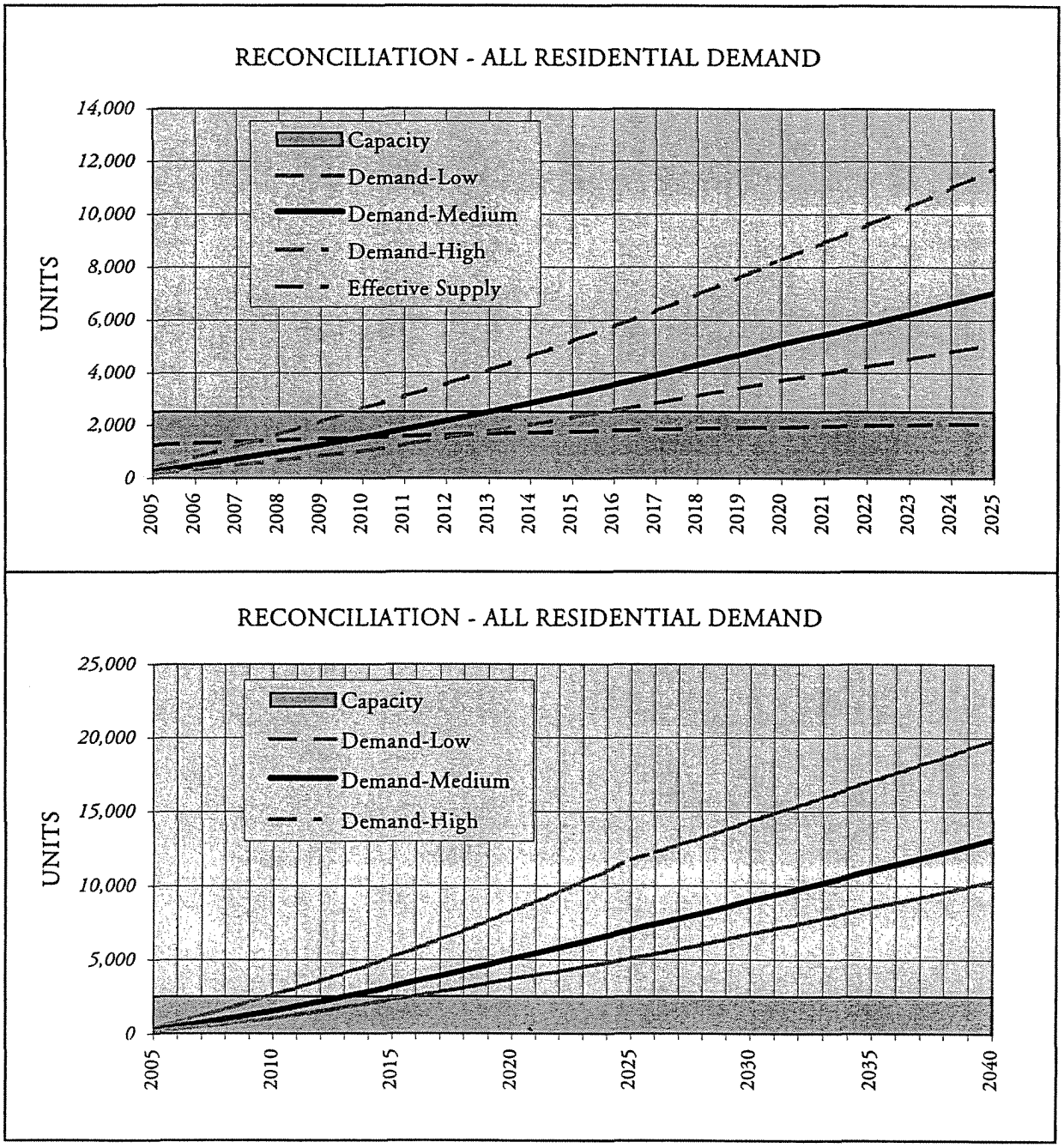
SUPPLY AND DEMAND ANALYSIS
20 AND 35 YEAR TIME HORIZONS
ALL SCENARIOS

	Land Needed by Plan Category		Buildable Land	Surplus/(Deficit) by Plan Category	
	2005-25	2005-40	Within UGB	2005-25	2005-40
MEDIUM GROWTH					
LDR	837	1,638	357.25	(480)	(1,281)
MDR	163	318	73.12	(89)	(245)
HDR	70	136	2.11	(68)	(134)
HIGH GROWTH					
LDR	1,394	2,473	357.25	(1,037)	(2,116)
MDR	272	482	73.12	(199)	(409)
HDR	116	206	2.11	(114)	(204)
LOW GROWTH					
LDR	602	1,287	357.25	(245)	(929)
MDR	117	251	73.12	(44)	(178)
HDR	50	107	2.11	(48)	(105)

SOURCE: Johnson Gardner LLC

EXHIBIT 5.04

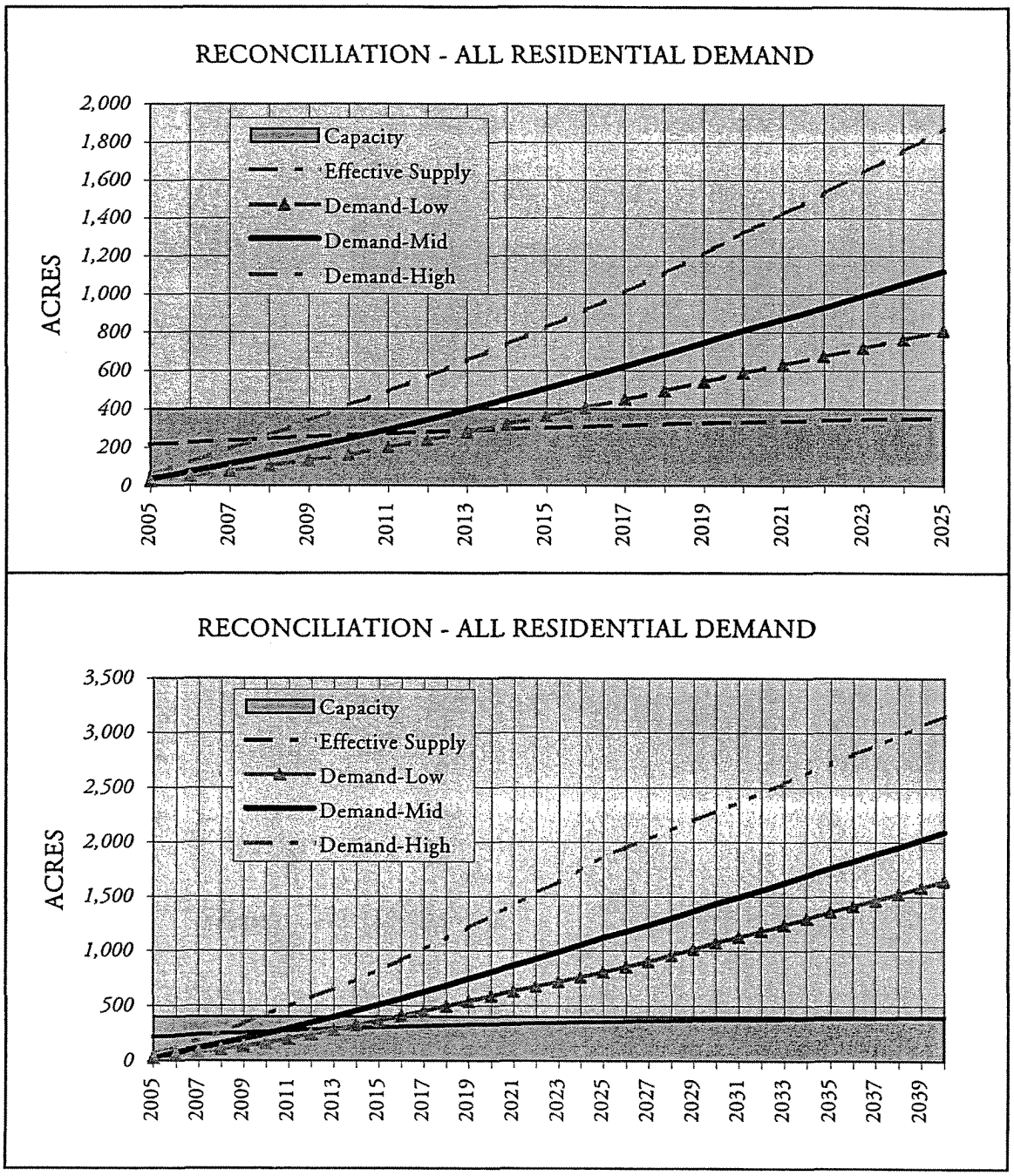
SUMMARY OF RESIDENTIAL CAPACITY NEEDS
ALL SCENARIOS
2005-2040



SOURCE: Johnson Gardner, LLC

EXHIBIT 5.05

RECONCILIATION OF RESIDENTIAL ACREAGE NEEDS
ALL GROWTH SCENARIOS
2005-2040



SOURCE: Johnson Gardner, LLC

EXHIBIT 5.06

RECONCILIATION OF RESIDENTIAL NEEDS
ALL GROWTH SCENARIOS
2005-2040

	Year Supply Exhausted		Capacity Less Demand							
Scenario	Total	Effective	2005	2010	2015	2020	2025	2030	2035	2040
UNITS										
Low Growth	2016	2013	2,352	1,484	222	(1,193)	(2,569)	(4,246)	(6,018)	(7,801)
Medium Growth	2014	2010	2,278	972	(677)	(2,563)	(4,522)	(6,487)	(8,542)	(10,609)
High Growth	2010	2008	2,130	(121)	(2,669)	(5,775)	(9,249)	(11,833)	(14,563)	(17,309)
ACRES										
Low Growth	2016	2013	375	237	35	(190)	(410)	(677)	(960)	(1,244)
Medium Growth	2014	2010	363	155	(108)	(409)	(721)	(1,035)	(1,362)	(1,692)
High Growth	2010	2008	340	(19)	(426)	(921)	(1,475)	(1,887)	(2,322)	(2,760)

SOURCE: Johnson Gardner, LLC

JOHNSON
GARDNER

INDUSTRIAL & OFFICE LAND NEED METHODOLOGY

Demand for industrial and office land is a direct function of employment growth in industrial sectors that occupy these type of space. As a result, our projections of industrial and office demand are based on forecasted employment growth by industrial sector within the City of Newberg. Methodology for forecasting need for industrial and office land follow a standard, multi-step process, summarized below.

STEP 1: EMPLOYMENT GROWTH FORECAST

Johnson Gardner forecast employment growth by industry for the City of Newberg through 2025 and 2040 based on Newberg data provided to Johnson Gardner by the State of Oregon Employment Department and Yamhill County employment data generally available from the Oregon Employment Department. Three employment growth scenarios were estimated for the City of Newberg for sensitivity analysis purposes: Medium Growth, Low Growth and High Growth.

- Medium Growth Scenario: Assumes employment growth rates for Yamhill County industries estimated by Oregon Employment Department converted to NAICS by Johnson Gardner, LLC.
- High Growth Scenario: Assumes employment growth rates for Yamhill County industries estimated in the Regional Industrial Land Study Phase II (Otak, Inc., et al, 1999) report converted to NAICS by Johnson Gardner.
- Low Growth Scenario: Assumes employment growth rates for Yamhill County 20% slower than those in the Medium Growth Scenario.

Over a longer time span, Newberg's economy can be expected to experience changes in its industry composition. To model the likelihood of these changes, Johnson Gardner further assumed Newberg's share by industry of Yamhill County employment would change at similar rates exhibited between 1990 and 2000 as measured by Oregon Employment Department.

STEP 2A: DEMAND FOR INDUSTRIAL BUILDING SPACE

Newberg sectoral employment growth for each of the three economic scenarios is converted into growth in industrial employment based on typical percentages of employment by sector that will be located in industrial space. Employment is then further stratified by type of space, including warehouse/distribution, general industrial and high-tech/flex space. Finally, employment density ratios, calculated as average square feet of space necessary per industrial job, were utilized to calculate total space demand by industrial space type given projected employment growth. These ratios and densities are based on industry standards from the aforementioned *Regional Industrial Land Study.*

STEP 2B: DEMAND FOR INDUSTRIAL LAND

Demand for industrial land is a conversion of demand for space by floor area ratios (FARs) by industrial development type and the addition of non-industrial use demand for industrial land typical of business park space. Projections utilize the following FARs from the *Regional Industrial Lands Study*:

- *Warehouse/Distribution:* 0.31
- *General Industrial:* 0.30; and
- *High-Tech/Flex:* 0.26.

Second, a 20% non-industrial use demand for land was assumed for industrial land projections as implemented in the Regional Industrial Lands Study.

STEP 3A: DEMAND FOR OFFICE BUILDING SPACE

Sector employment growth for each of the three economic scenarios (Step 1) is converted into growth in office employment based on typical percentages of jobs, or capture factors, by sector that will be located in office development rather than industrial development. Employment density ratios, the average space in square feet necessary per office job, were utilized to calculate total office space demand given projected employment growth. Ratios and densities utilized are from the Urban Land Institute.

STEP 3B: DEMAND FOR OFFICE LAND

Like industrial land need, demand for office land is a conversion of demand for space by an office floor area ratio (FAR). For projections under each of the three Newberg economic scenarios, Johnson Gardner assumed the industry-standard 0.40 FAR.

RETAIL COMMERCIAL LAND NEED METHODOLOGY

Unlike industrial and office land need, retail land need is a direct function of household moving into Newberg and typical spending patterns by those households. Methodology for forecasting retail commercial land need is summarized below.

STEP 1: HOUSEHOLD GROWTH PROJECTIONS

For modeling growth in retail commercial land need, Johnson Gardner simply utilized household growth projections found in the Residential Land Needs forecasts. Medium, high and low growth scenarios, and resulting household population forecasts through 2040, were used accordingly.

STEP 2: ESTIMATE NEWBERG PER-HOUSEHOLD RETAIL SPENDING

JOHNSON GARDNER estimated per-household annual spending by retail category utilizing data from Claritas, Incorporated, the national industry-leading retail statistics data provider. Categories are as detailed in the following table by the North American Industry Classification System (NAICS).

NAICS	Category	Per Household Expenditures
4413	Automotive Parts, Accessories and Tire Stores	$5,501
442	Furniture and Home Furnishings Stores	$861
443	Electronics and Appliance Stores	$2,181
444	Building Materials and Garden Equipment	$875
445	Food and Beverage Stores	$6,910
446	Health and Personal Care Stores	$1,897
448	Clothing and Clothing Accessories Stores	$3,756
451	Sporting Goods, Hobby, Book and Music Stores	$1,904
452	General Merchandise Stores	$1,160
453	Miscellaneous Store Retailers	$715
722	Foodservices and Drinking Places	$3,458
	Totals/Weighted Averages	**$29,218**

STEP 3: ESTIMATE FUTURE NEWBERG RETAIL SALES

Future retail sales in Newberg were simply calculated as the product of future Newberg household counts under the medium, high, and low growth scenarios through 2040 and annual average retail sales by category estimated in Step 2.

STEP 4: DEMAND FOR RETAIL BUILDING SPACE

Future retail sales are converted into need for developed retail space by calculating the product of future Newberg retail sales by category to a category-specific Sales Support Factor. The Sales Support Factor is the national average retail sales per square foot of space for each category of retail. Sales support factors are from the Urban Land Institute publication *Dollars & Cents*. Sales Support Factors are summarized below.

NAICS	Category	Sales Support Factor
4413	Automotive Parts, Accessories and Tire Stores	$139
442	Furniture and Home Furnishings Stores	$173
443	Electronics and Appliance Stores	$200
444	Building Materials and Garden Equipment	$128
445	Food and Beverage Stores	$312
446	Health and Personal Care Stores	$230
448	Clothing and Clothing Accessories Stores	$217
451	Sporting Goods, Hobby, Book and Music Stores	$195
452	General Merchandise Stores	$139
453	Miscellaneous Store Retailers	$192
722	Foodservices and Drinking Places	$236
	Totals/Weighted Averages	

STEP 5: DEMAND FOR RETAIL COMMERCIAL LAND

Demand estimates for developed retail space at different time points was then converted into demand for retail commercial land by applying the industry-standard retail Floor Area Ratio (FAR) of 0.25. The FAR assumes standard suburban retail space requiring one parking space per 1,000 square feet of retail floor area.

SUMMARY OF INDUSTRIAL AND COMMERCIAL LAND NEED FINDINGS

Resulting calculations for the methodologies described above are summarized in the following table. Projections of net new demand in Newberg for commercial and industrial land between 2004 and 2025, as well as longer-term demand from 2004 to 2040 are detailed.

Through 2025, net new demand for industrial and commercial land is estimated to range from 117.5 acres to 273.5 acres depending upon whether Newberg realizes low economic growth or high economic growth. The baseline "Medium Growth Scenario" indicates that Newberg will see demand for industrial and commercial land reach nearly 146 acres through 2025.

Through 2040, net new demand for commercial and industrial land is estimated to reach anywhere from 209.3 acres to 509.9 acres under the "Low Growth" and "High Growth" scenarios, respectively.

Again, the "High Growth Scenario" is best summarized as greater strength in Newberg's manufacturing core, thus much greater overall demand for industrial and office space as a result. The baseline "Medium Growth Scenario" exhibits likely industrial and commercial land need in the neighborhood o f 269 acres through 2040.

NET NEW DEMAND FOR COMMERCIAL AND INDUSTRIAL LAND
NEWBERG, OREGON
2004-2025 & 2004-2040
MEDIUM, HIGH AND LOW GROWTH SCENARIOS

	Net New Demand for Land (acres) By Scenario From 2004 Through:					
	Medium Growth		High Growth		Low Growth	
Use	2025	2040	2025	2040	2025	2040
Office	14.8	27.1	20.5	37.8	13.7	24.8
Industrial	34.7	63.8	85.6	161.4	27.0	49.3
Retail	96.2	178.3	167.4	310.7	76.8	135.2
Total	145.7	269.2	273.5	509.9	117.5	209.3

SOURCE: Johnson Gardner LLC

Need for retail drives the vast majority of commercial land demand under all three scenarios. Under the "Medium Growth Scenario," retail drives the largest share (66%) followed closely under the "Low Growth Scenario" at 65% of need. Retail, though still the majority of demand, accounts for 61% of commercial and industrial land in the future with the "High Growth" assumption due to the significantly greater expected growth of manufacturing jobs under that scenario.

It is important to note that the above forecasts for industrial and commercial land need are net acreage required only for building and impervious surface space requirements. Roads, right-of-ways, parks and public facilities, among other things, necessary to serve projected land development has not been included. A gross-up factor of 25% is commonly utilized by jurisdictions for planning purposes to estimate gross land need, though that would be at the discretion of The City of Newberg given its specific planning requirements.

EXHIBIT 6.01

PROJECTIONS OF OFFICE SPACE-UTILIZING EMPLOYMENT BY INDUSTRY SECTOR
NEWBERG, OREGON
2004-2024

Medium Growth Scenario	Total Employment 1/					*Industrial*	Industrial Space-Utilizing Employment					
Employment Sector	2004	2009	2014	2019	2024	*Share 2/*	2004	2009	2014	2019	2024	'04-'24
Construction	531	586	656	743	849	*2%*	11	12	13	15	17	6
Manufacturing	2,283	2,310	2,339	2,373	2,411	*5%*	114	115	117	119	121	6
Wholesale Trade	98	103	108	112	115	*5%*	5	5	5	6	6	1
Retail Trade	916	1,002	1,097	1,201	1,315	*5%*	46	50	55	60	66	20
Transportation, Warehousing & Utilities	129	141	155	170	189	*30%*	39	42	46	51	57	18
Information	44	49	55	61	68	*90%*	40	44	49	55	61	22
Financial Activities	214	230	248	267	287	*90%*	193	207	223	240	258	66
Professional & Business Services	416	464	518	577	643	*90%*	375	418	466	519	579	204
Education & Health Services	2,309	2,574	2,870	3,200	3,567	*40%*	923	1,030	1,148	1,280	1,427	504
Leisure & Hospitality	866	965	1,076	1,200	1,338	*40%*	346	386	430	480	535	189
Other Services	320	357	398	443	494	*40%*	128	143	159	177	198	70
Government	141	149	158	169	181	*35%*	49	52	55	59	63	14
Total	8,266	8,930	9,677	10,516	11,459	*29%*	2,268	2,504	2,768	3,061	3,388	1,120

High Growth Scenario	Total Employment 1/					*Industrial*	Industrial Space-Utilizing Employment					
Employment Sector	2004	2009	2014	2019	2024	*Share 2/*	2004	2009	2014	2019	2024	'04-'24
Construction	525	589	671	774	901	*2%*	10	12	13	15	18	8
Manufacturing	2,283	2,479	2,715	2,996	3,332	*5%*	114	124	136	150	167	52
Wholesale Trade	98	103	107	111	114	*5%*	5	5	5	6	6	1
Retail Trade	916	978	1,045	1,116	1,192	*5%*	46	49	52	56	60	14
Transportation, Warehousing & Utilities	129	141	154	170	188	*30%*	39	42	46	51	56	18
Information	44	50	56	64	72	*90%*	40	45	51	57	65	25
Financial Activities	214	225	237	250	263	*90%*	193	203	214	225	237	44
Professional & Business Services	416	470	531	600	678	*90%*	375	423	478	540	610	235
Education & Health Services	2,309	2,607	2,945	3,326	3,757	*40%*	923	1,043	1,178	1,331	1,503	579
Leisure & Hospitality	866	978	1,104	1,247	1,409	*40%*	346	391	442	499	563	217
Other Services	320	361	408	461	521	*40%*	128	145	163	184	208	80
Government	141	155	172	193	219	*35%*	49	54	60	68	77	27
Total	8,259	9,137	10,146	11,308	12,646	*28%*	2,268	2,536	2,839	3,181	3,569	1,301

Slow Growth Scenario	Total Employment 1/					*Industrial*	Industrial Space-Utilizing Employment					
Employment Sector	2004	2009	2014	2019	2024	*Share 2/*	2004	2009	2014	2019	2024	'04-'24
Construction	534	578	633	701	781	*2%*	11	12	13	14	16	5
Manufacturing	2,278	2,299	2,323	2,349	2,379	*5%*	114	115	116	117	119	5
Wholesale Trade	98	102	106	109	112	*5%*	5	5	5	5	6	1
Retail Trade	923	992	1,066	1,147	1,233	*5%*	46	50	53	57	62	16
Transportation, Warehousing & Utilities	130	139	150	162	176	*30%*	39	42	45	49	53	14
Information	45	49	53	58	63	*90%*	40	44	48	52	57	17
Financial Activities	215	228	242	257	272	*90%*	194	205	218	231	245	52
Professional & Business Services	420	459	501	546	596	*90%*	378	413	450	492	536	158
Education & Health Services	2,331	2,543	2,775	3,028	3,304	*40%*	932	1,017	1,110	1,211	1,322	389
Leisure & Hospitality	874	954	1,041	1,135	1,239	*40%*	350	381	416	454	496	146
Other Services	323	353	385	420	458	*40%*	129	141	154	168	183	54
Government	141	147	154	163	173	*35%*	49	52	54	57	61	11
Total	8,311	8,843	9,429	10,075	10,788	*28%*	2,287	2,476	2,683	2,908	3,154	867

Medium Growth Scenario: Assumes employment growth rates for Yamhill County industries estimated by Oregon Employment Department converted to NAICS by Johnson Gardner, LLC.
High Growth Scenario: Assumes employment growth rates for Yamhill County industries estimated in the Regional Industrial Land Study Phase II (Otak, Inc., et al, 1999) report converted to NAICS by Johnson Garder, LLC
Low Growth Scenario: Assumes employment growth rates for Yamhill County 20% slower than those in the Medium Growth Scenario.
1/ Newberg payroll employment growth for each sector is based on projected Yamhill County growth assuming a City capture rate for each industry. Capture rates adjust annually based on changes in local payroll employment capture recorded from 1994 to 2002.
2/ Share of industry employment that utilizes office space. From the Urban Land Institute converted to NAICS by Johnson Gardner, LLC.

EXHIBIT 6.02

DEMAND PROJECTIONS FOR COMMERCIAL OFFICE SPACE BY INDUSTRY SECTOR
NEWBERG, OREGON
2004-2024

Medium Growth Scenario	Newberg Jobs in Office Space 1/						Avg. Space	Projected Office Space Need 3/					
Employment Sector	2004	2009	2014	2019	2024	'04-'24	Per Job 2/	2004	2009	2014	2019	2024	'04-'24
Construction	11	12	13	15	17	6	225	2,627	2,902	3,249	3,678	4,200	1,573
Manufacturing	114	115	117	119	121	6	200	25,112	25,405	25,734	26,105	26,522	1,410
Wholesale Trade	5	5	5	6	6	1	200	1,073	1,132	1,183	1,228	1,268	195
Retail Trade	46	50	55	60	66	20	200	10,080	11,027	12,068	13,212	14,468	4,388
Transportation, Warehousing & Utilities	39	42	46	51	57	18	225	9,551	10,451	11,481	12,657	14,002	4,451
Information	40	44	49	55	61	22	200	8,732	9,735	10,855	12,102	13,493	4,762
Financial Activities	193	207	223	240	258	66	200	42,350	45,605	49,097	52,844	56,863	14,513
Professional & Business Services	375	418	466	519	579	204	200	82,444	91,921	102,487	114,268	127,402	44,958
Education & Health Services	923	1,030	1,148	1,280	1,427	504	200	203,154	226,507	252,543	281,572	313,938	110,784
Leisure & Hospitality	346	386	430	480	535	189	200	76,172	84,927	94,690	105,574	117,709	41,538
Other Services	128	143	159	177	198	70	200	28,158	31,395	35,004	39,027	43,513	15,355
Government	49	52	55	59	63	14	200	10,843	11,436	12,140	12,975	13,966	3,123
Total	2,268	2,504	2,768	3,061	3,388	1,120	201	500,297	552,443	610,529	675,242	747,348	247,051

High Growth Scenario	Newberg Jobs in Office Space 1/						Avg. Space	Projected Office Space Need 3/					
Employment Sector	2004	2009	2014	2019	2024	'04-'24	Per Job 2/	2004	2009	2014	2019	2024	'04-'24
Construction	10	12	13	15	18	8	225	2,597	2,915	3,323	3,832	4,460	1,863
Manufacturing	114	124	136	150	167	52	200	25,112	27,274	29,861	32,955	36,655	11,543
Wholesale Trade	5	5	5	6	6	1	200	1,073	1,128	1,176	1,218	1,254	181
Retail Trade	46	49	52	56	60	14	200	10,080	10,761	11,491	12,274	13,114	3,034
Transportation, Warehousing & Utilities	39	42	46	51	56	18	225	9,551	10,441	11,458	12,619	13,945	4,394
Information	40	45	51	57	65	25	200	8,732	9,862	11,139	12,582	14,211	5,479
Financial Activities	193	203	214	225	237	44	200	42,350	44,620	47,002	49,503	52,128	9,777
Professional & Business Services	375	423	478	540	610	235	200	82,444	93,119	105,176	118,794	134,175	51,731
Education & Health Services	923	1,043	1,178	1,331	1,503	579	200	203,154	229,459	259,169	292,726	330,628	127,473
Leisure & Hospitality	346	391	442	499	563	217	200	76,172	86,034	97,174	109,756	123,967	47,795
Other Services	128	145	163	184	208	80	200	28,158	31,804	35,922	40,573	45,827	17,668
Government	49	54	60	68	77	27	200	10,843	11,918	13,240	14,865	16,862	6,019
Total	2,268	2,536	2,839	3,181	3,569	1,301	201	500,267	559,337	626,131	701,696	787,226	286,959

Slow Growth Scenario	Newberg Jobs in Office Space 1/						Avg. Space	Projected Office Space Need 3/					
Employment Sector	2004	2009	2014	2019	2024	'04-'24	Per Job 2/	2004	2009	2014	2019	2024	'04-'24
Construction	11	12	13	14	16	5	225	2,643	2,862	3,136	3,469	3,867	1,225
Manufacturing	114	115	116	117	119	5	200	25,053	25,286	25,549	25,843	26,174	1,121
Wholesale Trade	5	5	5	5	6	1	200	1,078	1,125	1,166	1,201	1,231	153
Retail Trade	46	50	53	57	62	16	200	10,154	10,911	11,729	12,613	13,566	3,412
Transportation, Warehousing & Utilities	39	42	45	49	53	14	225	9,616	10,336	11,145	12,055	13,078	3,463
Information	40	44	48	52	57	17	200	8,816	9,620	10,497	11,454	12,498	3,681
Financial Activities	194	205	218	231	245	52	200	42,583	45,185	47,936	50,844	53,919	11,336
Professional & Business Services	378	413	450	492	536	158	200	83,243	90,830	99,110	108,144	118,001	34,759
Education & Health Services	932	1,017	1,110	1,211	1,322	389	200	205,122	223,819	244,221	266,483	290,773	85,651
Leisure & Hospitality	350	381	416	454	496	146	200	76,909	83,920	91,569	99,916	109,024	32,114
Other Services	129	141	154	168	183	54	200	28,431	31,023	33,850	36,936	40,303	11,872
Government	49	52	54	57	61	11	200	10,864	11,337	11,894	12,549	13,320	2,456
Total	2,287	2,476	2,683	2,908	3,154	867	201	504,510	546,255	591,802	641,506	695,755	191,244

1/ From EXHIBIT X.
2/ Average office employment density by industry sector from the Urban Land Institute converted to NAICS by Johnson Gardner, LLC.
3/ Assumes a market-clearing 10% office space vacancy rate.

EXHIBIT 6.03

DEMAND PROJECTIONS FOR COMMERCIAL OFFICE LAND BY INDUSTRY SECTOR
NEWBERG, OREGON
2004-2024

Medium Growth Scenario	Newberg Office Space Need 1/						Floor to	Predicted Land Need (acres)					
Employment Sector	2004	2009	2014	2019	2024	'04-'24	Area Ratio	2004	2009	2014	2019	2024	'04-'24
Construction	2,627	2,902	3,249	3,678	4,200	1,573	0.40	0.2	0.2	0.2	0.2	0.2	0.1
Manufacturing	25,112	25,405	25,734	26,105	26,522	1,410	0.40	1.4	1.5	1.5	1.5	1.5	0.1
Wholesale Trade	1,073	1,132	1,183	1,228	1,268	195	0.40	0.1	0.1	0.1	0.1	0.1	0.0
Retail Trade	10,080	11,027	12,068	13,212	14,468	4,388	0.40	0.6	0.6	0.7	0.8	0.8	0.3
Transportation, Warehousing & Utilitie	9,551	10,451	11,481	12,657	14,002	4,451	0.40	0.5	0.6	0.7	0.7	0.8	0.3
Information	8,732	9,735	10,855	12,102	13,493	4,762	0.40	0.5	0.6	0.6	0.7	0.8	0.3
Financial Activities	42,350	45,605	49,097	52,844	56,863	14,513	0.40	2.4	2.6	2.8	3.0	3.3	0.8
Professional & Business Services	82,444	91,921	102,487	114,268	127,402	44,958	0.40	4.7	5.3	5.9	6.6	7.3	2.6
Education & Health Services	203,154	226,507	252,543	281,572	313,938	110,784	0.40	11.7	13.0	14.5	16.2	18.0	6.4
Leisure & Hospitality	76,172	84,927	94,690	105,574	117,709	41,538	0.40	4.4	4.9	5.4	6.1	6.8	2.4
Other Services	28,158	31,395	35,004	39,027	43,513	15,355	0.40	1.6	1.8	2.0	2.2	2.5	0.9
Total/Weighted Average	489,454	541,007	598,390	662,267	733,382	243,928	0.40	28.1	31.0	34.3	38.0	42.1	14.0

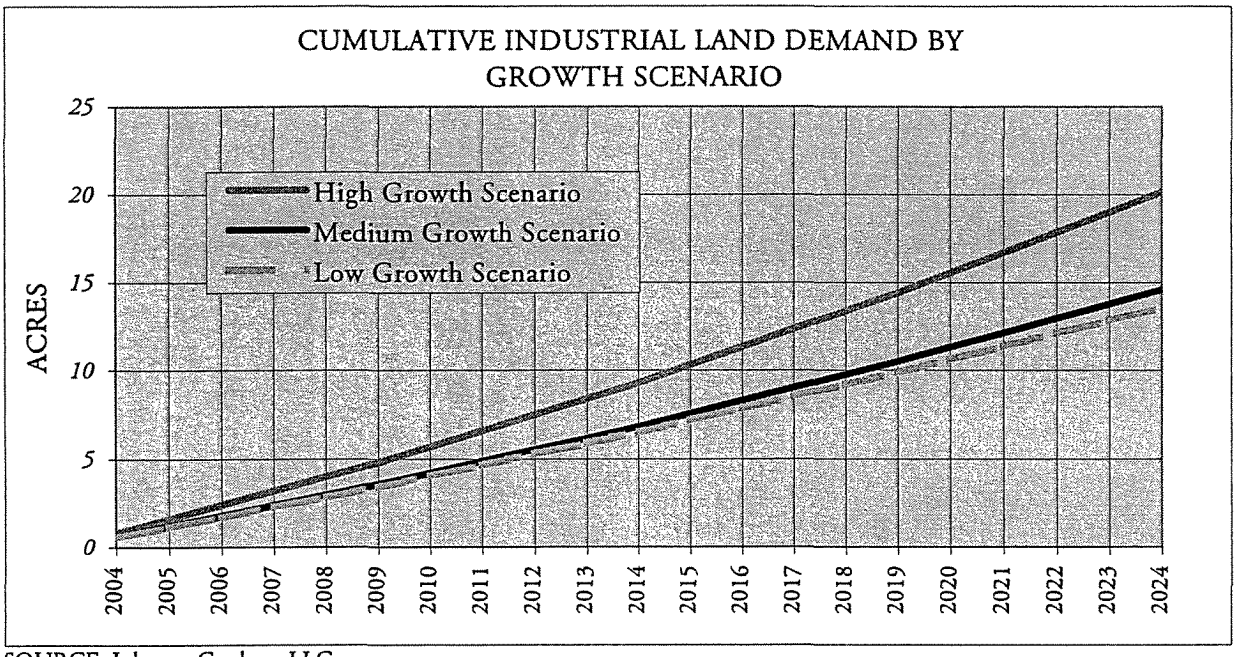
High Growth Scenario	Newberg Office Space Need 1/						Floor to	Predicted Land Need (acres)					
Employment Sector	2004	2009	2014	2019	2024	'04-'24	Area Ratio	2004	2009	2014	2019	2024	'04-'24
Construction	2,597	2,915	3,323	3,832	4,460	1,863	0.40	0.2	0.2	0.2	0.3	0.3	0.1
Manufacturing	25,112	27,274	29,861	32,955	36,655	11,543	0.40	1.7	1.9	2.1	2.3	2.5	0.8
Wholesale Trade	1,073	1,128	1,176	1,218	1,254	181	0.40	0.1	0.1	0.1	0.1	0.1	0.0
Retail Trade	10,080	10,761	11,491	12,274	13,114	3,034	0.40	0.7	0.7	0.8	0.8	0.9	0.2
Transportation, Warehousing & Utilitie	9,551	10,441	11,458	12,619	13,945	4,394	0.40	0.7	0.7	0.8	0.9	1.0	0.3
Information	8,732	9,862	11,139	12,582	14,211	5,479	0.40	0.6	0.7	0.8	0.9	1.0	0.4
Financial Activities	42,350	44,620	47,002	49,503	52,128	9,777	0.40	2.9	3.1	3.2	3.4	3.6	0.7
Professional & Business Services	82,444	93,119	105,176	118,794	134,175	51,731	0.40	5.7	6.4	7.2	8.2	9.2	3.6
Education & Health Services	203,154	229,459	259,169	292,726	330,628	127,473	0.40	14.0	15.8	17.8	20.2	22.8	8.8
Leisure & Hospitality	76,172	86,034	97,174	109,756	123,967	47,795	0.40	5.2	5.9	6.7	7.6	8.5	3.3
Other Services	28,158	31,804	35,922	40,573	45,827	17,668	0.40	1.9	2.2	2.5	2.8	3.2	1.2
Total	489,424	547,418	612,891	686,832	770,364	280,940	0.40	33.7	37.7	42.2	47.3	53.1	19.3

Slow Growth Scenario	Newberg Office Space Need 1/						Floor to	Predicted Land Need (acres)					
Employment Sector	2004	2009	2014	2019	2024	'04-'24	Area Ratio	2004	2009	2014	2019	2024	'04-'24
Construction	2,643	2,862	3,136	3,469	3,867	1,225	0.40	0.2	0.2	0.2	0.2	0.3	0.1
Manufacturing	25,053	25,286	25,549	25,843	26,174	1,121	0.40	1.7	1.7	1.8	1.8	1.8	0.1
Wholesale Trade	1,078	1,125	1,166	1,201	1,231	153	0.40	0.1	0.1	0.1	0.1	0.1	0.0
Retail Trade	10,154	10,911	11,729	12,613	13,566	3,412	0.40	0.7	0.8	0.8	0.9	0.9	0.2
Transportation, Warehousing & Utilitie	9,616	10,336	11,145	12,055	13,078	3,463	0.40	0.7	0.7	0.8	0.8	0.9	0.2
Information	8,816	9,620	10,497	11,454	12,498	3,681	0.40	0.6	0.7	0.7	0.8	0.9	0.3
Financial Activities	42,583	45,185	47,936	50,844	53,919	11,336	0.40	2.9	3.1	3.3	3.5	3.7	0.8
Professional & Business Services	83,243	90,830	99,110	108,144	118,001	34,759	0.40	5.7	6.3	6.8	7.4	8.1	2.4
Education & Health Services	205,122	223,819	244,221	266,483	290,773	85,651	0.40	14.1	15.4	16.8	18.4	20.0	5.9
Leisure & Hospitality	76,909	83,920	91,569	99,916	109,024	32,114	0.40	5.3	5.8	6.3	6.9	7.5	2.2
Other Services	28,431	31,023	33,850	36,936	40,303	11,872	0.40	2.0	2.1	2.3	2.5	2.8	0.8
Total	493,647	534,918	579,908	628,957	682,435	188,788	0.40	34.0	36.8	39.9	43.3	47.0	13.0

1/ From EXHIBIT Z.

EXHIBIT 6.04

COMPARISON OF CUMULATIVE DEMAND FOR INDUSTRIAL LAND
MEDIUM, HIGH AND LOW EMPLOYMENT GROWTH SCENARIOS
2004-2024



SOURCE: Johnson Gardner, LLC

EXHIBIT 6.05

PROJECTIONS OF INDUSTRIAL SPACE-UTILIZING EMPLOYMENT BY INDUSTRY SECTOR
NEWBERG, OREGON
2004-2024

Medium Growth Scenario	Total Employment 1/					*Industrial*	Industrial Space-Utilizing Employment					
Employment Sector	2004	2009	2014	2019	2024	*Share 2/*	2004	2009	2014	2019	2024	'04-'24
Construction	531	586	656	743	849	*30%*	159	176	197	223	255	95
Manufacturing	2,283	2,310	2,339	2,373	2,411	*91%*	2,077	2,102	2,129	2,160	2,194	117
Wholesale Trade	98	103	108	112	115	*82%*	80	84	88	92	95	15
Retail Trade	916	1,002	1,097	1,201	1,315	*0%*	0	0	0	0	0	0
Transportation, Warehousing & Utilities	129	141	155	170	189	*93%*	120	131	144	159	175	56
Information	44	49	55	61	68	*88%*	39	43	48	54	60	21
Financial Activities	214	230	248	267	287	*0%*	0	0	0	0	0	0
Professional & Business Services	416	464	518	577	643	*18%*	75	84	93	104	116	41
Education & Health Services	2,309	2,574	2,870	3,200	3,567	*0%*	0	0	0	0	0	0
Leisure & Hospitality	866	965	1,076	1,200	1,338	*0%*	0	0	0	0	0	0
Other Services	320	357	398	443	494	*93%*	298	332	370	412	460	162
Government	141	149	158	169	181	*35%*	49	52	55	59	63	14
Total	8,266	8,930	9,677	10,516	11,459	*32%*	2,897	3,003	3,124	3,262	3,418	521

High Growth Scenario	Total Employment 1/					*Industrial*	Industrial Space-Utilizing Employment					
Employment Sector	2004	2009	2014	2019	2024	*Share 2/*	2004	2009	2014	2019	2024	'04-'24
Construction	525	589	671	774	901	*30%*	157	177	201	232	270	113
Manufacturing	2,283	2,479	2,715	2,996	3,332	*91%*	2,077	2,256	2,470	2,726	3,032	955
Wholesale Trade	98	103	107	111	114	*82%*	80	84	88	91	93	13
Retail Trade	916	978	1,045	1,116	1,192	*0%*	0	0	0	0	0	0
Transportation, Warehousing & Utilities	129	141	154	170	188	*93%*	120	131	144	158	175	55
Information	44	50	56	64	72	*88%*	39	44	50	56	63	24
Financial Activities	214	225	237	250	263	*0%*	0	0	0	0	0	0
Professional & Business Services	416	470	531	600	678	*18%*	75	85	96	108	122	47
Education & Health Services	2,309	2,607	2,945	3,326	3,757	*0%*	0	0	0	0	0	0
Leisure & Hospitality	866	978	1,104	1,247	1,409	*0%*	0	0	0	0	0	0
Other Services	320	361	408	461	521	*93%*	298	336	380	429	484	187
Government	141	155	172	193	219	*35%*	49	54	60	68	77	27
Total	8,259	9,137	10,146	11,308	12,646	*34%*	2,895	3,167	3,488	3,868	4,317	1,422

Slow Growth Scenario	Total Employment 1/					*Industrial*	Industrial Space-Utilizing Employment					
Employment Sector	2004	2009	2014	2019	2024	*Share 2/*	2004	2009	2014	2019	2024	'04-'24
Construction	534	578	633	701	781	*30%*	160	173	190	210	234	74
Manufacturing	2,278	2,299	2,323	2,349	2,379	*91%*	2,073	2,092	2,114	2,138	2,165	93
Wholesale Trade	98	102	106	109	112	*82%*	80	84	87	90	92	11
Retail Trade	923	992	1,066	1,147	1,233	*0%*	0	0	0	0	0	0
Transportation, Warehousing & Utilities	130	139	150	162	176	*93%*	120	129	140	151	164	43
Information	45	49	53	58	63	*88%*	39	43	47	51	56	16
Financial Activities	215	228	242	257	272	*0%*	0	0	0	0	0	0
Professional & Business Services	420	459	501	546	596	*18%*	76	83	90	98	107	32
Education & Health Services	2,331	2,543	2,775	3,028	3,304	*0%*	0	0	0	0	0	0
Leisure & Hospitality	874	954	1,041	1,135	1,239	*0%*	0	0	0	0	0	0
Other Services	323	353	385	420	458	*93%*	300	328	358	390	426	125
Government	141	147	154	163	173	*35%*	49	52	54	57	61	11
Total	8,311	8,843	9,429	10,075	10,788	*33%*	2,898	2,983	3,079	3,185	3,305	406

Medium Growth Scenario: Assumes employment growth rates for Yamhill County industries estimated by Oregon Employment Department converted to NAICS by Johnson Gardner, LLC.
High Growth Scenario: Assumes employment growth rates for Yamhill County industries estimated in the Regional Industrial Land Study Phase II (Otak, Inc., et al, 1999) report converted to NAICS by Johnson Garder, LLC
Low Growth Scenario: Assumes employment growth rates for Yamhill County 20% slower than those in the Medium Growth Scenario.
1/ Newberg payroll employment growth for each sector is based on projected Yamhill County growth assuming a City capture rate for each industry. Capture rates adjust annually based on changes in local payroll employment capture recorded from 1994 to 2002.
2/ Share of industry employment that utilizes industrial space. Regional Industrial Land Study Phase III (EcoNorthwest and Otak, Inc., 2001) converted to NAICS by Johnson Gardner, LLC.

EXHIBIT 6.06

INDUSTRIAL EMPLOYMENT DENSITY WORKSHEET BY INDUSTRY SECTOR
NEWBERG, OREGON
2004-2024

Industrial Space Density	Distribution by Building Type 1/			Square Feet per Job 2/			Average Space per Job			
Employment Sector	Warehouse/ Distrib.	General Industrial	Tech/ Flex	Warehouse/ Distrib.	General Industrial	Tech/ Flex	Warehouse/ Distrib.	General Industrial	Tech/ Flex	Weighted Average
Construction	0%	75%	25%	1,350	533	467	0	400	117	517
Manufacturing	0%	75%	25%	1,350	533	467	0	400	117	517
Wholesale Trade	90%	0%	10%	1,350	533	467	1,215	0	47	1,262
Retail Trade	0%	0%	0%	1,350	533	467	0	0	0	0
Transportation, Warehousing & Util	100%	0%	0%	1,350	533	467	1,350	0	0	1,350
Information	0%	0%	100%	1,350	533	467	0	0	467	467
Financial Activities	0%	0%	0%	1,350	533	467	0	0	0	0
Professional & Business Services	0%	0%	100%	1,350	533	467	0	0	467	467
Education & Health Services	0%	0%	0%	1,350	533	467	0	0	0	0
Leisure & Hospitality	0%	0%	0%	1,350	533	467	0	0	0	0
Other Services	0%	75%	25%	1,350	533	467	0	400	117	517
Government	0%	0%	0%	1,350	533	467	0	0	0	0

1/ Regional Industrial Land Study Phase II (Otak, Inc. et al, 1999) converted to NAICS by Johnson Gardner, LLC.
2/ Regional Industrial Land Study Phase III (EcoNorthwest and Otak, Inc., 2001) converted to NAICS by Johnson Gardner, LLC.

EXHIBIT 6.07

DEMAND PROJECTIONS FOR INDUSTRIAL SPACE BY INDUSTRY SECTOR
NEWBERG, OREGON
2004-2024

Medium Growth Scenario	Newberg Jobs in Industrial Space 1/						Avg. Space	Projected Industrial Space Need 3/					
Employment Sector	2004	2009	2014	2019	2024	'04-'24	Per Job 2/	2004	2009	2014	2019	2024	'04-'24
Construction	159	176	197	223	255	95	517	90,456	99,922	111,875	126,654	144,634	54,177
Manufacturing	2,077	2,102	2,129	2,160	2,194	117	517	1,180,283	1,194,056	1,209,546	1,226,968	1,246,562	66,279
Wholesale Trade	80	84	88	92	95	15	1,262	111,038	117,097	122,421	127,099	131,209	20,171
Transportation, Warehousing & Utilities	120	131	144	159	175	56	1,350	177,656	194,397	213,538	235,422	260,443	82,788
Information	39	43	48	54	60	21	467	19,936	22,227	24,782	27,631	30,807	10,871
Professional & Business Services	75	84	93	104	116	41	467	38,501	42,927	47,861	53,363	59,497	20,996
Other Services	298	332	370	412	460	162	517	169,071	188,505	210,173	234,332	261,268	92,197
Government	49	52	55	59	63	14	0	0	0	0	0	0	0
Total	2,897	3,003	3,124	3,262	3,418	521	561	1,786,941	1,859,131	1,940,197	2,031,469	2,134,421	347,479

High Growth Scenario	Newberg Jobs in Industrial Space 1/						Avg. Space	Projected Industrial Space Need 3/					
Employment Sector	2004	2009	2014	2019	2024	'04-'24	Per Job 2/	2004	2009	2014	2019	2024	'04-'24
Construction	157	177	201	232	270	113	517	89,427	100,389	114,407	131,958	153,579	64,152
Manufacturing	2,077	2,256	2,470	2,726	3,032	955	517	1,180,283	1,281,936	1,403,516	1,548,928	1,722,843	542,560
Wholesale Trade	80	84	88	91	93	13	1,262	111,038	116,696	121,645	125,975	129,762	18,724
Transportation, Warehousing & Utilities	120	131	144	158	175	55	1,350	177,656	194,208	213,116	234,714	259,385	81,729
Information	39	44	50	56	63	24	467	19,936	22,517	25,432	28,725	32,445	12,509
Professional & Business Services	75	85	96	108	122	47	467	38,501	43,487	49,117	55,477	62,660	24,158
Other Services	298	336	380	429	484	187	517	169,071	190,962	215,688	243,615	275,158	106,087
Government	49	54	60	68	77	27	0	0	0	0	0	0	0
Total	2,895	3,167	3,488	3,868	4,317	1,422	561	1,785,912	1,950,195	2,142,921	2,369,391	2,635,832	849,920

Slow Growth Scenario	Newberg Jobs in Industrial Space 1/						Avg. Space	Projected Industrial Space Need 3/					
Employment Sector	2004	2009	2014	2019	2024	'04-'24	Per Job 2/	2004	2009	2014	2019	2024	'04-'24
Construction	160	173	190	210	234	74	517	90,991	98,560	107,973	119,435	133,169	42,178
Manufacturing	2,073	2,092	2,114	2,138	2,165	93	517	1,177,510	1,188,494	1,200,823	1,214,662	1,230,195	52,686
Wholesale Trade	80	84	87	90	92	11	1,262	111,572	116,415	120,613	124,250	127,403	15,831
Transportation, Warehousing & Utilities	120	129	140	151	164	43	1,350	178,849	192,241	207,297	224,226	243,260	64,410
Information	39	43	47	51	56	16	467	20,129	21,963	23,965	26,150	28,534	8,405
Professional & Business Services	76	83	90	98	107	32	467	38,874	42,418	46,284	50,503	55,107	16,232
Other Services	300	328	358	390	426	125	517	170,708	186,269	203,248	221,774	241,990	71,281
Government	49	52	54	57	61	11	0	0	0	0	0	0	0
Total	2,898	2,983	3,079	3,185	3,305	406	561	1,788,633	1,846,359	1,910,204	1,981,001	2,059,657	271,024

1/ From EXHIBIT X.
2/ From EXHIBIT Y.
3/ Assumes a market-clearing 10% industrial space vacancy rate.

EXHIBIT 6.08

INDUSTRIAL FLOOR-TO-AREA RATIO (FAR) WORKSHEET BY INDUSTRY SECTOR
NEWBERG, OREGON
2004-2024

Medium Growth Scenario	Distribution by Building Type 1/			FAR by industry sector 2/			Average Space per Job			
Employment Sector	Warehouse/ Distrib.	General Industrial	Tech/ Flex	Warehouse/ Distrib.	General Industrial	Tech/ Flex	Warehouse/ Distrib.	General Industrial	Tech/ Flex	Weighted Average
Construction	0%	75%	25%	0.31	0.30	0.26	0.00	0.23	0.07	0.29
Manufacturing	0%	75%	25%	0.31	0.30	0.26	0.00	0.23	0.07	0.29
Wholesale Trade	90%	0%	10%	0.31	0.30	0.26	0.28	0.00	0.03	0.31
Retail Trade	0%	0%	0%	0.31	0.30	0.26	0.00	0.00	0.00	0.00
Transportation, Warehousing & Util	100%	0%	0%	0.31	0.30	0.26	0.31	0.00	0.00	0.31
Information	0%	0%	100%	0.31	0.30	0.26	0.00	0.00	0.26	0.26
Financial Activities	0%	0%	0%	0.31	0.30	0.26	0.00	0.00	0.00	0.00
Professional & Business Services	0%	0%	100%	0.31	0.30	0.26	0.00	0.00	0.26	0.26
Education & Health Services	0%	0%	0%	0.31	0.30	0.26	0.00	0.00	0.00	0.00
Leisure & Hospitality	0%	0%	0%	0.31	0.30	0.26	0.00	0.00	0.00	0.00
Other Services	0%	75%	25%	0.31	0.30	0.26	0.00	0.23	0.07	0.29
Government	0%	0%	0%	0.31	0.30	0.26	0.00	0.00	0.00	0.00

1/ Regional Industrial Land Study Phase II (Otak, Inc. et al, 1999) converted to NAICS by Johnson Gardner, LLC.
2/ Regional Industrial Land Study Phase III (EcoNorthwest and Otak, Inc., 2001) converted to NAICS by Johnson Gardner, LLC.

EXHIBIT 6.09

DEMAND PROJECTIONS FOR INDUSTRIAL LAND BY INDUSTRY SECTOR
NEWBERG, OREGON
2004-2024

Medium Growth Scenario	Newberg Industrial Space Need 1/						Floor to	Predicted Land Need (acres) 3/					
Employment Sector	2004	2009	2014	2019	2024	'04-'24	Area Ratio 2/	2004	2009	2014	2019	2024	'04-'24
Construction	90,456	99,922	111,875	126,654	144,634	54,177	0.29	8.6	9.5	10.6	12.0	13.7	5.1
Manufacturing	1,180,283	1,194,056	1,209,546	1,226,968	1,246,562	66,279	0.29	112.1	113.4	114.9	116.6	118.4	6.3
Wholesale Trade	111,038	117,097	122,421	127,099	131,209	20,171	0.31	10.0	10.6	11.1	11.5	11.9	1.8
Transportation, Warehousing & Utilitie	177,656	194,397	213,538	235,422	260,443	82,788	0.31	15.8	17.3	19.0	20.9	23.1	7.4
Information	19,936	22,227	24,782	27,631	30,807	10,871	0.26	2.1	2.4	2.6	2.9	3.3	1.2
Professional & Business Services	38,501	42,927	47,861	53,363	59,497	20,996	0.26	4.1	4.5	5.1	5.7	6.3	2.2
Other Services	169,071	188,505	210,173	234,332	261,268	92,197	0.29	16.1	17.9	20.0	22.3	24.8	8.8
Total/Weighted Average	1,786,941	1,859,131	1,940,197	2,031,469	2,134,421	347,479	0.29	168.8	175.6	183.2	191.8	201.5	32.8

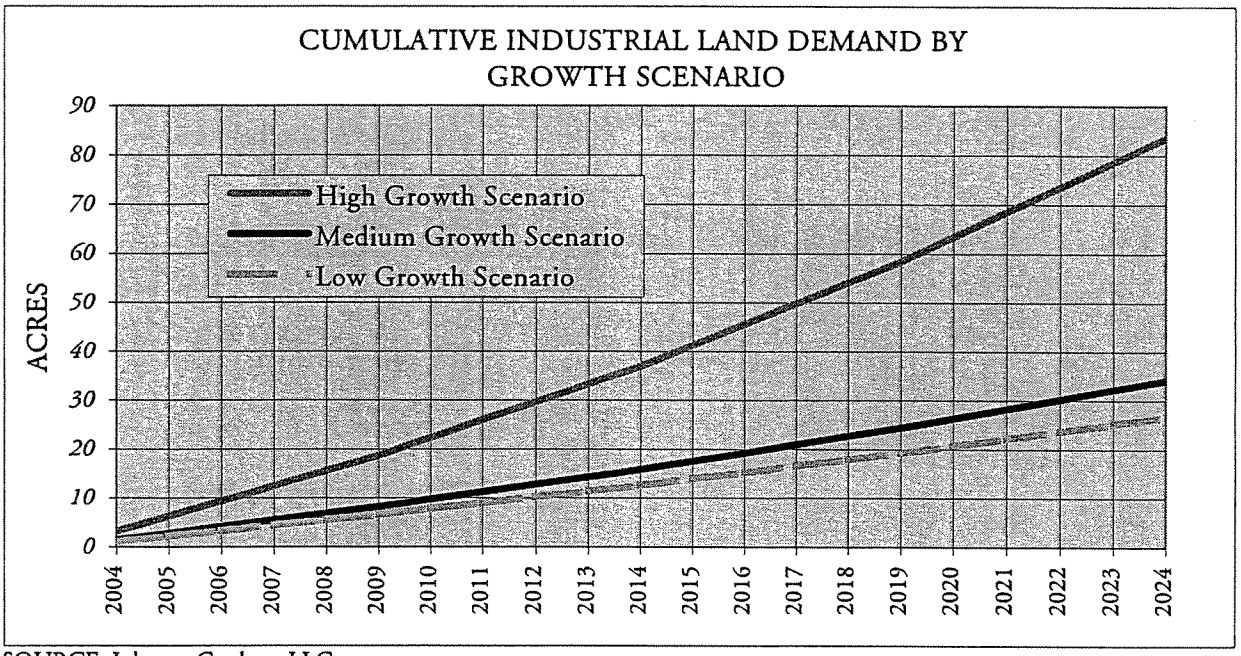
High Growth Scenario	Newberg Industrial Space Need 1/						Floor to	Predicted Land Need (acres) 3/					
Employment Sector	2004	2009	2014	2019	2024	'04-'24	Area Ratio 2/	2004	2009	2014	2019	2024	'04-'24
Construction	89,427	100,389	114,407	131,958	153,579	64,152	0.29	8.5	9.5	10.9	12.5	14.6	6.1
Manufacturing	1,180,283	1,281,936	1,403,516	1,548,928	1,722,843	542,560	0.29	112.1	121.8	133.3	147.1	163.7	51.5
Wholesale Trade	111,038	116,696	121,645	125,975	129,762	18,724	0.31	10.0	10.5	11.0	11.4	11.7	1.7
Transportation, Warehousing & Utilitie	177,656	194,208	213,116	234,714	259,385	81,729	0.31	15.8	17.3	18.9	20.9	23.1	7.3
Information	19,936	22,517	25,432	28,725	32,445	12,509	0.26	2.1	2.4	2.7	3.0	3.4	1.3
Professional & Business Services	38,501	43,487	49,117	55,477	62,660	24,158	0.26	4.1	4.6	5.2	5.9	6.6	2.6
Other Services	169,071	190,962	215,688	243,615	275,158	106,087	0.29	16.1	18.1	20.5	23.1	26.1	10.1
Total	1,785,912	1,950,195	2,142,921	2,369,391	2,635,832	849,920	0.29	168.7	184.2	202.5	224.0	249.2	80.6

Slow Growth Scenario	Newberg Industrial Space Need 1/						Floor to	Predicted Land Need (acres) 3/					
Employment Sector	2004	2009	2014	2019	2024	'04-'24	Area Ratio 2/	2004	2009	2014	2019	2024	'04-'24
Construction	90,991	98,560	107,973	119,435	133,169	42,178	0.29	8.6	9.4	10.3	11.3	12.7	4.0
Manufacturing	1,177,510	1,188,494	1,200,823	1,214,662	1,230,195	52,686	0.29	111.9	112.9	114.1	115.4	116.9	5.0
Wholesale Trade	111,572	116,415	120,613	124,250	127,403	15,831	0.31	10.1	10.5	10.9	11.2	11.5	1.4
Transportation, Warehousing & Utilitie	178,849	192,241	207,297	224,226	243,260	64,410	0.31	15.9	17.1	18.4	19.9	21.6	5.7
Information	20,129	21,963	23,965	26,150	28,534	8,405	0.26	2.1	2.3	2.5	2.8	3.0	0.9
Professional & Business Services	38,874	42,418	46,284	50,503	55,107	16,232	0.26	4.1	4.5	4.9	5.4	5.8	1.7
Other Services	170,708	186,269	203,248	221,774	241,990	71,281	0.29	16.2	17.7	19.3	21.1	23.0	6.8
Total	1,788,633	1,846,359	1,910,204	1,981,001	2,059,657	271,024	0.29	168.9	174.4	180.4	187.1	194.5	25.5

1/ From EXHIBIT Z.
2/ From EXHIBIT A.
3/ Assumes a non-traditional industrial land use factor of 10% from Regional Industrial Land Study Phase II (Otak, Inc., et al, 1999).

EXHIBIT 6.10

COMPARISON OF CUMULATIVE DEMAND FOR INDUSTRIAL LAND
MEDIUM, HIGH AND LOW EMPLOYMENT GROWTH SCENARIOS
2004-2024



SOURCE: Johnson Gardner, LLC

EXHIBIT 6.11

PROJECTED DISTRIBUTION OF DEMAND BY SIZE OF SPACE
NEWBERG, OREGON
2004-2024

Medium Growth	Net New Demand for Space (SF)	Distribution of Need by Firm Size/Space Required (SF) 3/ Under 800	800-1,800	1,800-3,800	3,800-9,800	9,800-19,800	19,800-49,800	49,800-100,000	Over 100,000
Office Demand 1/									
2004-2009	52,146	75	7	2	1	0	0	0	0
2009-2014	58,086	84	8	3	1	0	0	0	0
2014-2019	64,713	94	9	3	1	0	0	0	0
2019-2024	72,106	104	10	3	1	0	0	0	0
2004-2024	247,051	357	35	11	3	1	0	0	0
Share:		*87.7%*	*8.7%*	*2.6%*	*0.7%*	*0.4%*	*0.0%*	*0.0%*	*0.0%*
Industrial Demand 2/									
2004-2009	72,189	104	10	3	1	0	0	0	0
2009-2014	81,066	117	12	4	1	0	0	0	0
2014-2019	91,272	132	13	4	1	1	0	0	0
2019-2024	102,952	149	15	4	1	1	0	0	0
2004-2024	347,479	502	50	15	4	2	0	0	0
Share:		*87.6%*	*8.7%*	*2.6%*	*0.7%*	*0.4%*	*0.0%*	*0.0%*	*0.0%*

High Growth	Net New Demand for Space (SF)	Distribution of Need by Firm Size/Space Required (SF) 3/ Under 800	800-1,800	1,800-3,800	3,800-9,800	9,800-19,800	19,800-49,800	49,800-100,000	Over 100,000
Office Demand 1/									
2004-2009	59,070	85	8	3	1	0	0	0	0
2009-2014	66,794	97	10	3	1	0	0	0	0
2014-2019	75,565	109	11	3	1	0	0	0	0
2019-2024	85,530	124	12	4	1	1	0	0	0
2004-2024	286,959	415	41	12	3	2	0	0	0
Share:		*87.6%*	*8.7%*	*2.6%*	*0.7%*	*0.4%*	*0.0%*	*0.0%*	*0.0%*
Industrial Demand 2/									
2004-2009	164,283	237	24	7	2	1	0	0	0
2009-2014	192,726	279	28	8	2	1	0	0	0
2014-2019	226,470	327	32	10	2	1	0	0	0
2019-2024	266,441	385	38	12	3	2	0	0	0
2004-2024	849,920	1,228	122	37	9	5	0	0	0
Share:		*87.6%*	*8.7%*	*2.6%*	*0.7%*	*0.4%*	*0.0%*	*0.0%*	*0.0%*

Low Growth	Net New Demand for Space (SF)	Distribution of Need by Firm Size/Space Required (SF) 3/ Under 800	800-1800 SF	1,800-3,800	3,800-9,800	9,800-19,800	19,800-49,800	49,800-100,000	Over 100,000
Office Demand 1/									
2004-2009	41,745	60	6	2	0	0	0	0	0
2009-2014	45,547	66	7	2	1	0	0	0	0
2014-2019	49,704	72	7	2	1	0	0	0	0
2019-2024	54,249	78	8	2	1	0	0	0	0
2004-2024	191,244	276	27	8	2	1	0	0	0
Share:		*87.6%*	*8.7%*	*2.6%*	*0.7%*	*0.4%*	*0.0%*	*0.0%*	*0.0%*
Industrial Demand 2/									
2004-2009	57,727	104	10	3	1	0	0	0	0
2009-2014	63,844	117	12	4	1	0	0	0	0
2014-2019	70,798	132	13	4	1	0	0	0	0
2019-2024	78,656	149	15	4	1	0	0	0	0
2004-2024	271,024	502	50	15	4	2	0	0	0
Share:		*87.7%*	*8.7%*	*2.6%*	*0.7%*	*0.3%*	*0.0%*	*0.0%*	*0.0%*

1/ From EXHIBIT X.
2/ From EXHIBIT Y.
3/ Utilizes the distribution of businesses by size for Newberg, Oregon from 2001 (ZIP Code Business Patterns, U.S.Census Bureau).

EXHIBIT 6.12

PROJECTIONS OF HOUSEHOLD RETAIL SALES
NEWBERG, OREGON
2004-2024

Medium Growth Scenario 1/			Household Retail Spending in Millions (Households)					
NAICS	Category	Per Household Expenditures 2/	2004 *7,116*	2009 *8,154*	2014 *9,631*	2019 *11,393*	2024 *13,244*	'04-'24 *6,128*
4413	Automotive Parts, Accessories and Tire Stores	$5,501	$39.1	$44.9	$53.0	$62.7	$72.9	$33.7
442	Furniture and Home Furnishings Stores	$861	$6.1	$7.0	$8.3	$9.8	$11.4	$5.3
443	Electronics and Appliance Stores	$2,181	$15.5	$17.8	$21.0	$24.8	$28.9	$13.4
444	Building Materials and Garden Equipment	$875	$6.2	$7.1	$8.4	$10.0	$11.6	$5.4
445	Food and Beverage Stores	$6,910	$49.2	$56.3	$66.5	$78.7	$91.5	$42.3
446	Health and Personal Care Stores	$1,897	$13.5	$15.5	$18.3	$21.6	$25.1	$11.6
448	Clothing and Clothing Accessories Stores	$3,756	$26.7	$30.6	$36.2	$42.8	$49.7	$23.0
451	Sporting Goods, Hobby, Book and Music Stores	$1,904	$13.5	$15.5	$18.3	$21.7	$25.2	$11.7
452	General Merchandise Stores	$1,160	$8.3	$9.5	$11.2	$13.2	$15.4	$7.1
453	Miscellaneous Store Retailers	$715	$5.1	$5.8	$6.9	$8.1	$9.5	$4.4
722	Foodservices and Drinking Places	$3,458	$24.6	$28.2	$33.3	$39.4	$45.8	$21.2
	Totals/Weighted Averages	$29,218	$207.9	$238.2	$281.4	$332.9	$387.0	$179.1

High Growth Scenario 1/			Household Retail Spending in Millions (Households)					
NAICS	Category	Per Household Expenditures 2/	2004 *7,348*	2009 *9,547*	2014 *11,938*	2019 *14,783*	2024 *18,013*	'04-'24 *10,665*
4413	Automotive Parts, Accessories and Tire Stores	$5,501	$40.4	$52.5	$65.7	$81.3	$99.1	$58.7
442	Furniture and Home Furnishings Stores	$861	$6.3	$8.2	$10.3	$12.7	$15.5	$9.2
443	Electronics and Appliance Stores	$2,181	$16.0	$20.8	$26.0	$32.2	$39.3	$23.3
444	Building Materials and Garden Equipment	$875	$6.4	$8.4	$10.4	$12.9	$15.8	$9.3
445	Food and Beverage Stores	$6,910	$50.8	$66.0	$82.5	$102.1	$124.5	$73.7
446	Health and Personal Care Stores	$1,897	$13.9	$18.1	$22.6	$28.0	$34.2	$20.2
448	Clothing and Clothing Accessories Stores	$3,756	$27.6	$35.9	$44.8	$55.5	$67.7	$40.1
451	Sporting Goods, Hobby, Book and Music Stores	$1,904	$14.0	$18.2	$22.7	$28.1	$34.3	$20.3
452	General Merchandise Stores	$1,160	$8.5	$11.1	$13.8	$17.1	$20.9	$12.4
453	Miscellaneous Store Retailers	$715	$5.3	$6.8	$8.5	$10.6	$12.9	$7.6
722	Foodservices and Drinking Places	$3,458	$25.4	$33.0	$41.3	$51.1	$62.3	$36.9
	Totals/Weighted Averages	$29,218	$214.7	$278.9	$348.8	$431.9	$526.3	$311.6

Low Growth Scenario 1/			Household Retail Spending in Millions (Households)					
NAICS	Category	Per Household Expenditures 2/	2004 *7,135*	2009 *8,252*	2014 *9,436*	2019 *10,751*	2024 *12,065*	'04-'24 *4,930*
4413	Automotive Parts, Accessories and Tire Stores	$5,501	$39.3	$45.4	$51.9	$59.1	$66.4	$27.1
442	Furniture and Home Furnishings Stores	$861	$6.1	$7.1	$8.1	$9.3	$10.4	$4.2
443	Electronics and Appliance Stores	$2,181	$15.6	$18.0	$20.6	$23.4	$26.3	$10.8
444	Building Materials and Garden Equipment	$875	$6.2	$7.2	$8.3	$9.4	$10.6	$4.3
445	Food and Beverage Stores	$6,910	$49.3	$57.0	$65.2	$74.3	$83.4	$34.1
446	Health and Personal Care Stores	$1,897	$13.5	$15.7	$17.9	$20.4	$22.9	$9.4
448	Clothing and Clothing Accessories Stores	$3,756	$26.8	$31.0	$35.4	$40.4	$45.3	$18.5
451	Sporting Goods, Hobby, Book and Music Stores	$1,904	$13.6	$15.7	$18.0	$20.5	$23.0	$9.4
452	General Merchandise Stores	$1,160	$8.3	$9.6	$10.9	$12.5	$14.0	$5.7
453	Miscellaneous Store Retailers	$715	$5.1	$5.9	$6.7	$7.7	$8.6	$3.5
722	Foodservices and Drinking Places	$3,458	$24.7	$28.5	$32.6	$37.2	$41.7	$17.0
	Totals/Weighted Averages	$29,218	$208.5	$241.1	$275.7	$314.1	$352.5	$144.0

1/ Medium, High and Low Growth Scenarios reflect Newberg household growth forecasts for analogous scenarios in the residential analysis (EXHIBITS X-Y).
2/ Claritas, Inc. average retail sales figures for the City of Newberg in 2003 dollars.

EXHIBIT 6.13

PROJECTIONS OF COMMERCIAL RETAIL SPACE NEED
NEWBERG, OREGON
2004-2024

Medium Growth Scenario 1/		Household Retail Spending (millions)						Sales Support	Retail Space Need (SF) 3/					
NAICS	Category	2004	2009	2014	2019	2024	'04-'24	Factor 2/	2004	2009	2014	2019	2024	'04-'24
4413	Automotive Parts, Accessories and Tire Stores	$39.1	$44.9	$53.0	$62.7	$72.9	$33.7	$139	309,772	354,948	419,256	495,952	576,551	266,779
442	Furniture and Home Furnishings Stores	$6.1	$7.0	$8.3	$9.8	$11.4	$5.3	$173	38,956	44,637	52,724	62,369	72,505	33,549
443	Electronics and Appliance Stores	$15.5	$17.8	$21.0	$24.8	$28.9	$13.4	$200	85,357	97,806	115,526	136,659	158,868	73,511
444	Building Materials and Garden Equipment	$6.2	$7.1	$8.4	$10.0	$11.6	$5.4	$128	53,507	61,311	72,419	85,667	99,588	46,081
445	Food and Beverage Stores	$49.2	$56.3	$66.5	$78.7	$91.5	$42.3	$312	173,356	198,638	234,626	277,547	322,652	149,296
446	Health and Personal Care Stores	$13.5	$15.5	$18.3	$21.6	$25.1	$11.6	$230	64,559	73,974	87,376	103,360	120,157	55,599
448	Clothing and Clothing Accessories Stores	$26.7	$30.6	$36.2	$42.8	$49.7	$23.0	$217	135,482	155,240	183,366	216,910	252,160	116,678
451	Sporting Goods, Hobby, Book and Music Stores	$13.5	$15.5	$18.3	$21.7	$25.2	$11.7	$195	76,427	87,573	103,439	122,362	142,247	65,820
452	General Merchandise Stores	$8.3	$9.5	$11.2	$13.2	$15.4	$7.1	$139	65,322	74,848	88,409	104,582	121,578	56,256
453	Miscellaneous Store Retailers	$5.1	$5.8	$6.9	$8.1	$9.5	$4.4	$192	29,149	33,400	39,451	46,668	54,252	25,103
722	Foodservices and Drinking Places	$24.6	$28.2	$33.3	$39.4	$45.8	$21.2	$236	114,691	131,417	155,226	183,623	213,463	98,773
	Totals/Weighted Averages	$207.9	$238.2	$281.4	$332.9	$387.0	$179.1		1,146,576	1,313,792	1,551,819	1,835,698	2,134,021	987,445

High Growth Scenario 1/		Household Retail Spending (millions)						Sales Support	Retail Space Need (SF) 3/					
NAICS	Category	2004	2009	2014	2019	2024	'04-'24	Factor 2/	2004	2009	2014	2019	2024	'04-'24
4413	Automotive Parts, Accessories and Tire Stores	$40.4	$52.5	$65.7	$81.3	$99.1	$58.7	$139	319,894	415,605	519,702	643,542	784,167	464,273
442	Furniture and Home Furnishings Stores	$6.3	$8.2	$10.3	$12.7	$15.5	$9.2	$173	40,229	52,265	65,356	80,929	98,614	58,385
443	Electronics and Appliance Stores	$16.0	$20.8	$26.0	$32.2	$39.3	$23.3	$200	88,146	114,519	143,203	177,327	216,076	127,930
444	Building Materials and Garden Equipment	$6.4	$8.4	$10.4	$12.9	$15.8	$9.3	$128	55,256	71,788	89,769	111,160	135,450	80,195
445	Food and Beverage Stores	$50.8	$66.0	$82.5	$102.1	$124.5	$73.7	$312	179,026	232,581	290,838	360,142	438,839	259,813
446	Health and Personal Care Stores	$13.9	$18.1	$22.6	$28.0	$34.2	$20.2	$230	66,668	86,615	108,310	134,119	163,426	96,758
448	Clothing and Clothing Accessories Stores	$27.6	$35.9	$44.8	$55.5	$67.7	$40.1	$217	139,909	181,768	227,297	281,459	342,963	203,055
451	Sporting Goods, Hobby, Book and Music Stores	$14.0	$18.2	$22.7	$28.1	$34.3	$20.3	$195	78,924	102,538	128,221	158,775	193,470	114,546
452	General Merchandise Stores	$8.5	$11.1	$13.8	$17.1	$20.9	$12.4	$139	67,456	87,638	109,590	135,704	165,358	97,902
453	Miscellaneous Store Retailers	$5.3	$6.8	$8.5	$10.6	$12.9	$7.6	$192	30,101	39,107	48,903	60,556	73,788	43,687
722	Foodservices and Drinking Places	$25.4	$33.0	$41.3	$51.1	$62.3	$36.9	$236	118,438	153,874	192,416	238,266	290,332	171,894
	Totals/Weighted Averages	$214.7	$278.9	$348.8	$431.9	$526.3	$311.6		1,184,041	1,538,296	1,923,605	2,381,979	2,902,483	1,718,442

Low Growth Scenario 1/		Household Retail Spending (millions)						Sales Support	Retail Space Need (SF) 3/					
NAICS	Category	2004	2009	2014	2019	2024	'04-'24	Factor 2/	2004	2009	2014	2019	2024	'04-'24
4413	Automotive Parts, Accessories and Tire Stores	$39.3	$45.4	$51.9	$59.1	$66.4	$27.1	$139	310,623	359,234	410,770	468,026	525,247	214,624
442	Furniture and Home Furnishings Stores	$6.1	$7.1	$8.1	$9.3	$10.4	$4.2	$173	39,063	45,176	51,657	58,857	66,053	26,990
443	Electronics and Appliance Stores	$15.6	$18.0	$20.6	$23.4	$26.3	$10.8	$200	85,592	98,987	113,187	128,964	144,731	59,140
444	Building Materials and Garden Equipment	$6.2	$7.2	$8.3	$9.4	$10.6	$4.3	$128	53,654	62,051	70,958	80,843	90,727	37,072
445	Food and Beverage Stores	$49.3	$57.0	$65.2	$74.3	$83.4	$34.1	$312	173,832	201,036	229,877	261,919	293,941	120,109
446	Health and Personal Care Stores	$13.5	$15.7	$17.9	$20.4	$22.9	$9.4	$230	64,736	74,867	85,608	97,540	109,465	44,729
448	Clothing and Clothing Accessories Stores	$26.8	$31.0	$35.4	$40.4	$45.3	$18.5	$217	135,854	157,115	179,655	204,696	229,722	93,868
451	Sporting Goods, Hobby, Book and Music Stores	$13.6	$15.7	$18.0	$20.5	$23.0	$9.4	$195	76,637	88,630	101,346	115,472	129,589	52,952
452	General Merchandise Stores	$8.3	$9.6	$10.9	$12.5	$14.0	$5.7	$139	65,501	75,752	86,619	98,693	110,759	45,258
453	Miscellaneous Store Retailers	$5.1	$5.9	$6.7	$7.7	$8.6	$3.5	$192	29,229	33,803	38,652	44,040	49,424	20,196
722	Foodservices and Drinking Places	$24.7	$28.5	$32.6	$37.2	$41.7	$17.0	$236	115,006	133,004	152,085	173,283	194,469	79,463
	Totals/Weighted Averages	$208.5	$241.1	$275.7	$314.1	$352.5	$144.0		1,149,727	1,329,654	1,520,409	1,732,334	1,944,128	794,402

1/ Medium, High and Low Growth Scenarios reflect Newberg household growth forecasts for analogous scenarios in the residential analysis (EXHIBITS X-Y).
2/ Based on national averages derived from "Dollars & Cents of Shopping Centers," Urban Land Institute, 2000.
3/ Assumes a market-clearing retail space vacancy rate of 10%.

EXHIBIT 6.14

PROJECTIONS OF COMMERCIAL RETAIL LAND NEED
NEWBERG, OREGON
2004-2024

Medium Growth Scenario 1/		Retail Space Need (SF) 2/						Retail	Commercial Retail Land Need (acres)					
NAICS	Category	2004	2009	2014	2019	2024	'04-'24	FAR 3/	2004	2009	2014	2019	2024	'04-'24
4413	Automotive Parts, Accessories and Tire Stores	309,772	354,948	419,256	495,952	576,551	266,779	0.25	28.4	32.6	38.5	45.5	52.9	24.5
442	Furniture and Home Furnishings Stores	38,956	44,637	52,724	62,369	72,505	33,549	0.25	3.6	4.1	4.8	5.7	6.7	3.1
443	Electronics and Appliance Stores	85,357	97,806	115,526	136,659	158,868	73,511	0.25	7.8	9.0	10.6	12.5	14.6	6.8
444	Building Materials and Garden Equipment	53,507	61,311	72,419	85,667	99,588	46,081	0.25	4.9	5.6	6.7	7.9	9.1	4.2
445	Food and Beverage Stores	173,356	198,638	234,626	277,547	322,652	149,296	0.25	15.9	18.2	21.5	25.5	29.6	13.7
446	Health and Personal Care Stores	64,559	73,974	87,376	103,360	120,157	55,599	0.25	5.9	6.8	8.0	9.5	11.0	5.1
448	Clothing and Clothing Accessories Stores	135,482	155,240	183,366	216,910	252,160	116,678	0.25	12.4	14.3	16.8	19.9	23.2	10.7
451	Sporting Goods, Hobby, Book and Music Stores	76,427	87,573	103,439	122,362	142,247	65,820	0.25	7.0	8.0	9.5	11.2	13.1	6.0
452	General Merchandise Stores	65,322	74,848	88,409	104,582	121,578	56,256	0.25	6.0	6.9	8.1	9.6	11.2	5.2
453	Miscellaneous Store Retailers	29,149	33,400	39,451	46,668	54,252	25,103	0.25	2.7	3.1	3.6	4.3	5.0	2.3
722	Foodservices and Drinking Places	114,691	131,417	155,226	183,623	213,463	98,773	0.25	10.5	12.1	14.3	16.9	19.6	9.1
	Totals/Weighted Averages	1,146,576	1,313,792	1,551,819	1,835,698	2,134,021	987,445		105.3	120.6	142.5	168.6	196.0	90.7

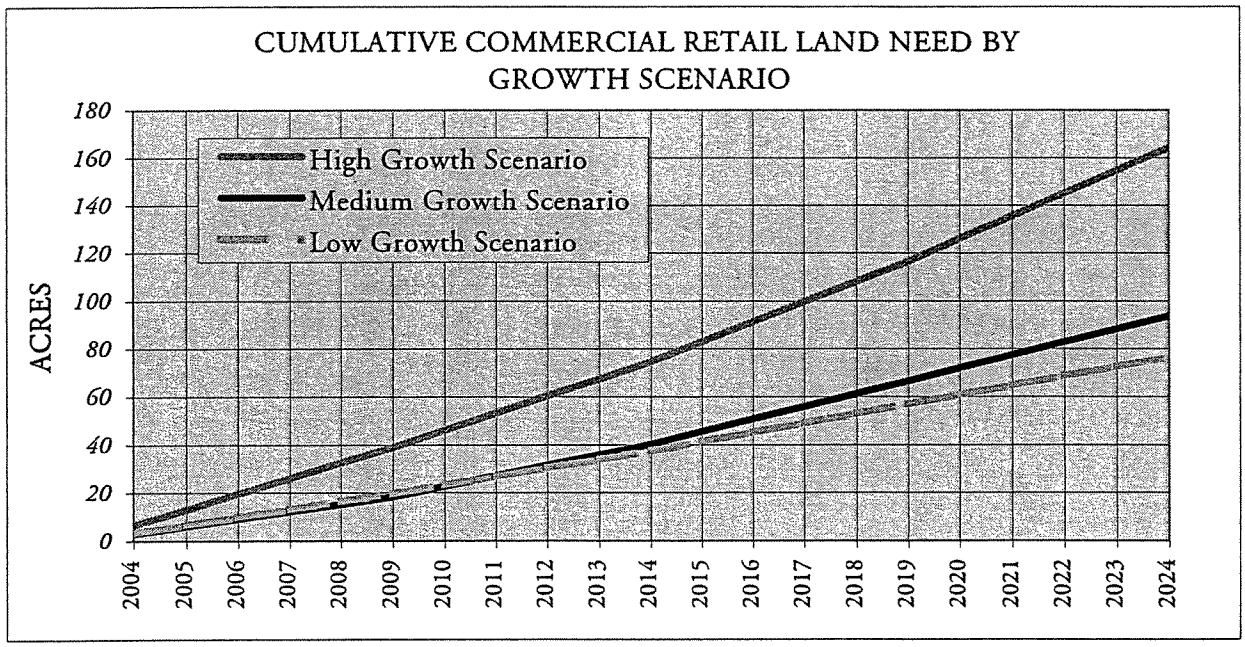
High Growth Scenario 1/		Retail Space Need (SF) 2/						Retail	Commercial Retail Land Need (acres)					
NAICS	Category	2004	2009	2014	2019	2024	'04-'24	FAR 3/	2004	2009	2014	2019	2024	'04-'24
4413	Automotive Parts, Accessories and Tire Stores	319,894	415,603	519,702	643,542	784,167	464,273	0.25	29.4	38.2	47.7	59.1	72.0	42.6
442	Furniture and Home Furnishings Stores	40,229	52,265	65,356	80,929	98,614	58,385	0.25	3.7	4.8	6.0	7.4	9.1	5.4
443	Electronics and Appliance Stores	88,146	114,519	143,203	177,327	216,076	127,930	0.25	8.1	10.5	13.1	16.3	19.8	11.7
444	Building Materials and Garden Equipment	55,256	71,788	89,769	111,160	135,450	80,195	0.25	5.1	6.6	8.2	10.2	12.4	7.4
445	Food and Beverage Stores	179,020	232,581	290,838	360,142	438,839	259,819	0.25	16.4	21.4	26.7	33.1	40.3	23.9
446	Health and Personal Care Stores	66,668	86,615	108,310	134,119	163,426	96,758	0.25	6.1	8.0	9.9	12.3	15.0	8.9
448	Clothing and Clothing Accessories Stores	139,909	181,768	227,297	281,459	342,963	203,055	0.25	12.8	16.7	20.9	25.8	31.5	18.6
451	Sporting Goods, Hobby, Book and Music Stores	78,924	102,538	128,221	158,775	193,470	114,546	0.25	7.2	9.4	11.8	14.6	17.8	10.5
452	General Merchandise Stores	67,456	87,638	109,590	135,704	165,358	97,902	0.25	6.2	8.0	10.1	12.5	15.2	9.0
453	Miscellaneous Store Retailers	30,101	39,107	48,903	60,556	73,788	43,687	0.25	2.8	3.6	4.5	5.6	6.8	4.0
722	Foodservices and Drinking Places	118,438	153,874	192,416	238,266	290,332	171,894	0.25	10.9	14.1	17.7	21.9	26.7	15.8
	Totals/Weighted Averages	1,184,041	1,538,296	1,923,603	2,381,979	2,902,485	1,718,442		108.7	141.3	176.6	218.7	266.5	157.8

Low Growth Scenario 1/		Retail Space Need (SF) 2/						Retail	Commercial Retail Land Need (acres)					
NAICS	Category	2004	2009	2014	2019	2024	'04-'24	FAR 3/	2004	2009	2014	2019	2024	'04-'24
4413	Automotive Parts, Accessories and Tire Stores	310,623	359,234	410,770	468,026	525,247	214,624	0.25	28.5	33.0	37.7	43.0	48.2	19.7
442	Furniture and Home Furnishings Stores	39,063	45,176	51,657	58,857	66,053	26,990	0.25	3.6	4.1	4.7	5.4	6.1	2.5
443	Electronics and Appliance Stores	85,592	98,987	113,187	128,964	144,731	59,140	0.25	7.9	9.1	10.4	11.8	13.3	5.4
444	Building Materials and Garden Equipment	53,654	62,051	70,953	80,843	90,727	37,072	0.25	4.9	5.7	6.5	7.4	8.3	3.4
445	Food and Beverage Stores	173,832	201,036	229,877	261,919	293,941	120,109	0.25	16.0	18.5	21.1	24.1	27.0	11.0
446	Health and Personal Care Stores	64,736	74,867	85,608	97,540	109,465	44,729	0.25	5.9	6.9	7.9	9.0	10.1	4.1
448	Clothing and Clothing Accessories Stores	135,854	157,115	179,655	204,696	229,722	93,868	0.25	12.5	14.4	16.5	18.8	21.1	8.6
451	Sporting Goods, Hobby, Book and Music Stores	76,637	88,630	101,346	115,472	129,589	52,952	0.25	7.0	8.1	9.3	10.6	11.9	4.9
452	General Merchandise Stores	65,501	75,752	86,619	98,693	110,759	45,258	0.25	6.0	7.0	8.0	9.1	10.2	4.2
453	Miscellaneous Store Retailers	29,229	33,803	38,652	44,040	49,424	20,196	0.25	2.7	3.1	3.5	4.0	4.5	1.9
722	Foodservices and Drinking Places	115,006	133,004	152,085	173,283	194,469	79,463	0.25	10.6	12.2	14.0	15.9	17.9	7.3
	Totals/Weighted Averages	1,149,727	1,329,654	1,520,409	1,732,334	1,944,128	794,402		105.6	122.1	139.6	159.1	178.5	72.9

1/ Medium, High and Low Growth Scenarios reflect Newberg household growth forecasts for analogous scenarios in the residential analysis (EXHIBITS X-Y).
2/ Based on national averages derived from "Dollars & Cents of Shopping Centers," Urban Land Institute, 2000.
3/ Assumes typical suburban retail profile: single-story with four parking spaces per 1,000 square feet of developed space.

EXHIBIT 6.15

COMPARISON OF CUMULATIVE DEMAND FOR COMMERCIAL RETAIL LAND
MEDIUM, HIGH AND LOW EMPLOYMENT GROWTH SCENARIOS
2004-2024



SOURCE: Johnson Gardner, LLC

EXHIBIT 6.16

PROJECTIONS OF OFFICE SPACE-UTILIZING EMPLOYMENT BY INDUSTRY SECTOR
NEWBERG, OREGON
2004-2024

Medium Growth Scenario	Annual Salary 1/		Jobs by Household 3/	
Employment Sector	Full Time	Part Time 2/	Participation	Share
Construction	$34,120	$17,060	Male	
Manufacturing	$37,948	$18,974	Single Income	33.0%
Wholesale Trade	$36,285	$18,143	Dual Income	67.0%
Retail Trade	$22,059	$11,030		
Transportation, Warehousing & Utilities	$31,585	$15,793	Female	
Information	$29,307	$14,654	Single Income	20.1%
Financial Activities	$33,076	$16,538	Dual Income	79.9%
Professional & Business Services	$28,979	$14,490		
Education & Health Services	$27,903	$13,952		
Leisure & Hospitality	$10,878	$5,439		
Other Services	$18,527	$9,264		
Government	$37,054	$18,527		
Total				

1/ Newberg payroll employment growth for each sector is based on projected Yamhill County growth assuming a City capture rate for each industry. Capture rates adjust annually based on changes in local payroll employment capture recorded from 1994 to 2002.
2/ Share of industry employment that utilizes office space. From the Urban Land Institute converted to NAICS by Johnson Gardner, LLC.
3/ U.S. Census Bureau, 2000 for the City of Newberg

EXHIBIT 6.17

SUMMARY OF RESIDENTIAL DEMAND
BY TENURE AND HOUSEHOLD INCOME RANGE

Medium Growth Scenario	All Employed Households						Percent of
Household Income	2004	2009	2014	2019	2024	'04-'24	Total
Under $10,000	106	119	132	148	165	58	*2%*
$10,000-$14,999	367	407	451	500	554	187	*6%*
$15,000-$24,999	803	864	933	1,010	1,096	293	*9%*
$25,000-$34,999	1,934	2,108	2,305	2,528	2,780	846	*27%*
$35,000-$49,999	2,476	2,644	2,833	3,045	3,284	807	*26%*
$50,000-$74,999	2,487	2,688	2,915	3,170	3,456	969	*31%*
$75,000-$99,999	7	8	9	9	10	3	*0%*
$100,000-$149,999	0	0	0	0	0	0	*0%*
$150,000-$249,999	0	0	0	0	0	0	*0%*
$250,000-$499,999	0	0	0	0	0	0	*0%*
$500,000 or More	0	0	0	0	0	0	*0%*
Overall	8,181	8,839	9,578	10,410	11,345	3,164	

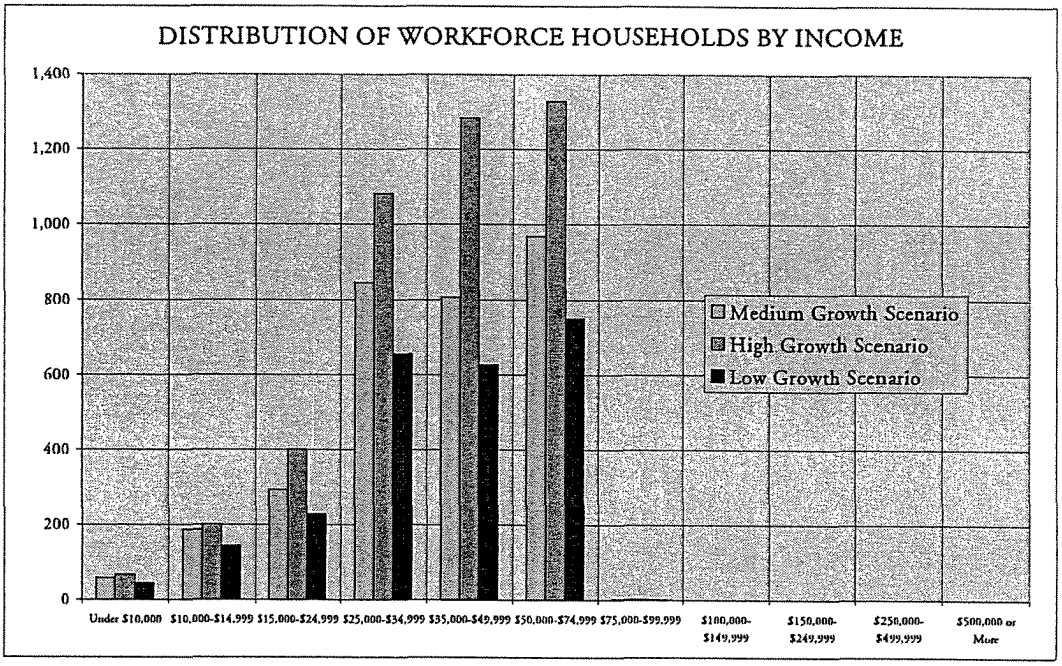
High Growth Scenario	All Employed Households						
Household Income	2004	2009	2014	2019	2024	'04-'24	
Under $10,000	106	120	136	153	173	67	*2%*
$10,000-$14,999	367	409	456	509	568	201	*5%*
$15,000-$24,999	803	883	975	1,081	1,203	401	*9%*
$25,000-$34,999	1,931	2,147	2,396	2,683	3,014	1,082	*25%*
$35,000-$49,999	2,475	2,729	3,023	3,363	3,757	1,283	*29%*
$50,000-$74,999	2,485	2,751	3,057	3,409	3,814	1,329	*30%*
$75,000-$99,999	7	8	9	10	11	4	*0%*
$100,000-$149,999	0	0	0	0	0	0	*0%*
$150,000-$249,999	0	0	0	0	0	0	*0%*
$250,000-$499,999	0	0	0	0	0	0	*0%*
$500,000 or More	0	0	0	0	0	0	*0%*
Overall	8,175	9,047	10,052	11,209	12,541	4,367	

Low Growth Scenario	All Employed Households						
Household Income	2004	2009	2014	2019	2024	'04-'24	
Under $10,000	108	117	128	140	152	45	*2%*
$10,000-$14,999	371	402	437	474	515	145	*6%*
$15,000-$24,999	807	856	910	969	1,035	227	*9%*
$25,000-$34,999	1,946	2,086	2,241	2,412	2,602	656	*27%*
$35,000-$49,999	2,486	2,621	2,769	2,933	3,113	627	*26%*
$50,000-$74,999	2,500	2,662	2,840	3,036	3,252	752	*31%*
$75,000-$99,999	7	8	8	9	10	2	*0%*
$100,000-$149,999	0	0	0	0	0	0	*0%*
$150,000-$249,999	0	0	0	0	0	0	*0%*
$250,000-$499,999	0	0	0	0	0	0	*0%*
$500,000 or More	0	0	0	0	0	0	*0%*
Overall	8,226	8,752	9,333	9,974	10,680	2,454	

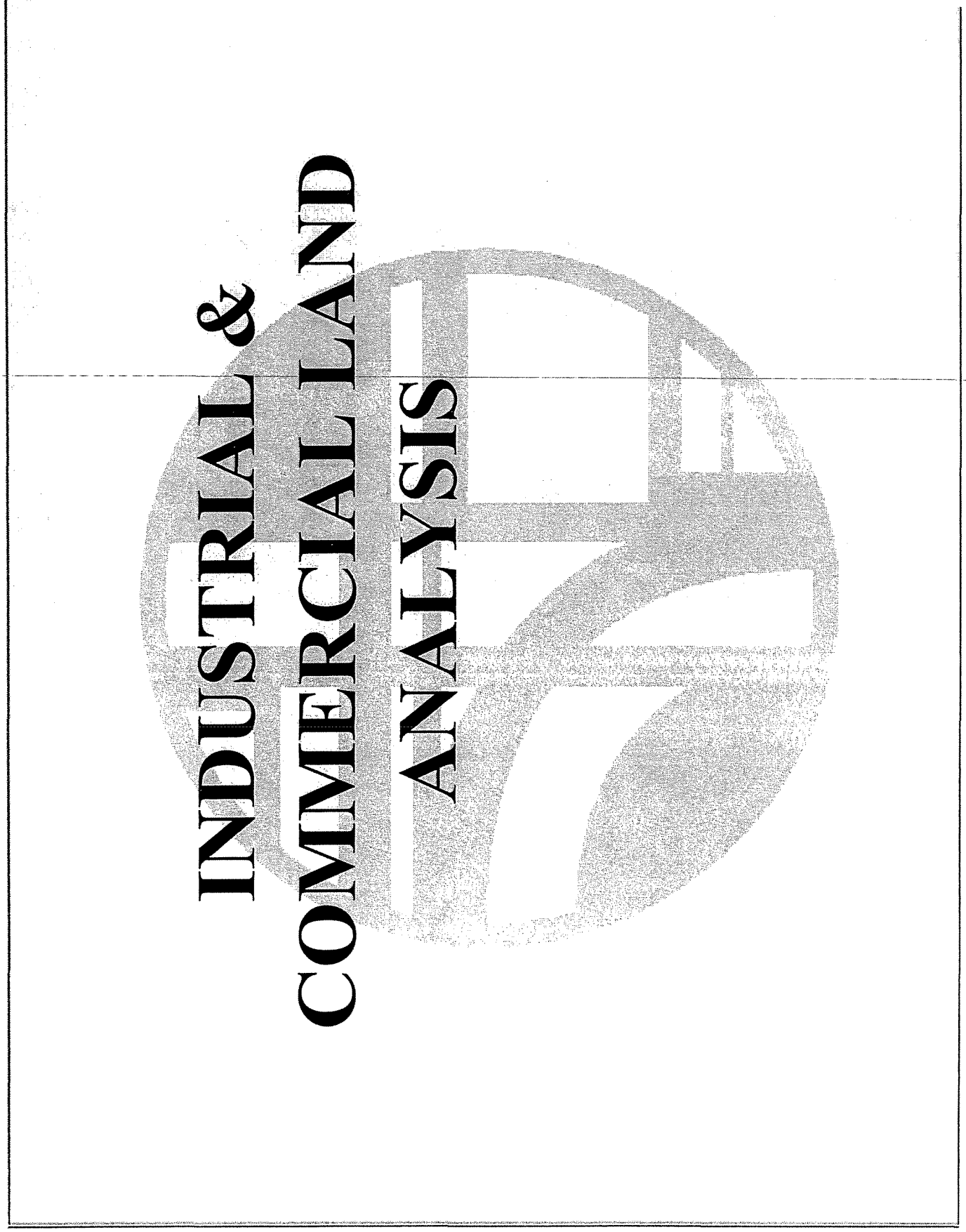
1/ Income stated in 2003 Dollars.

SOURCE: Johnson Gardner

EXHIBIT 6.18



SOURCE: Johnson Gardner, LLC


INDUSTRIAL &
COMMERCIAL LAND
ANALYSIS

JOHNSON
GARDNER

INDUSTRIAL & OFFICE LAND NEED METHODOLOGY

Demand for industrial and office land is a direct function of employment growth in industrial sectors that occupy these type of space. As a result, our projections of industrial and office demand are based on forecasted employment growth by industrial sector within the City of Newberg. Methodology for forecasting need for industrial and office land follow a standard, multi-step process, summarized below.

STEP 1: EMPLOYMENT GROWTH FORECAST

Johnson Gardner forecast employment growth by industry for the City of Newberg through 2025 and 2040 based on Newberg data provided to Johnson Gardner by the State of Oregon Employment Department and Yamhill County employment data generally available from the Oregon Employment Department. Three employment growth scenarios were estimated for the City of Newberg for sensitivity analysis purposes: Medium Growth, Low Growth and High Growth.

- Medium Growth Scenario: Assumes employment growth rates for Yamhill County industries estimated by Oregon Employment Department converted to NAICS by Johnson Gardner, LLC.
- High Growth Scenario: Assumes employment growth rates for Yamhill County industries estimated in the Regional Industrial Land Study Phase II (Otak, Inc., et al, 1999) report converted to NAICS by Johnson Gardner.
- Low Growth Scenario: Assumes employment growth rates for Yamhill County 20% slower than those in the Medium Growth Scenario.

Over a longer time span, Newberg's economy can be expected to experience changes in its industry composition. To model the likelihood of these changes, Johnson Gardner further assumed Newberg's share by industry of Yamhill County employment would change at similar rates exhibited between 1990 and 2000 as measured by Oregon Employment Department.

STEP 2A: DEMAND FOR INDUSTRIAL BUILDING SPACE

Newberg sectoral employment growth for each of the three economic scenarios is converted into growth in industrial employment based on typical percentages of employment by sector that will be located in industrial space. Employment is then further stratified by type of space, including warehouse/distribution, general industrial and high-tech/flex space. Finally, employment density ratios, calculated as average square feet of space necessary per industrial job, were utilized to calculate total space demand by industrial space type given projected employment growth. These ratios and densities are based on industry standards from the aforementioned *Regional Industrial Land Study*.

STEP 2B: DEMAND FOR INDUSTRIAL LAND

Demand for industrial land is a conversion of demand for space by floor area ratios (FARs) by industrial development type and the addition of non-industrial use demand for industrial land typical of business park space. Projections utilize the following FARs from the *Regional Industrial Lands Study*:

- *Warehouse/Distribution:* 0.31
- *General Industrial:* 0.30; and
- *High-Tech/Flex:* 0.26.

STEP 3: ESTIMATE FUTURE NEWBERG RETAIL SALES

Future retail sales in Newberg were simply calculated as the product of future Newberg household counts under the medium, high, and low growth scenarios through 2040 and annual average retail sales by category estimated in Step 2.

STEP 4: DEMAND FOR RETAIL BUILDING SPACE

Future retail sales are converted into need for developed retail space by calculating the product of future Newberg retail sales by category to a category-specific Sales Support Factor. The Sales Support Factor is the national average retail sales per square foot of space for each category of retail. Sales support factors are from the Urban Land Institute publication *Dollars & Cents*. Sales Support Factors are summarized below.

NAICS	Category	Sales Support Factor
4413	Automotive Parts, Accessories and Tire Stores	$139
442	Furniture and Home Furnishings Stores	$173
443	Electronics and Appliance Stores	$200
444	Building Materials and Garden Equipment	$128
445	Food and Beverage Stores	$312
446	Health and Personal Care Stores	$230
448	Clothing and Clothing Accessories Stores	$217
451	Sporting Goods, Hobby, Book and Music Stores	$195
452	General Merchandise Stores	$139
453	Miscellaneous Store Retailers	$192
722	Foodservices and Drinking Places	$236
	Totals/Weighted Averages	

STEP 5: DEMAND FOR RETAIL COMMERCIAL LAND

Demand estimates for developed retail space at different time points was then converted into demand for retail commercial land by applying the industry-standard retail Floor Area Ratio (FAR) of 0.25. The FAR assumes standard suburban retail space requiring one parking space per 1,000 square feet of retail floor area.

SUMMARY OF INDUSTRIAL AND COMMERCIAL LAND NEED FINDINGS

Resulting calculations for the methodologies described above are summarized in the following table. Projections of net new demand in Newberg for commercial and industrial land between 2004 and 2025, as well as longer-term demand from 2004 to 2040 are detailed.

Through 2025, net new demand for industrial and commercial land is estimated to range from 117.5 acres to 273.5 acres depending upon whether Newberg realizes low economic growth or high economic growth. The baseline "Medium Growth Scenario" indicates that Newberg will see demand for industrial and commercial land reach nearly 146 acres through 2025.

Through 2040, net new demand for commercial and industrial land is estimated to reach anywhere from 209.3 acres to 509.9 acres under the "Low Growth" and "High Growth" scenarios, respectively.

NET NEW DEMAND FOR COMMERCIAL AND INDUSTRIAL LAND
NEWBERG, OREGON
2004-2025 & 2004-2040
MEDIUM, HIGH AND LOW GROWTH SCENARIOS

	Net New Demand for Land (acres) By Scenario From 2004 Through:					
	Medium Growth		High Growth		Low Growth	
Use	2025	2040	2025	2040	2025	2040
Office	14.8	27.1	20.5	37.8	13.7	24.8
Industrial	34.7	63.8	85.6	161.4	27.0	49.3
Retail	96.2	178.3	167.4	310.7	76.8	135.2
Total	145.7	269.2	273.5	509.9	117.5	209.3

SOURCE: Johnson Gardner LLC

EXHIBIT 6.01

PROJECTIONS OF OFFICE SPACE-UTILIZING EMPLOYMENT BY INDUSTRY SECTOR
NEWBERG, OREGON
2004-2024

Medium Growth Scenario	Total Employment 1/					*Industrial*	Industrial Space-Utilizing Employment					
Employment Sector	2004	2009	2014	2019	2024	*Share 2/*	2004	2009	2014	2019	2024	'04-'24
Construction	531	586	656	743	849	*2%*	11	12	13	15	17	6
Manufacturing	2,283	2,310	2,339	2,373	2,411	*5%*	114	115	117	119	121	6
Wholesale Trade	98	103	108	112	115	*5%*	5	5	5	6	6	1
Retail Trade	916	1,002	1,097	1,201	1,315	*5%*	46	50	55	60	66	20
Transportation, Warehousing & Utilities	129	141	155	170	189	*30%*	39	42	46	51	57	18
Information	44	49	55	61	68	*90%*	40	44	49	55	61	22
Financial Activities	214	230	248	267	287	*90%*	193	207	223	240	258	66
Professional & Business Services	416	464	518	577	643	*90%*	375	418	466	519	579	204
Education & Health Services	2,309	2,574	2,870	3,200	3,567	*40%*	923	1,030	1,148	1,280	1,427	504
Leisure & Hospitality	866	965	1,076	1,200	1,338	*40%*	346	386	430	480	535	189
Other Services	320	357	398	443	494	*40%*	128	143	159	177	198	70
Government	141	149	158	169	181	*35%*	49	52	55	59	63	14
Total	8,266	8,930	9,677	10,516	11,459	*29%*	2,268	2,504	2,768	3,061	3,388	1,120

High Growth Scenario	Total Employment 1/					*Industrial*	Industrial Space-Utilizing Employment					
Employment Sector	2004	2009	2014	2019	2024	*Share 2/*	2004	2009	2014	2019	2024	'04-'24
Construction	525	589	671	774	901	*2%*	10	12	13	15	18	8
Manufacturing	2,283	2,479	2,715	2,996	3,332	*5%*	114	124	136	150	167	52
Wholesale Trade	98	103	107	111	114	*5%*	5	5	5	6	6	1
Retail Trade	916	978	1,045	1,116	1,192	*5%*	46	49	52	56	60	14
Transportation, Warehousing & Utilities	129	141	154	170	188	*30%*	39	42	46	51	56	18
Information	44	50	56	64	72	*90%*	40	45	51	57	65	25
Financial Activities	214	225	237	250	263	*90%*	193	203	214	225	237	44
Professional & Business Services	416	470	531	600	678	*90%*	375	423	478	540	610	235
Education & Health Services	2,309	2,607	2,945	3,326	3,757	*40%*	923	1,043	1,178	1,331	1,503	579
Leisure & Hospitality	866	978	1,104	1,247	1,409	*40%*	346	391	442	499	563	217
Other Services	320	361	408	461	521	*40%*	128	145	163	184	208	80
Government	141	155	172	193	219	*35%*	49	54	60	68	77	27
Total	8,259	9,137	10,146	11,508	12,646	*28%*	2,268	2,536	2,839	3,181	3,569	1,301

Slow Growth Scenario	Total Employment 1/					*Industrial*	Industrial Space-Utilizing Employment					
Employment Sector	2004	2009	2014	2019	2024	*Share 2/*	2004	2009	2014	2019	2024	'04-'24
Construction	534	578	633	701	781	*2%*	11	12	13	14	16	5
Manufacturing	2,278	2,299	2,323	2,349	2,379	*5%*	114	115	116	117	119	5
Wholesale Trade	98	102	106	109	112	*5%*	5	5	5	5	6	1
Retail Trade	923	992	1,066	1,147	1,233	*5%*	46	50	53	57	62	16
Transportation, Warehousing & Utilities	130	139	150	162	176	*30%*	39	42	45	49	53	14
Information	45	49	53	58	63	*90%*	40	44	48	52	57	17
Financial Activities	215	228	242	257	272	*90%*	194	205	218	231	245	52
Professional & Business Services	420	459	501	546	596	*90%*	378	413	450	492	536	158
Education & Health Services	2,331	2,543	2,775	3,028	3,304	*40%*	932	1,017	1,110	1,211	1,322	389
Leisure & Hospitality	874	954	1,041	1,135	1,239	*40%*	350	381	416	454	496	146
Other Services	323	353	385	420	458	*40%*	129	141	154	168	183	54
Government	141	147	154	163	173	*35%*	49	52	54	57	61	11
Total	8,311	8,843	9,429	10,075	10,788	*28%*	2,287	2,476	2,683	2,908	3,154	867

Medium Growth Scenario: Assumes employment growth rates for Yamhill County industries estimated by Oregon Employment Department converted to NAICS by Johnson Gardner, LLC.
High Growth Scenario: Assumes employment growth rates for Yamhill County industries estimated in the Regional Industrial Land Study Phase II (Otak, Inc., et al, 1999) report converted to NAICS by Johnson Garder, LLC
Low Growth Scenario: Assumes employment growth rates for Yamhill County 20% slower than those in the Medium Growth Scenario.
1/ Newberg payroll employment growth for each sector is based on projected Yamhill County growth assuming a City capture rate for each industry. Capture rates adjust annually based on changes in local payroll employment capture recorded from 1994 to 2002.
2/ Share of industry employment that utilizes office space. From the Urban Land Institute converted to NAICS by Johnson Gardner, LLC.

EXHIBIT 6.03

DEMAND PROJECTIONS FOR COMMERCIAL OFFICE LAND BY INDUSTRY SECTOR
NEWBERG, OREGON
2004-2024

Medium Growth Scenario	Newberg Office Space Need 1/						Floor to	Predicted Land Need (acres)					
Employment Sector	2004	2009	2014	2019	2024	'04-'24	Area Ratio	2004	2009	2014	2019	2024	'04-'24
Construction	2,627	2,902	3,249	3,678	4,200	1,573	0.40	0.2	0.2	0.2	0.2	0.2	0.1
Manufacturing	25,112	25,405	25,734	26,105	26,522	1,410	0.40	1.4	1.5	1.5	1.5	1.5	0.1
Wholesale Trade	1,073	1,132	1,183	1,228	1,268	195	0.40	0.1	0.1	0.1	0.1	0.1	0.0
Retail Trade	10,080	11,027	12,068	13,212	14,468	4,388	0.40	0.6	0.6	0.7	0.8	0.8	0.3
Transportation, Warehousing & Utilitie	9,551	10,451	11,481	12,657	14,002	4,451	0.40	0.5	0.6	0.7	0.7	0.8	0.3
Information	8,732	9,735	10,855	12,102	13,493	4,762	0.40	0.5	0.6	0.6	0.7	0.8	0.3
Financial Activities	42,350	45,605	49,097	52,844	56,863	14,513	0.40	2.4	2.6	2.8	3.0	3.3	0.8
Professional & Business Services	82,444	91,921	102,487	114,268	127,402	44,958	0.40	4.7	5.3	5.9	6.6	7.3	2.6
Education & Health Services	203,154	226,507	252,543	281,572	313,938	110,784	0.40	11.7	13.0	14.5	16.2	18.0	6.4
Leisure & Hospitality	76,172	84,927	94,690	105,574	117,709	41,538	0.40	4.4	4.9	5.4	6.1	6.8	2.4
Other Services	28,158	31,395	35,004	39,027	43,513	15,355	0.40	1.6	1.8	2.0	2.2	2.5	0.9
Total/Weighted Average	489,454	541,007	598,390	662,267	733,382	243,928	0.40	28.1	31.0	34.3	38.0	42.1	14.0

High Growth Scenario	Newberg Office Space Need 1/						Floor to	Predicted Land Need (acres)					
Employment Sector	2004	2009	2014	2019	2024	'04-'24	Area Ratio	2004	2009	2014	2019	2024	'04-'24
Construction	2,597	2,915	3,323	3,832	4,460	1,863	0.40	0.2	0.2	0.2	0.3	0.3	0.1
Manufacturing	25,112	27,274	29,861	32,955	36,655	11,543	0.40	1.7	1.9	2.1	2.3	2.5	0.8
Wholesale Trade	1,073	1,128	1,176	1,218	1,254	181	0.40	0.1	0.1	0.1	0.1	0.1	0.0
Retail Trade	10,080	10,761	11,491	12,274	13,114	3,034	0.40	0.7	0.7	0.8	0.8	0.9	0.2
Transportation, Warehousing & Utilitie	9,551	10,441	11,458	12,619	13,945	4,394	0.40	0.7	0.7	0.8	0.9	1.0	0.3
Information	8,732	9,862	11,139	12,582	14,211	5,479	0.40	0.6	0.7	0.8	0.9	1.0	0.4
Financial Activities	42,350	44,620	47,002	49,503	52,128	9,777	0.40	2.9	3.1	3.2	3.4	3.6	0.7
Professional & Business Services	82,444	93,119	105,176	118,794	134,175	51,731	0.40	5.7	6.4	7.2	8.2	9.2	3.6
Education & Health Services	203,154	229,459	259,169	292,726	330,628	127,473	0.40	14.0	15.8	17.8	20.2	22.8	8.8
Leisure & Hospitality	76,172	86,034	97,174	109,756	123,967	47,795	0.40	5.2	5.9	6.7	7.6	8.5	3.3
Other Services	28,158	31,804	35,922	40,573	45,827	17,668	0.40	1.9	2.2	2.5	2.8	3.2	1.2
Total	489,424	547,418	612,891	686,832	770,364	280,940	0.40	33.7	37.7	42.2	47.3	53.1	19.3

Slow Growth Scenario	Newberg Office Space Need 1/						Floor to	Predicted Land Need (acres)					
Employment Sector	2004	2009	2014	2019	2024	'04-'24	Area Ratio	2004	2009	2014	2019	2024	'04-'24
Construction	2,643	2,862	3,136	3,469	3,867	1,225	0.40	0.2	0.2	0.2	0.2	0.3	0.1
Manufacturing	25,053	25,286	25,549	25,843	26,174	1,121	0.40	1.7	1.7	1.8	1.8	1.8	0.1
Wholesale Trade	1,078	1,125	1,166	1,201	1,231	153	0.40	0.1	0.1	0.1	0.1	0.1	0.0
Retail Trade	10,154	10,911	11,729	12,613	13,566	3,412	0.40	0.7	0.8	0.8	0.9	0.9	0.2
Transportation, Warehousing & Utilitie	9,616	10,336	11,145	12,055	13,078	3,463	0.40	0.7	0.7	0.8	0.8	0.9	0.2
Information	8,816	9,620	10,497	11,454	12,498	3,681	0.40	0.6	0.7	0.7	0.8	0.9	0.3
Financial Activities	42,583	45,185	47,936	50,844	53,919	11,336	0.40	2.9	3.1	3.3	3.5	3.7	0.8
Professional & Business Services	83,243	90,830	99,110	108,144	118,001	34,759	0.40	5.7	6.3	6.8	7.4	8.1	2.4
Education & Health Services	205,122	223,819	244,221	266,483	290,773	85,651	0.40	14.1	15.4	16.8	18.4	20.0	5.9
Leisure & Hospitality	76,909	83,920	91,569	99,916	109,024	32,114	0.40	5.3	5.8	6.3	6.9	7.5	2.2
Other Services	28,431	31,023	33,850	36,936	40,303	11,872	0.40	2.0	2.1	2.3	2.5	2.8	0.8
Total	493,647	534,918	579,908	628,957	682,435	188,788	0.40	34.0	36.8	39.9	43.3	47.0	13.0

1/ From EXHIBIT Z.

EXHIBIT 6.05

PROJECTIONS OF INDUSTRIAL SPACE-UTILIZING EMPLOYMENT BY INDUSTRY SECTOR
NEWBERG, OREGON
2004-2024

Medium Growth Scenario	Total Employment 1/					*Industrial*	Industrial Space-Utilizing Employment					
Employment Sector	2004	2009	2014	2019	2024	*Share 2/*	2004	2009	2014	2019	2024	'04-'24
Construction	531	586	656	743	849	*30%*	159	176	197	223	255	95
Manufacturing	2,283	2,310	2,339	2,373	2,411	*91%*	2,077	2,102	2,129	2,160	2,194	117
Wholesale Trade	98	103	108	112	115	*82%*	80	84	88	92	95	15
Retail Trade	916	1,002	1,097	1,201	1,315	*0%*	0	0	0	0	0	0
Transportation, Warehousing & Utilities	129	141	155	170	189	*93%*	120	131	144	159	175	56
Information	44	49	55	61	68	*88%*	39	43	48	54	60	21
Financial Activities	214	230	248	267	287	*0%*	0	0	0	0	0	0
Professional & Business Services	416	464	518	577	643	*18%*	75	84	93	104	116	41
Education & Health Services	2,309	2,574	2,870	3,200	3,567	*0%*	0	0	0	0	0	0
Leisure & Hospitality	866	965	1,076	1,200	1,338	*0%*	0	0	0	0	0	0
Other Services	320	357	398	443	494	*93%*	298	332	370	412	460	162
Government	141	149	158	169	181	*35%*	49	52	55	59	63	14
Total	8,266	8,930	9,677	10,516	11,459	*32%*	2,897	3,003	3,124	3,262	3,418	521

High Growth Scenario	Total Employment 1/					*Industrial*	Industrial Space-Utilizing Employment					
Employment Sector	2004	2009	2014	2019	2024	*Share 2/*	2004	2009	2014	2019	2024	'04-'24
Construction	525	589	671	774	901	*30%*	157	177	201	232	270	113
Manufacturing	2,283	2,479	2,715	2,996	3,332	*91%*	2,077	2,256	2,470	2,726	3,032	955
Wholesale Trade	98	103	107	111	114	*82%*	80	84	88	91	93	13
Retail Trade	916	978	1,045	1,116	1,192	*0%*	0	0	0	0	0	0
Transportation, Warehousing & Utilities	129	141	154	170	188	*93%*	120	131	144	158	175	55
Information	44	50	56	64	72	*88%*	39	44	50	56	63	24
Financial Activities	214	225	237	250	263	*0%*	0	0	0	0	0	0
Professional & Business Services	416	470	531	600	678	*18%*	75	85	96	108	122	47
Education & Health Services	2,309	2,607	2,945	3,326	3,757	*0%*	0	0	0	0	0	0
Leisure & Hospitality	866	978	1,104	1,247	1,409	*0%*	0	0	0	0	0	0
Other Services	320	361	408	461	521	*93%*	298	336	380	429	484	187
Government	141	155	172	193	219	*35%*	49	54	60	68	77	27
Total	8,259	9,137	10,146	11,308	12,646	*34%*	2,895	3,167	3,488	3,868	4,317	1,422

Slow Growth Scenario	Total Employment 1/					*Industrial*	Industrial Space-Utilizing Employment					
Employment Sector	2004	2009	2014	2019	2024	*Share 2/*	2004	2009	2014	2019	2024	'04-'24
Construction	534	578	633	701	781	*30%*	160	173	190	210	234	74
Manufacturing	2,278	2,299	2,323	2,349	2,379	*91%*	2,073	2,092	2,114	2,138	2,165	93
Wholesale Trade	98	102	106	109	112	*82%*	80	84	87	90	92	11
Retail Trade	923	992	1,066	1,147	1,233	*0%*	0	0	0	0	0	0
Transportation, Warehousing & Utilities	130	139	150	162	176	*93%*	120	129	140	151	164	43
Information	45	49	53	58	63	*88%*	39	43	47	51	56	16
Financial Activities	215	228	242	257	272	*0%*	0	0	0	0	0	0
Professional & Business Services	420	459	501	546	596	*18%*	76	83	90	98	107	32
Education & Health Services	2,331	2,543	2,775	3,028	3,304	*0%*	0	0	0	0	0	0
Leisure & Hospitality	874	954	1,041	1,135	1,239	*0%*	0	0	0	0	0	0
Other Services	323	353	385	420	458	*93%*	300	328	358	390	426	125
Government	141	147	154	163	173	*35%*	49	52	54	57	61	11
Total	8,311	8,843	9,429	10,075	10,788	*33%*	2,898	2,983	3,079	3,185	3,305	406

Medium Growth Scenario: Assumes employment growth rates for Yamhill County industries estimated by Oregon Employment Department converted to NAICS by Johnson Gardner, LLC.
High Growth Scenario: Assumes employment growth rates for Yamhill County industries estimated in the Regional Industrial Land Study Phase II (Otak, Inc., et al, 1999) report converted to NAICS by Johnson Garder, LLC
Low Growth Scenario: Assumes employment growth rates for Yamhill County 20% slower than those in the Medium Growth Scenario.
1/ Newberg payroll employment growth for each sector is based on projected Yamhill County growth assuming a City capture rate for each industry. Capture rates adjust annually based on changes in local payroll employment capture recorded from 1994 to 2002.
2/ Share of industry employment that utilizes industrial space. Regional Industrial Land Study Phase III (EcoNorthwest and Otak, Inc., 2001) converted to NAICS by Johnson Gardner, LLC.

EXHIBIT 6.07

DEMAND PROJECTIONS FOR INDUSTRIAL SPACE BY INDUSTRY SECTOR
NEWBERG, OREGON
2004-2024

Medium Growth Scenario	Newberg Jobs in Industrial Space 1/						Avg. Space	Projected Industrial Space Need 3/					
Employment Sector	2004	2009	2014	2019	2024	'04-'24	Per Job 2/	2004	2009	2014	2019	2024	'04-'24
Construction	159	176	197	223	255	95	*517*	90,456	99,922	111,875	126,654	144,634	*54,177*
Manufacturing	2,077	2,102	2,129	2,160	2,194	117	*517*	1,180,283	1,194,056	1,209,546	1,226,968	1,246,562	*66,279*
Wholesale Trade	80	84	88	92	95	15	*1,262*	111,038	117,097	122,421	127,099	131,209	*20,171*
Transportation, Warehousing & Utilities	120	131	144	159	175	56	*1,350*	177,656	194,397	213,538	235,422	260,443	*82,788*
Information	39	43	48	54	60	21	*467*	19,936	22,227	24,782	27,631	30,807	*10,871*
Professional & Business Services	75	84	93	104	116	41	*467*	38,501	42,927	47,861	53,363	59,497	*20,996*
Other Services	298	332	370	412	460	162	*517*	169,071	188,505	210,173	234,332	261,268	*92,197*
Government	49	52	55	59	63	14	*0*	0	0	0	0	0	*0*
Total	2,897	3,003	3,124	3,262	3,418	521	*561*	1,786,941	1,859,131	1,940,197	2,031,469	2,134,421	*347,479*

High Growth Scenario	Newberg Jobs in Industrial Space 1/						Avg. Space	Projected Industrial Space Need 3/					
Employment Sector	2004	2009	2014	2019	2024	'04-'24	Per Job 2/	2004	2009	2014	2019	2024	'04-'24
Construction	157	177	201	232	270	113	*517*	89,427	100,389	114,407	131,958	153,579	*64,152*
Manufacturing	2,077	2,256	2,470	2,726	3,032	955	*517*	1,180,283	1,281,936	1,403,516	1,548,928	1,722,843	*542,560*
Wholesale Trade	80	84	88	91	93	13	*1,262*	111,038	116,696	121,645	125,975	129,762	*18,724*
Transportation, Warehousing & Utilities	120	131	144	158	175	55	*1,350*	177,656	194,208	213,116	234,714	259,385	*81,729*
Information	39	44	50	56	63	24	*467*	19,936	22,517	25,432	28,725	32,445	*12,509*
Professional & Business Services	75	85	96	108	122	47	*467*	38,501	43,487	49,117	55,477	62,660	*24,158*
Other Services	298	336	380	429	484	187	*517*	169,071	190,962	215,688	243,615	275,158	*106,087*
Government	49	54	60	68	77	27	*0*	0	0	0	0	0	*0*
Total	2,895	3,167	3,488	3,868	4,317	1,422	*561*	1,785,912	1,950,195	2,142,921	2,369,391	2,635,832	*849,920*

Slow Growth Scenario	Newberg Jobs in Industrial Space 1/						Avg. Space	Projected Industrial Space Need 3/					
Employment Sector	2004	2009	2014	2019	2024	'04-'24	Per Job 2/	2004	2009	2014	2019	2024	'04-'24
Construction	160	173	190	210	234	74	*517*	90,991	98,560	107,973	119,435	133,169	*42,178*
Manufacturing	2,073	2,092	2,114	2,138	2,165	93	*517*	1,177,510	1,188,494	1,200,823	1,214,662	1,230,195	*52,686*
Wholesale Trade	80	84	87	90	92	11	*1,262*	111,572	116,415	120,613	124,250	127,403	*15,831*
Transportation, Warehousing & Utilities	120	129	140	151	164	43	*1,350*	178,849	192,241	207,297	224,226	243,260	*64,410*
Information	39	43	47	51	56	16	*467*	20,129	21,963	23,965	26,150	28,534	*8,405*
Professional & Business Services	76	83	90	98	107	32	*467*	38,874	42,418	46,284	50,503	55,107	*16,232*
Other Services	300	328	358	390	426	125	*517*	170,708	186,269	203,248	221,774	241,990	*71,281*
Government	49	52	54	57	61	11	*0*	0	0	0	0	0	*0*
Total	2,898	2,983	3,079	3,185	3,305	406	*561*	1,788,633	1,846,359	1,910,204	1,981,001	2,059,657	*271,024*

1/ From EXHIBIT X.
2/ From EXHIBIT Y.
3/ Assumes a market-clearing 10% industrial space vacancy rate.

EXHIBIT 6.09

DEMAND PROJECTIONS FOR INDUSTRIAL LAND BY INDUSTRY SECTOR
NEWBERG, OREGON
2004-2024

Medium Growth Scenario	Newberg Industrial Space Need 1/						Floor to	Predicted Land Need (acres) 3/					
Employment Sector	2004	2009	2014	2019	2024	'04-'24	Area Ratio 2/	2004	2009	2014	2019	2024	'04-'24
Construction	90,456	99,922	111,875	126,654	144,634	54,177	0.29	8.6	9.5	10.6	12.0	13.7	5.1
Manufacturing	1,180,283	1,194,056	1,209,546	1,226,968	1,246,562	66,279	0.29	112.1	113.4	114.9	116.6	118.4	6.3
Wholesale Trade	111,038	117,097	122,421	127,099	131,209	20,171	0.31	10.0	10.6	11.1	11.5	11.9	1.8
Transportation, Warehousing & Utilitie	177,656	194,397	213,538	235,422	260,443	82,788	0.31	15.8	17.3	19.0	20.9	23.1	7.4
Information	19,936	22,227	24,782	27,631	30,807	10,871	0.26	2.1	2.4	2.6	2.9	3.3	1.2
Professional & Business Services	38,501	42,927	47,861	53,363	59,497	20,996	0.26	4.1	4.5	5.1	5.7	6.3	2.2
Other Services	169,071	188,505	210,173	234,332	261,268	92,197	0.29	16.1	17.9	20.0	22.3	24.8	8.8
Total/Weighted Average	1,786,941	1,859,131	1,940,197	2,031,469	2,134,421	347,479	0.29	168.8	175.6	183.2	191.8	201.5	32.8

High Growth Scenario	Newberg Industrial Space Need 1/						Floor to	Predicted Land Need (acres) 3/					
Employment Sector	2004	2009	2014	2019	2024	'04-'24	Area Ratio 2/	2004	2009	2014	2019	2024	'04-'24
Construction	89,427	100,389	114,407	131,958	153,579	64,152	0.29	8.5	9.5	10.9	12.5	14.6	6.1
Manufacturing	1,180,283	1,281,936	1,403,516	1,548,928	1,722,843	542,560	0.29	112.1	121.8	133.3	147.1	163.7	51.5
Wholesale Trade	111,038	116,696	121,645	125,975	129,762	18,724	0.31	10.0	10.5	11.0	11.4	11.7	1.7
Transportation, Warehousing & Utilitie	177,656	194,208	213,116	234,714	259,385	81,729	0.31	15.8	17.3	18.9	20.9	23.1	7.3
Information	19,936	22,517	25,432	28,725	32,445	12,509	0.26	2.1	2.4	2.7	3.0	3.4	1.3
Professional & Business Services	38,501	43,487	49,117	55,477	62,660	24,158	0.26	4.1	4.6	5.2	5.9	6.6	2.6
Other Services	169,071	190,962	215,688	243,615	275,158	106,087	0.29	16.1	18.1	20.5	23.1	26.1	10.1
Total	1,785,912	1,950,195	2,142,921	2,369,391	2,635,832	849,920	0.29	168.7	184.2	202.5	224.0	249.2	80.6

Slow Growth Scenario	Newberg Industrial Space Need 1/						Floor to	Predicted Land Need (acres) 3/					
Employment Sector	2004	2009	2014	2019	2024	'04-'24	Area Ratio 2/	2004	2009	2014	2019	2024	'04-'24
Construction	90,991	98,560	107,973	119,435	133,169	42,178	0.29	8.6	9.4	10.3	11.3	12.7	4.0
Manufacturing	1,177,510	1,188,494	1,200,823	1,214,662	1,230,195	52,686	0.29	111.9	112.9	114.1	115.4	116.9	5.0
Wholesale Trade	111,572	116,415	120,613	124,250	127,403	15,831	0.31	10.1	10.5	10.9	11.2	11.5	1.4
Transportation, Warehousing & Utilitie	178,849	192,241	207,297	224,226	243,260	64,410	0.31	15.9	17.1	18.4	19.9	21.6	5.7
Information	20,129	21,963	23,965	26,150	28,534	8,405	0.26	2.1	2.3	2.5	2.8	3.0	0.9
Professional & Business Services	38,874	42,418	46,284	50,503	55,107	16,232	0.26	4.1	4.5	4.9	5.4	5.8	1.7
Other Services	170,708	186,269	203,248	221,774	241,990	71,281	0.29	16.2	17.7	19.3	21.1	23.0	6.8
Total	1,788,633	1,846,359	1,910,204	1,981,001	2,059,657	271,024	0.29	168.9	174.4	180.4	187.1	194.5	25.5

1/ From EXHIBIT Z.
2/ From EXHIBIT A.
3/ Assumes a non-traditional industrial land use factor of 10% from Regional Industrial Land Study Phase II (Otak, Inc., et al, 1999).

EXHIBIT 6.11

PROJECTED DISTRIBUTION OF DEMAND BY SIZE OF SPACE
NEWBERG, OREGON
2004-2024

Medium Growth	Net New Demand for Space (SF)	Distribution of Need by Firm Size/Space Required (SF) 3/ Under 800	800-1,800	1,800-3,800	3,800-9,800	9,800-19,800	19,800-49,800	49,800-100,000	Over 100,000
Office Demand 1/									
2004-2009	52,146	75	7	2	1	0	0	0	0
2009-2014	58,086	84	8	3	1	0	0	0	0
2014-2019	64,713	94	9	3	1	0	0	0	0
2019-2024	72,106	104	10	3	1	0	0	0	0
2004-2024	247,051	357	35	11	3	1	0	0	0
Share:		*87.7%*	*8.7%*	*2.6%*	*0.7%*	*0.4%*	*0.0%*	*0.0%*	*0.0%*
Industrial Demand 2/									
2004-2009	72,189	104	10	3	1	0	0	0	0
2009-2014	81,066	117	12	4	1	0	0	0	0
2014-2019	91,272	132	13	4	1	1	0	0	0
2019-2024	102,952	149	15	4	1	1	0	0	0
2004-2024	347,479	502	50	15	4	2	0	0	0
Share:		*87.6%*	*8.7%*	*2.6%*	*0.7%*	*0.4%*	*0.0%*	*0.0%*	*0.0%*

High Growth	Net New Demand for Space (SF)	Distribution of Need by Firm Size/Space Required (SF) 3/ Under 800	800-1,800	1,800-3,800	3,800-9,800	9,800-19,800	19,800-49,800	49,800-100,000	Over 100,000
Office Demand 1/									
2004-2009	59,070	85	8	3	1	0	0	0	0
2009-2014	66,794	97	10	3	1	0	0	0	0
2014-2019	75,565	109	11	3	1	0	0	0	0
2019-2024	85,530	124	12	4	1	1	0	0	0
2004-2024	286,959	415	41	12	3	2	0	0	0
Share:		*87.6%*	*8.7%*	*2.6%*	*0.7%*	*0.4%*	*0.0%*	*0.0%*	*0.0%*
Industrial Demand 2/									
2004-2009	164,283	237	24	7	2	1	0	0	0
2009-2014	192,726	279	28	8	2	1	0	0	0
2014-2019	226,470	327	32	10	2	1	0	0	0
2019-2024	266,441	385	38	12	3	2	0	0	0
2004-2024	849,920	1,228	122	37	9	5	0	0	0
Share:		*87.6%*	*8.7%*	*2.6%*	*0.7%*	*0.4%*	*0.0%*	*0.0%*	*0.0%*

Low Growth	Net New Demand for Space (SF)	Distribution of Need by Firm Size/Space Required (SF) 3/ Under 800	800-1800 SF	1,800-3,800	3,800-9,800	9,800-19,800	19,800-49,800	49,800-100,000	Over 100,000
Office Demand 1/									
2004-2009	41,745	60	6	2	0	0	0	0	0
2009-2014	45,547	66	7	2	1	0	0	0	0
2014-2019	49,704	72	7	2	1	0	0	0	0
2019-2024	54,249	78	8	2	1	0	0	0	0
2004-2024	191,244	276	27	8	2	1	0	0	0
Share:		*87.6%*	*8.7%*	*2.6%*	*0.7%*	*0.4%*	*0.0%*	*0.0%*	*0.0%*
Industrial Demand 2/									
2004-2009	57,727	104	10	3	1	0	0	0	0
2009-2014	63,844	117	12	4	1	0	0	0	0
2014-2019	70,798	132	13	4	1	0	0	0	0
2019-2024	78,656	149	15	4	1	0	0	0	0
2004-2024	271,024	502	50	15	4	2	0	0	0
Share:		*87.7%*	*8.7%*	*2.6%*	*0.7%*	*0.3%*	*0.0%*	*0.0%*	*0.0%*

1/ From EXHIBIT X.
2/ From EXHIBIT Y.
3/ Utilizes the distribution of businesses by size for Newberg, Oregon from 2001 (ZIP Code Business Patterns, U.S.Census Bureau).

EXHIBIT 6.13

PROJECTIONS OF COMMERCIAL RETAIL SPACE NEED
NEWBERG, OREGON
2004-2024

Medium Growth Scenario 1/		Household Retail Spending (millions)						Sales Support	Retail Space Need (SF) 3/					
NAICS	Category	2004	2009	2014	2019	2024	'04-'24	Factor 2/	2004	2009	2014	2019	2024	'04-'24
4413	Automotive Parts, Accessories and Tire Stores	$39.1	$44.9	$53.0	$62.7	$72.5	$33.7	$139	309,772	354,948	419,256	495,952	576,551	266,779
442	Furniture and Home Furnishings Stores	$6.1	$7.0	$8.3	$9.8	$11.4	$5.3	$173	38,956	44,637	52,724	62,369	72,505	33,549
443	Electronics and Appliance Stores	$15.5	$17.8	$21.0	$24.8	$28.9	$13.4	$200	85,357	97,806	115,526	136,659	158,868	73,511
444	Building Materials and Garden Equipment	$6.2	$7.1	$8.4	$10.0	$11.6	$5.4	$128	53,507	61,311	72,419	85,667	99,588	46,081
445	Food and Beverage Stores	$49.2	$56.3	$66.5	$78.7	$91.5	$42.5	$312	175,356	198,638	234,626	277,547	322,652	149,296
446	Health and Personal Care Stores	$13.5	$15.5	$18.3	$21.6	$25.1	$11.6	$230	64,559	73,974	87,376	103,360	120,157	55,599
448	Clothing and Clothing Accessories Stores	$26.7	$30.6	$36.2	$42.8	$49.7	$23.0	$217	135,482	155,240	183,366	216,910	252,160	116,678
451	Sporting Goods, Hobby, Book and Music Stores	$13.5	$15.5	$18.3	$21.7	$25.2	$11.7	$195	76,427	87,573	103,439	122,362	142,247	65,820
452	General Merchandise Stores	$8.3	$9.5	$11.2	$13.2	$15.4	$7.1	$139	65,322	74,848	88,409	104,582	121,578	56,256
453	Miscellaneous Store Retailers	$5.1	$5.8	$6.9	$8.1	$9.5	$4.4	$192	29,149	33,400	39,451	46,668	54,252	25,103
722	Foodservices and Drinking Places	$24.6	$28.2	$33.3	$39.4	$45.8	$21.2	$236	114,691	131,417	155,226	183,623	213,403	98,773
	Totals/Weighted Averages	$207.9	$238.2	$281.4	$332.9	$387.0	$179.1		1,146,576	1,313,792	1,551,819	1,835,698	2,134,021	987,445

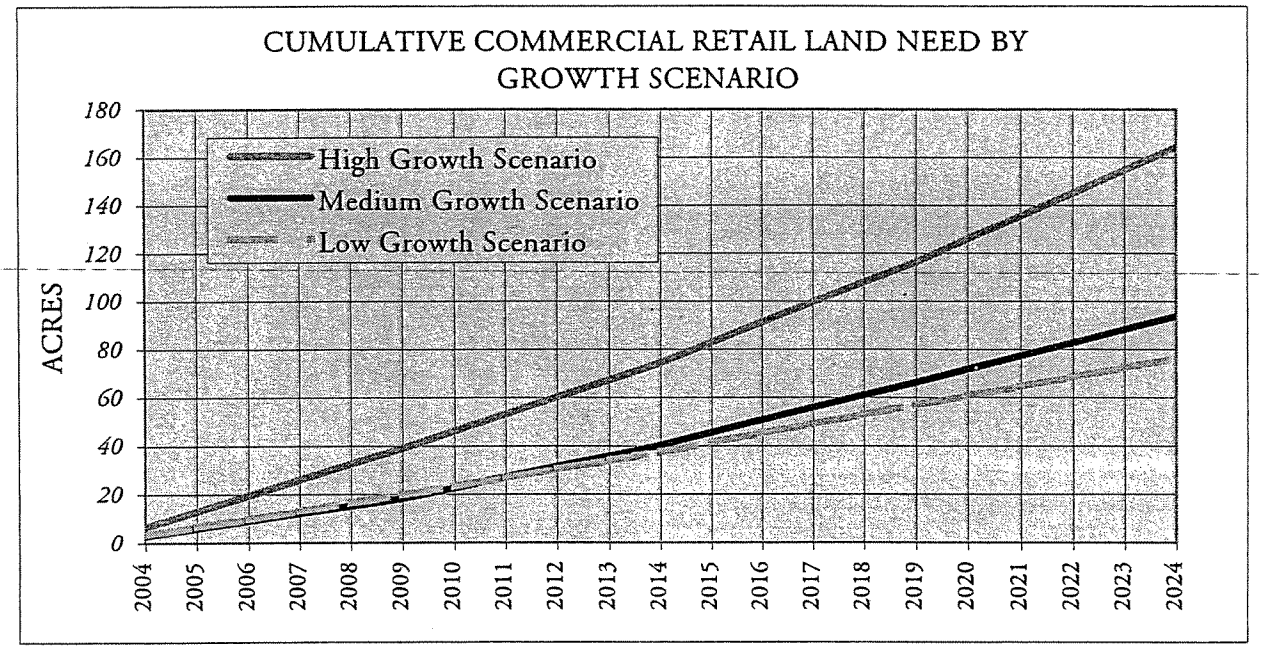
High Growth Scenario 1/		Household Retail Spending (millions)						Sales Support	Retail Space Need (SF) 3/					
NAICS	Category	2004	2009	2014	2019	2024	'04-'24	Factor 2/	2004	2009	2014	2019	2024	'04-'24
4413	Automotive Parts, Accessories and Tire Stores	$40.4	$52.5	$65.7	$81.3	$99.1	$58.7	$139	319,894	415,603	519,702	643,542	784,167	464,273
442	Furniture and Home Furnishings Stores	$6.3	$8.2	$10.3	$12.7	$15.5	$9.2	$173	40,229	52,265	65,356	80,929	98,614	58,385
443	Electronics and Appliance Stores	$16.0	$20.8	$26.0	$32.2	$39.3	$23.3	$200	88,146	114,519	143,203	177,327	216,076	127,930
444	Building Materials and Garden Equipment	$6.4	$8.4	$10.4	$12.9	$15.8	$9.3	$128	55,256	71,788	89,769	111,160	135,450	80,195
445	Food and Beverage Stores	$50.8	$66.0	$82.5	$102.1	$124.5	$73.7	$312	179,020	232,581	290,838	360,142	438,839	259,819
446	Health and Personal Care Stores	$13.9	$18.1	$22.6	$28.0	$34.2	$20.2	$230	66,668	86,615	108,310	134,119	163,426	96,758
448	Clothing and Clothing Accessories Stores	$27.6	$35.9	$44.8	$55.5	$67.7	$40.1	$217	139,909	181,768	227,297	281,459	342,963	203,055
451	Sporting Goods, Hobby, Book and Music Stores	$14.0	$18.2	$22.7	$28.1	$34.3	$20.3	$195	78,924	102,538	128,221	158,775	193,470	114,546
452	General Merchandise Stores	$8.5	$11.1	$13.8	$17.1	$20.9	$12.4	$139	67,456	87,638	109,590	135,704	165,358	97,902
453	Miscellaneous Store Retailers	$5.3	$6.8	$8.5	$10.6	$12.9	$7.6	$192	30,101	39,107	48,903	60,556	73,788	43,687
722	Foodservices and Drinking Places	$25.4	$33.0	$41.3	$51.1	$62.3	$36.9	$236	118,438	153,874	192,416	238,266	290,332	171,894
	Totals/Weighted Averages	$214.7	$278.9	$348.8	$431.9	$526.3	$311.6		1,184,041	1,538,296	1,923,603	2,381,979	2,902,483	1,718,442

Low Growth Scenario 1/		Household Retail Spending (millions)						Sales Support	Retail Space Need (SF) 3/					
NAICS	Category	2004	2009	2014	2019	2024	'04-'24	Factor 2/	2004	2009	2014	2019	2024	'04-'24
4413	Automotive Parts, Accessories and Tire Stores	$39.3	$45.4	$51.9	$59.1	$66.4	$27.1	$139	310,623	359,234	410,770	468,026	525,247	214,624
442	Furniture and Home Furnishings Stores	$6.1	$7.1	$8.1	$9.3	$10.4	$4.2	$173	39,063	45,176	51,657	58,857	66,053	26,990
443	Electronics and Appliance Stores	$15.6	$18.0	$20.6	$23.4	$26.3	$10.8	$200	85,592	98,987	113,187	128,964	144,731	59,140
444	Building Materials and Garden Equipment	$6.2	$7.2	$8.3	$9.4	$10.6	$4.3	$128	53,654	62,051	70,953	80,843	90,727	37,072
445	Food and Beverage Stores	$49.3	$57.0	$65.2	$74.3	$83.4	$34.1	$312	175,832	201,036	229,877	261,919	293,941	120,109
446	Health and Personal Care Stores	$13.5	$15.7	$17.9	$20.4	$22.9	$9.4	$230	64,736	74,867	85,608	97,540	109,465	44,729
448	Clothing and Clothing Accessories Stores	$26.8	$31.0	$35.4	$40.4	$45.3	$18.5	$217	135,854	157,115	179,655	204,696	229,722	93,868
451	Sporting Goods, Hobby, Book and Music Stores	$13.6	$15.7	$18.0	$20.5	$23.0	$9.4	$195	76,637	88,630	101,346	115,472	129,589	52,952
452	General Merchandise Stores	$8.3	$9.6	$10.9	$12.5	$14.0	$5.7	$139	65,501	75,752	86,619	98,693	110,759	45,258
453	Miscellaneous Store Retailers	$5.1	$5.9	$6.7	$7.7	$8.6	$3.5	$192	29,229	33,803	38,652	44,040	49,424	20,196
722	Foodservices and Drinking Places	$24.7	$28.5	$32.6	$37.2	$41.7	$17.0	$236	115,006	133,004	152,085	173,283	194,469	79,463
	Totals/Weighted Averages	$208.5	$241.1	$275.7	$314.1	$352.5	$144.0		1,149,727	1,329,654	1,520,409	1,732,334	1,944,128	794,402

1/ Medium, High and Low Growth Scenarios reflect Newberg household growth forecasts for analogous scenarios in the residential analysis (EXHIBITS X-Y).
2/ Based on national averages derived from "Dollars & Cents of Shopping Centers," Urban Land Institute, 2000.
3/ Assumes a market-clearing retail space vacancy rate of 10%.

EXHIBIT 6.15

COMPARISON OF CUMULATIVE DEMAND FOR COMMERCIAL RETAIL LAND
MEDIUM, HIGH AND LOW EMPLOYMENT GROWTH SCENARIOS
2004-2024



SOURCE: Johnson Gardner, LLC

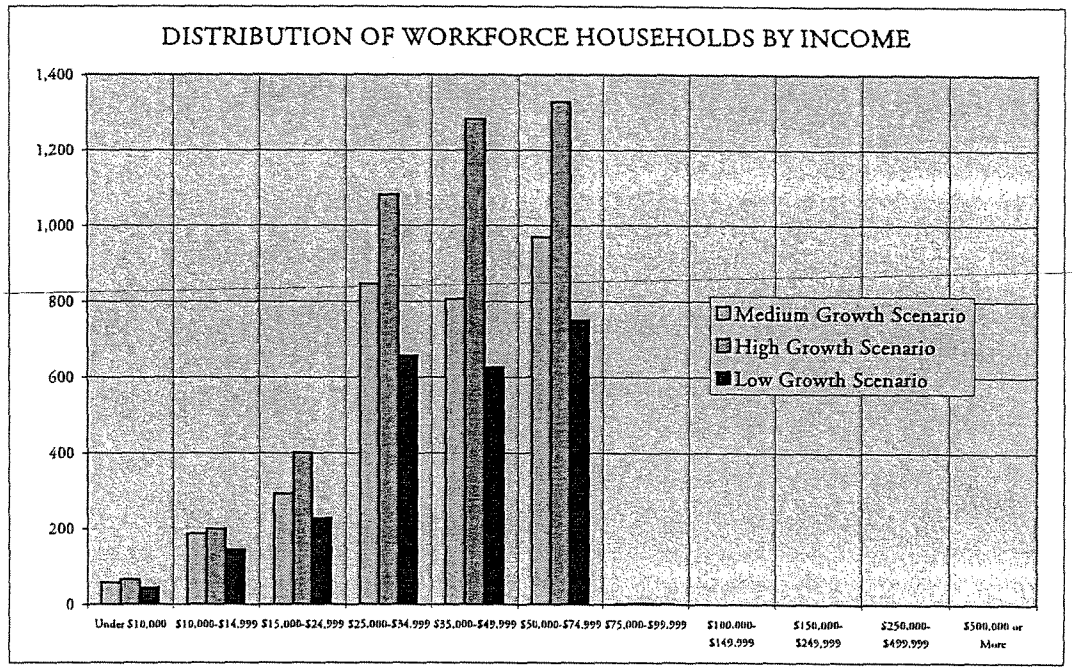
EXHIBIT 6.17

SUMMARY OF RESIDENTIAL DEMAND
BY TENURE AND HOUSEHOLD INCOME RANGE

Medium Growth Scenario	All Employed Households						Percent of
Household Income	2004	2009	2014	2019	2024	'04-'24	Total
Under $10,000	106	119	132	148	165	58	*2%*
$10,000-$14,999	367	407	451	500	554	187	*6%*
$15,000-$24,999	803	864	933	1,010	1,096	293	*9%*
$25,000-$34,999	1,934	2,108	2,305	2,528	2,780	846	*27%*
$35,000-$49,999	2,476	2,644	2,833	3,045	3,284	807	*26%*
$50,000-$74,999	2,487	2,688	2,915	3,170	3,456	969	*31%*
$75,000-$99,999	7	8	9	9	10	3	*0%*
$100,000-$149,999	0	0	0	0	0	0	*0%*
$150,000-$249,999	0	0	0	0	0	0	*0%*
$250,000-$499,999	0	0	0	0	0	0	*0%*
$500,000 or More	0	0	0	0	0	0	*0%*
Overall	8,181	8,839	9,578	10,410	11,345	3,164	
High Growth Scenario	All Employed Households						
Household Income	2004	2009	2014	2019	2024	'04-'24	
Under $10,000	106	120	136	153	173	67	*2%*
$10,000-$14,999	367	409	456	509	568	201	*5%*
$15,000-$24,999	803	883	975	1,081	1,203	401	*9%*
$25,000-$34,999	1,931	2,147	2,396	2,683	3,014	1,082	*25%*
$35,000-$49,999	2,475	2,729	3,023	3,363	3,757	1,283	*29%*
$50,000-$74,999	2,485	2,751	3,057	3,409	3,814	1,329	*30%*
$75,000-$99,999	7	8	9	10	11	4	*0%*
$100,000-$149,999	0	0	0	0	0	0	*0%*
$150,000-$249,999	0	0	0	0	0	0	*0%*
$250,000-$499,999	0	0	0	0	0	0	*0%*
$500,000 or More	0	0	0	0	0	0	*0%*
Overall	8,175	9,047	10,052	11,209	12,541	4,367	
Low Growth Scenario	All Employed Households						
Household Income	2004	2009	2014	2019	2024	'04-'24	
Under $10,000	108	117	128	140	152	45	*2%*
$10,000-$14,999	371	402	437	474	515	145	*6%*
$15,000-$24,999	807	856	910	969	1,035	227	*9%*
$25,000-$34,999	1,946	2,086	2,241	2,412	2,602	656	*27%*
$35,000-$49,999	2,486	2,621	2,769	2,933	3,113	627	*26%*
$50,000-$74,999	2,500	2,662	2,840	3,036	3,252	752	*31%*
$75,000-$99,999	7	8	8	9	10	2	*0%*
$100,000-$149,999	0	0	0	0	0	0	*0%*
$150,000-$249,999	0	0	0	0	0	0	*0%*
$250,000-$499,999	0	0	0	0	0	0	*0%*
$500,000 or More	0	0	0	0	0	0	*0%*
Overall	8,226	8,752	9,333	9,974	10,680	2,454	

1/ Income stated in 2003 Dollars.

EXHIBIT 6.18



SOURCE: Johnson Gardner, LLC

PLANNING COMMISSION MINUTES
October 13, 2005
7:00 p.m. Regular Meeting
Newberg Public Safety Building
401 E. Third Street

TO BE APPROVED AT THE NOVEMBER 10, 2005 PLANNING COMMISSION MEETING

DRAFT

I. ROLL CALL:

Present:	Matson Haug	Chair Smith	
	Cathy Stuhr	Nick Tri	
Absent:	Daniel Foster	Louis Larson	Devorah Overbay
Staff Present:	Barton Brierley, Planning and Building Director		
	Elaine Taylor, Assistant Planner		
	David King, Recording Secretary		

II. OPENING:

Chairman Smith began with a quote from the distinguished Will Rogers: *"You know everybody is ignorant, only on different subjects."* Meeting began at 7:03 PM with nineteen citizens in attendance at the beginning.

III. CONSENT CALENDAR

Approval of the September 8, 2005 minutes from last Planning Commission meeting.

Motion #1: Tri/Haug to approve September 8, 2005 minutes. Motion carried unanimously.

IV. COMMUNICATION FROM THE FLOOR

Chairman Smith asked for the people who would like to speak to sign in on the blue sheets. There were four sheets filled out already (eleven by the end of the evening).

V. LEGISLATIVE PUBLIC HEARINGS

Chairman Smith asked if any commissioners needed to abstain. Cathy Stuhr mentioned her home property could cause a future conflict of interest, but there was no abstention needed this evening.

1. **APPLICANT:** City of Newberg
   REQUEST: Adopt new industrial zoning standards and comprehensive plan policies
   FILE NO.: G-115-05, G-117-05 **RESOLUTION NO.:** 2005-196

2. **Staff Report: Presented by Elaine Taylor**

Elaine Taylor gave a Powerpoint presenation on the proposed Industrial Zoning changes (a continuation from previous meeting). Her presentation began with summary of material presented at the September meeting. The goal of the proposal is to make a more efficient use of the industrial land base in Newberg.

The presentation showed the major defferences betweeen the current code and the proposed code. Some of Elaine Taylor's summary is in the chart called COMPARISON: Exisitng Indust. Zoning vs. Proposed Revision.

Chair Smith alerted the citizens that the Planning Commission continued this item from the September meeting to allow greater public input..

Commissioner Haug asked for a recap of the information that led to the staff report conclusions for the benefit of the citizens present. Elaine Taylor verbally highlighted the information involved with all seven points of the Interoffice Memorandum (see pages P154 - 157 in the Agenda packet). Haug also pointed out that the need for an additional zoning tool is related to land available in the SE part of town.

Elaine Taylor said the proposed zoning changes would affect Hazelden Springbrook. She has tried to contact their office, but has not been able to reach them.

Chair Smith sought clarity on which option of R2005-196, especially in relation to Type II applications, is being recommended. Elaine Taylor said that the proposal as not changed since the last meeting except for some very minor changes.

Public Comment:

Bob Larson, a resident of Newberg, would like the record (page 2 of COMPARISON chart) to reflect that the skaking rink category should also include bowling alleys, even though it most likely will need to be in a commercial zone and not an industrial zone.

Jarrett Rose, a resident of Tigard, owns property in Newberg. He wanted to know if a vote would take place tonight. Upon hearing that there could be a vote, he stated that he found himself a step behind for deliberation. Mr. Rose also questioned the presentation of "more effecient use." He wanted to know what brought on the change of zoning. He also questioned Elaine Taylor's presentation about daycare being available, but then not seeing any discussed in his handout. This concerned him that other descrepancies might be present that he has not observed in the handout.

Chair Smith appreciated Mr. Rose's concerns and good questions. Smith promised a response to Mr. Rose's questions. The deliberations being done this evening is for the sake of passing on an informed recommendation to City Council.

Commissioner Haug answered that the need for a change of zoning was a built-in process of review being undertaken by the Planning Department and the Planning Commission. The process has involved many meetings and workshops to allow and acquire public input.

Jarrett Rose, a resident of Tigard, also added that a Newberg bowling center could work on an industrial zoned piece of land.

Ed Bartholomy, a resident of Aloha, owns property near Sportsman's Airpark, including Gold's Gym. He too believes there has been little forewarning of the citizen process of input. Mr. Batholomy added that his tenants did not receive written notice of the Industrial Zoning Revisions. He even asked that the planning commissioners delay the deliberation and vote tonight until more citizen input is gained, even written comments.

Staff gave a detailed report of who was contacted and how such companies/land owners were contacted.

End of Side A, Tape 1

Questions for staff:

Chair Smith worked systematically through the questions brought on by the citizen input. He first emphasized that current businesses will be able to maintain their businesses. The new M-4 zoning is being created for the *future* land use needs of Newberg. A business that could possibly be affected by the changes is Hazelden Springbrook.

Ed Bartholomy, a resident of Aloha, was still curious if a current business, like Gold's Gym, could grow and expand under the proposed changes. Elaine Taylor said that it could under a legal non-conforming use. This is still a major concern to Mr. Batholomy because of the difficulty with financing and non-conforming use status. He also questioned if anyone has considered Measure 37's impact on all this. He is very supportive of various uses of land being made available in Newberg.

Barton Brierley summarized the genesis of the proposed changing. In economic development the challenge is getting industries/companies to come to Newberg. The Planning and Building Department wants to be better align types of businesses with the land that is available. **Barton Brierley** also pointed out that as a legislative public hearing, the public comment can be extended, but the commissioners are not required to do so.

Chair Smith allowed more public comment:

Rick Olson, as a resident of Newberg and an owner of M-2 property, would also like more time to be informed and and would even attend a workshop.

Commissioner Stuhr questioned whether notice was received back in May, 2005. Mr. Olson replied he had not received such notice(s).

Commissioner Deliberation:

Commissioner Haug wanted (1) not to rush the whole process, (2) to clarify that the revisions are not meant to take away from business opportunities, and (3) to know the status of Hazelden Springbrook for better deliberation.

Commissioner Stuhr believed that other landowners/business owners could still be in the dark.

Commissioner Tri also expressed concern for the Hazelden Springbrook issue, and for more public testimony.

Chair Smith summarized that the commissioners were willing to leave public testimony open until the November 10, 2005 meeting.

Commissioner Haug suggested that some deliberation still take place tonight for the sake of clarity.

Care Taker Residence:
Commissioner Haug didn't want to see potential hazards involved. Barton Brierley said that a conditional use permit (with periodic review) would limit the use of a care taker residence the way the Planning Commission thought best.

Child Care Facilities:
Commissioner Haug wanted to know what was planned for M-2 and M-3 zoning. Staff reported child care services will be allowed in M-1 and M-4 with a conditional use permit.

Hazelden Springbrook:
The Planning Division has received no response locally or at corporate headquarters. **Commissioner Haug** suggested letting them know that there are deadlines that the Planning Commission is facing and very much needs a prompt response.

Truck Stops and Fueling Stations:
Chair Smith spoke of the earlier conclusion that simple truck stops/ fueling stations would not be practical. It was then proposed that M-4 zoning simply not include large truck fueling stations and overnight parking.

Barton Brierley was asked how Gold's Gym in Newberg is zoned. He said it is M-2.
Commissioner Stuhr asked what specific language makes such property an M-2 designated piece of land. It came about through workshops and hearings, wanting industrial areas conducive to traffic. Some discussion followed on how much traffic is too much traffic for light industrial, and what to do with growing businesses that increase the traffic flow.

Chair Smith pointed out that a traffic flow chart related to business square footage (i.e., day trip books) was very helpful for setting an objective standard. Such an objective standard would help keep Planning Division and Planning Commission decisions uniform.

Chair Smith indicated that they would continue the hearing to November 10 to allow additional public input.

***** A ten minute break was taken at this point.

1. **APPLICANT:** City of Newberg
   REQUEST: Amend the Newberg Comprehensive Plan to adopt new population projections and land needs estimates
   FILE NO.: CPTA-05-01 **RESOLUTION NO.:** 2005-197

Barton Brierley summarized the staff report. This project started a year ago to update the comprehensive plan for Newberg's future population growth and land needs. Newberg's current population and projected growth were shown via his laptop presentation. The actual consultant and method of the projected population figures were explained. The Ad Hoc Committee used the various figures and scenarios to propose recommendations for the years 2025 and 2040. Other issues discussed with visual aides included: facts and figures from the Ad Hoc committee, densities of home sights, residential land needs, commercial land needs, industrial land needs, institutional land needs, and total land needs.

End of side B, Tape 1

Questions for staff:

Chair Smith asked if private institutions had been consulted for their input, such as George Fox University. According to Barton Brierley they had been, as well as other private institutions.

Public Testimony:

Clair Hertz, a resident of Newberg, and a representative of the Newberg School district. She reported the need for a future elementary school, a middle school, and a new high school site. The new high school might be needed by 2020. Enrollment has been flat over the last couple of years, but 3% growth occured this fall, even in the elementary grades. A new elementary and middle school could be needed in 2011. Improved test scores and school ratings have been encouraging people to move to Newberg for the school system.

Karl Maerz, a resident of Newberg, was pleased with the work of the Ad Hoc committee, and came to state his support for the work of the committee.

Mark Martin, a resident of Newberg, and a recreation representative of CPRD. He supports the proposed changes and would like to discuss moving a piece of property on Wilsonville Rd. from the 2040 plan to the 2025 plan. This proposed piece of property involves the land that would become an additional nine hole golf course.

Al Benkendorf, a resident of Portland, representing the Schaad family and Pacific Lifestyle Homes. He wanted to encourage the Planning Commission to adopt the Ad Hoc committee work, and he desired to address the residential land needs. A descrepancy of 1,000 units seem to exist, and his explanation is summarized in the two page letter dated October 13, 2005, subject title: Population Forecast.

Commissioner Haug responded that such a discrepancy in proposed buildable units was very disconcerting. Mr. Benkendorf believed the total would be low and wanted the council to expand the figures from the Ad Hoc proposal.

Warren Parrish, a resident of Newberg, wanted the commissioners to understand the transportation load on Hwy 99. A true transformation of Hwy. 99 from Tigard to Newberg is necessary, according to Mr. Parrish. Newberg won't attrack new industry, let alone reach its population growth figures, without a better transporatation plan. The recent bottleneck of traffic due to an accident on I-5 shows the problems.

Grace Schaad, a resident of Portland, wanted it clarified that Al Benkendorf only represents Roger and Sandy Schaad. Mr. Benkendorf does not represent Grace, her brother, or any of the immediate family.

Barton Brierley responded to the discrepancy of residential figures brought up by Al Benkendorf. At any given point in time, Newberg has 50 - 150 lots platted for development, and such lots do not count as land available for development. The discrepancy might be due to the fact that a 1,000 lots were committed for development at the time of the figures of the Ad Hoc committee. Some of these homes in process will actually be counted among the homes that fulfill the 2025 plan.

Chair Smith reiterated that certain density is required by the new proposals, but wondered if the homes in process will actually be built to the new density figures.

Barton Brierley responded that homes will be counted accordingly.

Commissioner Haug was still uncertain why such a large discrepancy exists.

Al Benkendorf stepped back up to clarify his point. The Ad Hoc committee report said that 6,700 new housing units are needed for the 2025 plan, but the next page in the report says that only 5,700 need to be built because 1,000 were in process in 2004 but not all of them have been built in 2005.

Chair Smith wanted to revisit the importance of the planning department holding developers to the higher densities or all the other proposed growth figures will be off target. **Commissioner Haug** added that he didn't think that the infrastructure exists to hold everyone to the higher density goals.

Commissioner Stuhr believed that the housing market and developers will be able to bring about the proposed densities. **Commissioner Haug** didn't believe that such densities will enhance the Newberg community, let alone be willing to pay for the infrastructure upgrades.

End of Side A, Tape 2

Chair Smith encourages that the planning department build in an assessment measurement tool of densities.

Barton Brierley responded that the current LDR density targets are not supported by the current planning code. He does think that the code keeps developers from meeting the targets. MDR proposed density targets are very doable with a greater number of apartments in Newberg. What truly drives the housing market, according to Mr. Brierley, is the level of income. Greater numbers of MDR units will allow a greater range of income levels to afford some sort of housing in Newberg. This is not always the kind of development that developers wants to build.

Commissioner Stuhr recounted some of the public interaction that the Ad Hoc committee members encountered. Sam Farmer was invited to the podium to speak to the same issue. He believes that the MDR issue could best be solved by making it attractive to the developers. The developers need to have an incentive to build MDR or Newberg will continue to loose such families to Lafayette, Dayton, and McMinnville.

Commissioner Haug wasn't sure how such future density goals could be achieved in Newberg without the infrastructure of Portland-like transportation, short commute to work, etc.

Commissioner Tri motioned to adopt 2005-197 and **Commissioner Stuhr** seconded the motion.

Vote on resolution 2005-197: (4 yes/0 no). Motion passed

VI. ITEMS FROM STAFF:

Barton Brierley invited everyone to Community Night. The benefit of the event on October 18th is that 18 workshops will be presented (see brochure)

There will be a neighborhood meeting on November 1, 2005 for the east Newberg community.

The next meeting is scheduled for October 27, 2005, which will cover review processes, maintenance planter strips, comprehensive plan policies, etc.

Other meetings to note: November 10 and December 8.

Chair Smith was interested to know when the city council meeting would require planning commissioners reapply.

Some discussion ensued concerning the details of up-coming workshops.

VII. ITEMS FROM COMMISSIONERS:

Commissioner Stuhr wondered why Coyote Joe's gets to have so many signs visible on the property. Barton Brierley responded that the Planning Division is aware of various sign violations and is underway in addressing the issues.

VIII. ADJOURN:

Chair Smith adjourned the meeting at 10:18 p.m.

Approved by the Planning Commission this ____ day of October, 2005.

AYES:	**NO:**	**ABSENT:** (List Name(s))	**ABSTAIN:** (List Name(s))

Planning Recording Secretary

Planning Commission Chair Date

THE BENKENDORF ASSOCIATES CORPORATION
TBAC

PROJECT MANAGEMENT
COMMUNITY PLANNING
GROWTH MANAGEMENT
DEVELOPMENT SERVICES

October 13, 2005

Newberg Planning Commission
City of Newberg
414 E. First Street
Newberg, OR 97132

Newberg Planning Committee
Date: BROUGHT TO 10-13-05 MEETING
Re: _____
No.: _____

Subject: Population Forecast

Dear Planning Commissioners:

Our firm represents Pacific Lifestyle Homes, Inc. which is proposing to develop a master planned residential community on the Schaad property. The site has been recommended by the Ad Hoc Committee to be included in the Urban Growth Boundary (UGB).

We ask that the Planning Commission forward the Committee's population and land need forecasts including our suggested amendments, with a recommendation to the City Council to adopt.

The City was wise to retain Barry Edmonston, Director of the Population Research Center at Portland State University, to prepare the population forecasts. Mr. Edmonston is a recognized expert in population forecasting and the Center is a resource for cities and counties throughout Oregon. The decision by the Committee to select the Medium Growth forecast is a reasoned base from which to plan for Newberg's future. All of the evidence in the community points to a continued medium to high level of growth. For example:

- Very rapid absorption (sales) of new homes;
- Development of a regional hospital and medical facility;
- Planned expansion of George Fox University;
- An excellent public school system;
- Land for continued growth is an increasingly scarce commodity in the neighboring Metro communities;
- Newberg is a very nice community in which to raise a family.

All of these conditions point to a continued level of moderate growth in the community.

Second, we would like to address the residential land needs analysis in the Committee's report. We believe the expected number of residential units is low. Johnson Gardner, the consultant for the first phase of the Committee's work, calculated a housing unit need for 2025 of 6,700 residential units and an existing capacity of 2,200 units. Winterbrook, the authors of the Committee's report adjusted the earlier forecast down to 5,700 units (Page 25 of the Committee's report). We disagree with this adjustment. As evidence, the

following excerpt explains Johnson Gardner's thinking on the adjustments made by Winterbrook.

"A total of 219.68 acres were identified as committed in the report, which translated into a planned 1,033 residential units. While reducing the indicated capacity shortage to just under 3,500 units in 2005, inclusion of this acreage would still leave a substantial lack of capacity.

Another factor not included in the analysis is interim growth during the last ten months of 2004, which was assumed to be accommodated on the committed property. The demand projections start at 2005, so roughly 10 months of household growth are not accounted for. Based on building permit levels in the City of Newberg during 2003 and 2004, this likely accounted for about 216 units."

Therefore, 817 additional units should be included in the residential need forecast for a total of approximately 6,500 units. This does not even account for the fact that at any given point in time there will be a number of units in the planning "pipeline". In other words, the plan should not assume that the UGB and the City is completely built out in 2025 – that is not sound planning.

In conclusion, we ask that the Planning Commission increase the Committee's recommended residential need from 5,700 to 6,500 units at a minimum.

Thank you for the opportunity to participate in the City's planning process.

Yours Sincerely,

The Benkendorf Associates Corp.

Al Benkendorf, AICP

CITY OF NEWBERG PLANNING COMMISSION
PUBLIC COMMENT REGISTRATION CARD

PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING

(Agendas available at entrance)

Agenda Item No.: V 2 ***FILE No.:*** CPTA-05-01 **Meeting Date:** 10-13-05

If you wish to make ORAL COMMENTS at this meeting, or submit written comments, please ***provide all of the information requested below.*** The agenda item numbers and project names are printed on the agenda. If you are attending the meeting to observe, you do not need to fill out a Registration Card.

Please check one:

[✓] PROPONENT (For)
[ ] OPPONENT (Against)
[ ] UNDECIDED (Testify during either Proponent or Opponent testimony)
[ ] WRITTEN COMMENT (oral testimony not required)

As property owners in an area under consideration, we fully support the ad-hoc committee recommendation. We think the area near the golf course will make a very livable community.

Karl & Krista Maerz

If you don't raise an issue, either orally or in writing, you may be precluded from appealing*

Please print legibly:

Name Karl Maerz **Phone Number** 503-538-4499

Professional Standing *(if representing someone)*

Mailing Address *(including Zip Code)* 11220 NE Fettig Cn.
Newberg OR 97132

Signature

THANK YOU FOR COMPLETING THIS! These cards help us spell your name correctly for the permanent record and assists the Planning Commission Chair in determining time limits if there are many residents present.

FILLED OUT, HANDED IN, BUT DID NOT SPEAK

CITY OF NEWBERG PLANNING COMMISSION
PUBLIC COMMENT REGISTRATION CARD

PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING

(Agendas available at entrance)

Agenda Item No.: 2 ***FILE No.:*** CPTA-05-01 **Meeting Date:** _____

If you wish to make ORAL COMMENTS at this meeting, or submit written comments, please ***provide all of the information requested below.*** The agenda item numbers and project names are printed on the agenda. If you are attending the meeting to observe, you do not need to fill out a Registration Card.

Please check one:

[X] PROPONENT (For)
[ ] OPPONENT (Against)
[ ] UNDECIDED (Testify during either Proponent or Opponent testimony)
[X] WRITTEN COMMENT (oral testimony not required)

We support the proposal by the AD HOC committee to extend the urban Growth boundary to Corral Creek Rd - This would allow for a planned community and appropriate traffic control.

If you don't raise an issue, either orally or in writing, you may be precluded from appealing*

Please print legibly:

Name GARY SHULER **Phone Number** 538-2300

Professional Standing *(if representing someone)* _____

Mailing Address *(including Zip Code)* 30790 N.E. FERNWOOD RD

Signature

THANK YOU FOR COMPLETING THIS! These cards help us spell your name correctly for the permanent record and assists the Planning Commission Chair in determining time limits if there are many residents present.

ORDINANCE NO. 2005-2626

AN ORDINANCE AMENDING THE NEWBERG COMPREHENSIVE PLAN TO ESTABLISH REVISED POPULATION AND LAND NEEDS PROJECTIONS

RECITALS:

1. Projections for population and land use needs in the City's comprehensive plan are based on data from the 1980 and 1990 U.S. Census, and cover the period from 1990 to 2010.

2. The Ad Hoc Committee on Newberg's Future recommended revised future population and land needs projections covering the period from 2005 through 2040.

3. On August 1, 2005, the Newberg City Council initiated amendments to the Newberg Comprehensive Plan to consider the Committee's recommendations.

4. On September 23, 2005, interested parties were mailed notice of a Planning Commission hearing on the proposed population and land needs projections, and on September 24, 2005, the Newberg Graphic published notice of the same.

5. On October 13, the Newberg Planning Commission held a hearing on the proposed amendments, and adopted Planning Commission Resolution No. 2005-197, recommending approval of amendments to the Newberg Comprehensive Plan Regarding Future Population Projections and Land Needs as shown in Exhibit A to that resolution.

6. On November 4, 2005, interested parties were mailed notice of a City Council hearing on the proposed population and land needs projections, and on November 5, 2005, the Newberg Graphic public notice of the same.

7. On November 21, 2005, the Newberg City Council held a hearing on the proposed amendments to the Newberg Comprehensive Plan.

THE CITY OF NEWBERG ORDAINS AS FOLLOWS:

1. The Newberg Comprehensive Plan is hereby amended as shown in Exhibit A.

2. The Findings shown in Exhibit B are hereby adopted.

➢ **EFFECTIVE DATE** of this ordinance is 30 days after the adoption date, which is:_____, 2005.

ADOPTED by the City Council of the City of Newberg, Oregon, this ____ day of _____, 2005, by the following votes:

AYE: **NAY:** **ABSENT:** **ABSTAIN:**

_____
James H. Bennett, City Recorder

ATTEST by the Mayor this _____ day of _____, 2005.

_____
Bob Stewart, Mayor

Attachments:
Exhibit A: Amendments
Exhibit B: Findings

LEGISLATIVE HISTORY

By and through:

The Ad Hoc Committee on Newberg's Future at 7/21/2005 meeting of City Council and Planning Commission, and the Newberg Planning Commission at its 10/13/05 meeting.

EXHIBIT A

Section 1: Sections III and IV of the Newberg Comprehensive Plan Text shall be replaced with the following:

III. POPULATION GROWTH

A. HISTORIC POPULATION

Newberg grew over 400 percent from 1960 to 2004. This population growth was due to a variety of factors: regional population growth, expansion of industry and business in the area, proximity to other employment centers, and the high quality of life in the area.

Table III-1. Newberg City Population – 1960-2004

Year	Population
1960	4,204
1970	6,507
1980	10,394
1990	13,086
2000	18,064
2004	19,910

Sources: U.S. Census, Population Research Center, Portland, State University

In addition, approximately 374 people live in the area between the city limits and the urban growth boundary, making the 2004 Newberg UGB population about 20,284.

B. POPULATION PROJECTIONS

Population projections are the basis of comprehensive land use planning. To maintain a high quality of living, the community must plan for its future population. Population growth will require sufficient land and services.

Many of the same factors that have contributed to Newberg's historic population growth will contribute to its future growth: employment opportunities both in Newberg and nearby, high quality of life, and regional population growth. Newberg is already experiencing a great amount of population growth due to the lack of buildable land within the Portland area.

Future population projections for the City of Newberg were prepared in 2004 by Barry Edmonston, Portland State University, Population Research Center,[1] using two different methodologies: a ratio method and a cohort component method. While the two methods produced similar results, City staff and the Ad Hoc Committee on Newberg's Future felt

[1] Barry Edmonston, Director, Population Research Center, Portland State University, Portland, Oregon. "Population Projection for Newberg, Yamhill County, Oregon: 2000 to 2040." March 25, 2004.

that the cohort component method more accurately projected the future population of Newberg. In addition, projected population growth for the area outside the city limits but inside the UGB was added to the City population projections to yield Urban Area population projections. Table III-1 presents the resulting population forecasts through 2040.

Table III-2. Future Population Forecast – Newberg Urban Area

Year	Population Forecast
2000[1]	18,438
2005	21,132
2010	24,497
2015	28,559
2020	33,683
2025	38,352
2030	42,870
2035	48,316
2040	54,097

Sources: Johnson Gardner, Barry Edmonston

This population forecast was used to determine future land needs within the Newberg urban area.

IV. LAND NEED AND SUPPLY

A. BUILDABLE LAND INVENTORY

The Newberg Planning Division prepared an inventory of buildable land in the Newberg UGB in 2004. The buildable land inventory includes vacant and redevelopable land in the existing (2004) UGB. This land base is the starting point for determining how much future growth can be accommodated inside the existing UGB and the size of the unmet land need that must be accommodated through zone changes or UGB expansion. Physical constraints such as steep slopes (greater than 25%) and stream setbacks have been deducted from the parcel size, so the buildable land inventory is based on buildable acres, not total acres. In addition, lands that are under development are not considered buildable. This inventory also does not include land located within the future right-of-way of the proposed Newberg-Dundee Bypass.[2] In 2004, the Newberg UGB had approximately 778 acres of buildable land inside the UGB (Table IV-1).

[1] 2000 Population is the U.S. Census estimate for Newberg plus the estimate of population outside City limits but within the UGB.

2 Based on the route configuration for Modified 3J alternative.

Table IV-1. Newberg UGB Buildable Land Inventory (2004)

Plan Designation	Buildable Land
Low Density Residential	359 ac
Medium Density Residential	142 ac
High Density Residential	13 ac
Commercial	105 ac
Industrial	159 ac
TOTAL	**778 ac**

Source: Ad Hoc Committee on Newberg's Future (2005), Report to Newberg City Council

In addition, there is approximately 467 acres of buildable land within the Newberg Urban Reserve Area. This area does not have any comprehensive plan district designations assigned.

B. HOUSING AND RESIDENTIAL LAND NEEDS

1. Housing Needs.

In order to determine the amount of residential land needed, Newberg used Johnson Gardner to create a Housing Needs Analysis. That analysis examined the demographic, housing cost, and household income data for the City of Newberg to determine the need for specific housing types: single-family, multi-family, and manufactured homes. [1] Two adjustments were made to the Johnson Gardner residential land need analysis:

- Development projects that were in the land use approval process during the preparation of the needs analysis were subtracted from the overall 2005-2025 need.

- 49 dwelling units displaced by the proposed Newberg-Dundee Bypass were added to the housing need.

The result is the future housing needs projections shown in Table IV-2.

1 Johnson-Gardner (2004), Housing and Residential Land Needs Report

Table IV-2. Future Housing Need by Housing Type (number of dwelling units)

	Single Family		Multi-Family		Manufactured		
	Detached	Attached	Medium Density	High Density	Parks	Subdivision	Total
	50%	7%	15%	23%	2%	2%	100%
2005 to 2025	3,377	492	1,022	1,533	140	140	6,704
2026 to 2040	3,234	471	978	1,467	135	135	6,420
Total	6,611	963	2,000	3,000	275	275	13,124

Source: Johnson Gardner

The residential land need is determined by assigning each housing type to a comprehensive plan designation – low density residential (LDR), medium density residential (MDR), and high density residential (HDR) (Table IV-3).

Table IV-3. Housing Types by Plan and Zone Category

Single Family		**Multi-Family**		**Manufactured**	
Detached	**Attached**	**Medium Density**	**High Density**	**Park**	**Subdivision**
LDR	MDR	MDR	HDR	MDR	LDR
R-1	R-2	R-2	R-3	R-2	R-1

Source: Johnson Gardner

Table IV-4 presents the 2025 and 2040 housing unit need by comprehensive plan designation.

Table IV-4. Adjusted Housing Unit Need

Plan Designation	**Units Needed 2005-2025**	**Units Needed 2026-2040**
LDR	2,691	3,234
MDR	1,556	1,719
HDR	1,473	1,467
TOTAL	**5,720**	**6,420**

2. Planned Residential Densities

Future residential land need is determined by the development density (dwelling units per acre) for the needed housing units. Newberg has traditionally planned for development to occur at 4.4 dwellings/acre in the Low Density district, 8.8 dwellings/acre in the Medium Density district, and 21.8 dwellings/acre in the High Density District[1]. However, recent residential development has occurred at densities less than those planned, particularly in

[1] These densities consider that 25% of the land is within right-of-way, utilities, open space, or unbuildable areas.

the MDR designation. This is due to a variety of factors. Most importantly, zoning regulations have set the "planned density" as the "maximum density", thus land will always be developed at or less than the planned density. Other factors have contributed such as greater profitability for single family than multi-family housing, and compound development requirements such as street and open space reserves. This trend does not use land as efficiently as desired, nor does it meet the needs for housing at the expected income levels. The City of Newberg will take steps to encourage development to occur closer to planned densities in each of the residential zoning districts. These steps would lead to a 27% increase in overall residential densities. This is used to determine the future residential land need. Table IV-5 shows the densities that are the basis for determining future residential land needs.

Table IV-5. Planned Residential Densities

		Recent Trends	Planned Density
Single-Family	**Units/Acre**	3.6	4.4
	Avg Lot Size	9,800 sf	8,000 sf
Med Density Multi-Family	**Units/Acre**	5.8	9
	Type	Single Family	Townhouses and duplexes
High Density Multi-Family	**Units/Acre**	15.4	16.5
	Type	2 story apts with surface parking	2-3 story apts with surface parking
Average	**Units/Acre**	6.8	8.3

3. Residential Land Need

The total amount of residential land needed for housing was calculated by dividing the dwelling units needed by the planned residential densities. The total buildable residential land needs through 2025 and 2040 are shown in Table IV-6.

Table IV-6. Buildable Residential Land Need

Plan Designation	Density (du/ac.)	Dwelling Units Needed (2005-2025)	Buildable Acres Needed (2005-2025)	Dwelling Units Needed (2026-2040)	Buildable Acres Needed (2026-2040)
LDR	4.4	2,691	612	3,234	735
MDR	9	1,556	173	1,719	191
HDR	16.5	1,473	89	1,367	83
Total		**5,720**	**874**	**6,320**	**1,009**

4. Residential Land Need and Supply

Comparing the residential land need the current supply, the City has a deficit of residential land to meet needs through 2025 in all residential categories. It also has a deficit of land within the URA to meet the needs from 2026-2040. Table IV-7 compares the amount of residential land with the available supply.

Table IV-7: Buildable Residential Land Needs vs. Supply

Plan Designation	Buildable Acres Needed 2005-2025	Buildable Acres in UGB (2004)	Surplus (Deficit) for 2005-2025	Buildable Acres Needed 2026-2040
LDR	612	359	(253)	735
MDR	173	142	(31)	191
HDR	89	13	(76)	83
Total	**874**	**514**	**(380)**	**1009**

C. COMMERCIAL LAND NEED AND SUPPLY

1. Commercial Land Need

As Newberg grows, so will its needs for commercial land. Additional population will bring additional retail, office, and other commercial opportunities. Johnson-Gardner prepared a forecasts the need for office and retail commercial land (Table IV-6).[1] The office land need is a function of employment growth based on long-range forecasts by the Oregon Employment Department. The retail land need is a function of household growth and typical household spending patterns.

1 Johnson Gardner/The Benkendorf Associates Corporation. Industrial and office land need tables and methodology. June 30, 2004.

Table IV-8. Commercial Land Need

Type	2005-2025	2026-2040
Office	15 ac	27 ac
Retail	96 ac	82 ac
Total	111 ac	109 ac

Source: Johnson Gardner

In addition, Newberg will need to ensure that large parcels are available for shopping centers. The Urban Land Institute has identified three types of shopping centers that potentially could be developed in communities such as Newberg: neighborhood centers, community centers and regional centers. A large regional shopping center is not consistent with Newberg's desire to maintain a small town feeling and have a complete community rather than a bedroom suburb, smaller neighborhood and community shopping centers are preferred. Therefore, in addition to the overall demand for commercial land based on population and employment growth, Newberg needs to ensure that there is an adequate supply of sites with appropriate characteristics for this type of commercial development in terms of size, access, and location. Under this approach, future land needs will include needs for 2-3 community centers (10-15 acres each) and 2-3 smaller neighborhood centers (3-5 acres) for 2025 and 2040. The smaller neighborhood commercial centers should be scattered throughout the community to provide goods and services near where people live and reduce the need to drive into the central area for basic needs.

2. Commercial Land Supply

The commercial buildable land inventory inside the current Newberg UGB has approximately 105 acres, but consists mostly of small, scattered sites, with only 3 parcels larger than 5 acres. Overall, Newberg has a deficit of commercial land through 2025. Appropriate land will need to be designated commercial to meet future needs, through some combination of changing the plan designation of lands within the UGB and/or adding additional land to the UGB. To meet the commercial land needs through 2040, additional land will need to be designated commercial.

Table IV-9. Commercial Land Need and Supply

Commerical Land Need 2005-2025 (acres)	Commercial Land in UGB (2004)	2025 Surplus (Deficit) (acres)	Commerical Land Need 2026-2040 (acres)
111	105	(6)	109

D. INDUSTRIAL LAND NEED AND SUPPLY

1. Industrial Land Need

Johnson-Gardner prepared future industrial land forecasts based on long-range employment forecasts and converted the new jobs to space needs for each employment sector (Table IV-10). This forecast is based on a high employment growth scenario consistent with Newberg's economic development goals to bring more family-wage jobs to the area and to avoid becoming a bedroom community.[1]

Table IV-10. Industrial Land Need

	2005-2025	2026-2040
Industrial	87 acres	75 acres

Source: Johnson Gardner

In addition to an overall supply of buildable land, Newberg needs to have sites available the meet the specific needs of potential industrial users, so-called "target industries". A variety of parcel sizes, building types, and land use designations are required to attract target industries and provide market choice. In 2005, there is a general lack of suitable large (20+ acre) industrial sites with access to a state highway and physical separation or transitional buffering from residential neighborhoods. Therefore, Newberg needs 4 large (20+ acre) industrial sites for the period 2005-2025 and an additional 6 sites for the period 2026-2040. The assumption is that approximately 50 percent of the future industrial employment will take place on large parcels.

2. 2025 Industrial Land Supply and Need

The industrial buildable land inventory inside the current UGB has approximately 159 acres. While this may seem to be a large supply, it is disadvantaged by a number of elements. First, it consists mostly of small, scattered sites, with only 8 parcels larger than 5 acres and only 3 parcels that are 20 acres or larger. Second, several sites are hindered because of proximity to residential neighborhoods or other factors. Thus, some of the industrial should be rezoned for other uses. Third, a significant part of the "buildable" land is in fact in industrial use, such as storage yards. Also, the land need is adjusted to account for existing industrial uses that are displaced by the Newberg Dundee Bypass.

Table IV-11. 2025 Industrial Land Supply and Need

Industrial Site Size	2025 Need	Supply	Surplus/(Deficit)
Small/Medium sites (< 20 ac)	50 ac	99 ac	49 ac
Large sites (20+ ac)	100 ac	60 ac	(40) ac

1 Johnson-Gardner (2004), Industrial and office land need

Inside the current UGB, the only one large site (20 acres) that is viable in the long term is at the Sportsman Airpark. Two other sites are better suited for other uses long term. Therefore, Newberg needs to look to add additional industrial land to its UGB.

3. 2040 Industrial Land Supply and Need

The period 2025-2040 will have additional needs for industrial lands. There is projected to be a need for 37 acres of additional small/medium sites. In addition, there will be a need for six large industrial sites (20 acres each).

Table IV-12. 2026-2040 Industrial Land Supply and Need

Industrial Site Size	2026-2040 Need
Small/Medium sites (< 20 ac)	37 ac
Large sites (20+ ac)	120 ac

E. INSTITUTIONAL LAND SUPPLY AND NEED

Newberg has estimated the land need for public and quasi-public institutional uses based on consultation with the Newberg School District, the Chehalem Park and Recreation District, and per capita needs based on the future population forecast (Table IV-12).[1]

Table IV-13. Summary of Institutional Land Needs (acres)

Category	2025	2040
Schools	85 acres	105 acres
Parks	85 acres	115 acres
Other	79 acres	128 acres
Total	**249 acres**	**348 acres**

Public and semi-public institutions (schools, parks, churches, etc.) are often located in or near residential neighborhoods. These facilities are often developed on residential land and are only zoned for public uses after they have been acquired by the institution for a specific purpose. Newberg has not designated specific parcels for future institutions without the consent of the property owner and/or the institution. At the same time, Newberg needs to ensure an adequate supply of land for future growth of the community as complete neighborhoods with housing, parks, schools and churches. In order to provide an adequate supply of land, some of the institutional uses may locate on infill sites within the UGB and would take away from the residential or other land supply. Additional unmet need will have to be satisfied in the future growth.

1 Ad Hoc Committee on Newberg's Future (2005), Report to Newberg City Council

F. SUMMARY OF LAND NEEDS

Table IV-14 summarizes the future land needs for the Newberg urban area.

Table IV-14. Future Land Needs and Supply, Newberg Urban Area

Plan Designation	Buildable Acres Needed 2005-2025	Buildable Acres in UGB (2004)	Surplus (Deficit) for 2005-2025	Buildable Acres Needed 2026-2040	Buildable Acres In URA[1] (2004)	Surplus (Deficit) 2026-2040
LDR	612	359	(253)	735		
MDR	173	142	(31)	191		
HDR	89	13	(76)	83		
COM	111	105	(6)	109		
IND	50	99	49	37		
IND (Large Site)	100	60	(40)	120		
P	85	0	(85)	115		
I, PQ, or other Inst.	164	0	(164)	233		
Total	**1,384**	**778**	**(606)**	**1,623**	**467**	**(1,156)**

[1] Land within the Urban Reserve Area is not currently assigned to specific comprehensive plan districts.

EXHIBIT B – FINDINGS

I: STATEWIDE PLANNING GOALS FINDINGS

Goal 2. Land Use Planning: To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.

Goal 8: Recreational Needs: To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

Goal 9: Economic Development: To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

Goal 10: Housing: To provide for the housing needs of citizens of the state.

Goal 14: Urbanization: To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

Finding: To achieve all of the above goals, Newberg must have adequate population and land needs projections. The proposed amendments provide the needed information to plan for future land uses in the community, including housing, commerce, industry, and recreation.

II. STATE STATUTE FINDINGS

ORS 195.036 Area population forecast; coordination. *The coordinating body under ORS 195.025 (1) shall establish and maintain a population forecast for the entire area within its boundary for use in maintaining and updating comprehensive plans, and shall coordinate the forecast with the local governments within its boundary.*

Finding: The "coordinating body" referenced above is Yamhill county. Newberg and Yamhill County will need to coordinate population forecasts once this plan amendment is adopted.

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REQUEST FOR COUNCIL ACTION

DATE ACTION REQUESTED: 2005, November 21

Ordinance No.	Resolution No.	Motion	Information
_____	XX 2005-2603	___	

Date Submitted: October 26, 2005 **SUBJECT: Supplemental Budget #1 for the 2005-06 Fiscal Year** **LEGISLATIVE HEARING**	**Contact Person (Preparer) for this Resolution: Kathy Tri, Finance Director** **Dept.:** **File No.:** *(if applicable)*

RECOMMENDATION:

Hold a public hearing and adopt **Resolution No. 2005-2603**, adopting Supplemental Budget #1 for the fiscal year beginning July 1, 2005 and ending June 30, 2006. The Finance Committee approved the Supplemental Budget at its October 25, 2005 meeting.

BACKGROUND:

Each year after the budget is adopted and the fiscal year starts, various adjustments to the budget need to be made due to unforeseen circumstances. The following describes the current unforeseen revenues and related appropriations and transfers required within funds and between funds.

Supplemental Budget Items:

General Fund:

- Two Planning grants (airport study and banners) are being recognized and appropriated. These two grants were budgeted in 2004-05 and were not completed. The grants reimburse the City for its expenses ($23,000 and $2,625, respectively).
- The Fire Department bought lockers in 2004-05 but they were not delivered by the end of the fiscal year, June 30th. It was not anticipated that the lockers would not be delivered in time and funds were not budgeted to be carried over for this purchase of $3,875.
- The county, city and City of McMinnville agreed to house the YCINT team in Newberg and to pay the City for supervisory support. The supplemental budget includes a prorated portion of the annual support ($25,000 per agency).

Civil Forfeiture Fund:

- It is anticipated that this fund will be closed this fiscal year. The supplemental budget is recognizing interest earnings from 2004-05 ($22) which are carried over in the beginning balance and recognizing current year earnings ($100).

Emergency Medical Fund:

- This is half ($5,000) of a Fire Department need. When the estimate was put together for opening Station 21, required computer equipment was not included. As the Information Technology (IT) Department worked with the Fire Department on what needs to be installed at Fire Station 21, it became apparent that additional capital outlay was needed in the IT department budget to purchase the necessary capital to connect the station to the main system.

Capital Projects Fund
Storm Systems Development
Sewer System Development
Water Systems Development:

Storm, Sewer and Water Systems Development funds are transferring additional money to the Capital Project Fund to finance three projects:

1. **Otis Springs ($370,000)**

The Chehalem Parks and Recreation District (CPRD) recently constructed a nine-hole golf course (Chehalem Glenn Golf Course, CGGC) in the northeastern area of the City of Newberg (City). The facility, currently irrigated with City potable water, exerts a significant demand on the City's water supply system.

It is proposed that the City construct a pipeline connecting Otis Springs to the irrigation system in the CPRD golf course. This system, which would involve placement underground of roughly 4280 feet of 10 inch diameter C-900 Class 150 PVC pipeline, with the necessary gate valves and air/vacuum release assemblies, must necessarily pass under State Highway 99W. It is anticipated that this will require a 120 foot long directional bore under the highway with the placement of a 16 inch diameter steel casing through which the plastic water line will pass.

A "Preliminary Cost Estimate" for the project (dated June 2, 2005), with its "planning level" contingency (30%), is estimated to be $364,000. Water systems development charges are paying for the project.

2. **Wastewater Re-Use System ($100,000)**

The Chehalem Parks and Recreation District (CPRD) intends to construct an additional 18 holes to the south of the present course, across Fernwood Road. The water demand for the additional holes will be roughly double that of the current golf course.

The City is investigating the development of a waste water reuse system for the sole purpose of irrigation of large parcels of land now (or soon to be) irrigated with City potable water. When fully developed, this system would significantly reduce the city-wide demand for potable water (perhaps reducing demand by as much as 50%). CPRD has suggested that this water would be appropriate for irrigation use on the golf course.

A preliminary study will be completed shortly to guide the City through the design and construction of a re-use system. An estimate for the total design and construction cost is not yet available; however, $200,000 is being requested so that the design phase may begin this fiscal year in order to keep pace with CPRD golf course construction. Sewer and water systems development charges are financing this project.

3. **Storm water oversizing ($50,000)**

The City routinely reimburses developers who build infrastructure that can accommodate more than their development and needs to be "oversized" to accommodate the additional load required by future development or use. Two developers have installed oversized storm water systems. However, staff did not anticipate the need for covering these costs in the budget.

Wastewater Bond Fund:

- In requesting draw down funds from the Oregon Department of Community and Economic Development, the staff failed to adjust the actual transfer of City funds from the Composter settlement to the Wastewater Bond Fund. Consequently, the fund shows a negative beginning fund balance. Sewer systems development funds are being transferred to cover the difference ($8,385).

Central Services Fund:

- The budget did not included sufficient funds for the Legal Department and Information Technology wages and benefits. The Supplemental Budget uses beginning fund balance to cover the $11,300 needed to pay for wages and retirement benefits.
- The Supplemental Budget recognizes the additional central service charge for computer equipment for Fire Station 21 (see above discussion under Emergency Medical Services Fund).

Transfer Items:

General Fund:

- The City hired a labor negotiator to assist with police union negotiations. Five thousand dollars ($5,000) is being transferred to the Police Administration budget to cover this expense.
- On September 19th, the City Council agreed to settle a claim with the Providence Health Plan for ambulance services. The Supplemental Budget includes sufficient funds to cover the settlement costs for this fiscal year ($12,038).

- The final $5,000 is the second half of the Fire Station 21 computer needs. Half is from EMS and half is from the General Fund/Fire Department. Contingency funds are being transferred to the Fire Department Central Services line to cover the costs.

Sewer Fund:

- The budget did not include the appropriate salary amount for the Operations clerical staff. Sufficient funds ($5,535) are being transferred to cover the expense.

Water Fund:

- The budget did not include the appropriate salary amounts for the Capital Projects Engineering staff ($96,145) and Operations clerical staff ($2,500). Sufficient funds are being transferred to cover the expenses.

Building Inspection Fund:

- Due to extra needs, the Building Inspection Department used some of their capital outlay funds to purchase furniture to house additional staff needs (see below): $11,900. Building Inspection reserves are being transferred to cover this expense.
- Building Inspection performing record numbers of inspections each month. The staff uses professional services to hire outside temporary plans examiners and inspectors in order to help with the spikes in activity. They also use temporary help to guide the development of the Permits Plus software system. One activity she is working on includes developing a system for tracking code enforcement actions. Staff is requesting $50,000 to cover additional professional services, all paid for from fees.

Sewer Systems Development Fund:

- See above Wastewater Bond Fund

FISCAL IMPACT: Supplemental Budget #1 recognizes and appropriates $1,139,387 and transfers $196,503 within various funds.

STRATEGIC ASSESSMENT: It is critical to keep the budget in balance during the fiscal year. Unanticipated events take place and additional funding is necessary to cover them.

SUBMITTED BY:

Katherine L. Tri, Finance Director

APPROVED BY:

James H. Bennett, City Manager

RESOLUTION NO. 2005-2603

A RESOLUTION ADOPTING SUPPLEMENTAL BUDGET #1 FOR THE FISCAL YEAR BEGINNING JULY 1, 2005 AND ENDING JUNE 30, 2006

RECITALS:

1. The 2005-06 Annual Budget was adopted by the City Council on June 20, 2005.

2. Since the beginning of the fiscal year, a number of circumstances require changes to the adopted budget.

3. The Finance Committee reviewed the Supplemental Budget at its October 25, 2005 meeting.

THE CITY OF NEWBERG RESOLVES AS FOLLOWS:

1. The 2005-06 Budget was adopted on June 20, 2005. Since that time, a number of changes to the adopted budget are necessary.

2. Exhibit 1 details receipt of unanticipated revenues and related required appropriations and transfers funds within certain funds.

- **EFFECTIVE DATE** of this resolution is the day after the adoption date, which is: November 22, 2005.

ADOPTED by the City Council of the City of Newberg, Oregon, this 21st day of November, 2005.

_____
James H. Bennett, City Recorder

ATTEST by the Mayor this _____ day of _____, 2005

_____
Bob Stewart, Mayor

LEGISLATIVE HISTORY

By and through Finance Committee at 10 / 25 /2005 meeting. Or, ___ None.

2005-06 Supplemental Budget #1 Exhibit #1

Revenue Source	Account No.	Amount	Appropriation to	Account No.	Expense	Amount
General Fund						
Beginning Fund Balance	1-300000	3,875	Fire	1-2220-610000	Capital Outlay (lockers)	3,875
Airport Grant	1-334046	23,000	Planning & Building Inspection	1-4110-533046	Airport Grant	23,000
Banner Grant (carry over)	1-300000	2,625		1-4110-533043	Banner Grant	2,625
YCINT Contract	1-336005	50,000	Police	various	salaries	50,000
Civil Forfeiture Fund						
Beginning Fund Balance	3-300000	22	Police	03-2110-580000	Professional Services	22
Interest	3-361000	100		03-2110-580000	Professional Services	100
Emergency Medical						
Beginning Fund Balance	5-300000	5,000	Fire	05-2250-590000	Central Services	5,000
Capital Projects Fund						
Transfer in-Storm SDC	04-390043	42,540	Capital Projects	04-5150-717715	Storm Water Oversizing	42,540
Transfer in-Sewer SDC	04-390046	50,000		04-5150-706358	Effluent reuse study	100,000
Transfer in-Water SDC	04-390047	420,000		04-5150-707584	Otis Springs	370,000
Wastewater Bond						
Transfer in-Sewer SDC	36-390046	8,385	Capital Projects	36-5150-706341	Composter Improvements	8,385
Storm Systems Development						
Beginning Fund Balance	43-300000	21,600	Transfers	43-9170-904000	Transfer-Capital Projects	21,600
Systems Development Fees	43-349002	20,940		43-9170-904000	Transfer-Capital Projects	20,940
Sewer Systems Development						
Beginning Fund Balance	46-300000	50,000	Transfers	46-9170-904000	Transfer-Capital Projects	50,000
Water Systems Development						
Beginning Fund Balance	47-300000	420,000	Transfers	47-9170-904000	Transfer-Capital Projects	420,000

Central Services						
Beginning Fund Balance	31-300000	5,000	Legal	31-1410-410000	Administrative Wages	2,500
				31-1410-420000	Clerical Wages	2,500
		6,300	Information Techology	31-1330-444001	Retirement	6,300
Central Service Charge:Computers	31-370125	10,000		31-1330-610000	Capital Outlay (Sta. 21)	10,000
Total		**$1,139,387**				**$1,139,387**

Transfers

From	Account No.	Amount	To	Account No.	Purpose	Amount
General Fund						
Contingency	1-9180-800000	(22,038)	Police	1-2110-580000	Contract negotiations	5,000
			Fire	1-2210-580000	PNH Settlement (6 mos.)	12,038
				1-2210-590000	Central Services	5,000
Water Fund						
Contingency	7-9180-800000	(96,145)	Public Works	various	Capital Projects Engineeing personal services	96,145
		(2,500)		7-5141-420000	Clerical wages	2,500
Sewer Fund						
Contingency	6-9180-800000	(5,535)	Public Works	6-5131-420000	Clerical wages	5,535
Building Inspection Fund						
Reserve for Building	8-9180-860000	(61,900)	Planning & Building Inspection	8-4210-610000	Furniture	11,900
				8-4210-580000	Professional Services	50,000
Sewer Systems Development						
Reserve for System Development	46-9180-850000	(8,385)	Transfer	46-9170-736000	Transfer-Wastewater Bond	8,385
Total Transfers		**($196,503)**				**$196,503**

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REQUEST FOR COUNCIL ACTION

DATE ACTION REQUESTED: 2005, November 21

Ordinance No. _____	**Resolution No.** _XX_ **2005-2604**	**Motion** ___	**Information**

Date Submitted: October 27, 2005 **SUBJECT: Grass Lien**	**Contact Person (Preparer) for this Resolution: Kathy Tri, Finance Director** **Dept.:** **File No.:** *(if applicable)*

RECOMMENDATION:

Adopt Resolution No. 2005-2604 placing a lien on 1902 Portland Road (Tax Lot 3220-AB-01101).

BACKGROUND: The Finance Committee recommends the adoption of the attached resolution.

1. The City Fire Department ordered grass to be cut at 1902 Portland Road (attached).

2. The property owner failed to respond to the order and the Fire Department had the weeds cut.

3. The property owner has also failed at paying the City for the cost of the cutting.

4. Under City Code Chapter 97 (attached), the City may place a lien on the property for failing to pay for this cost.

FISCAL IMPACT: $62.50

SUBMITTED BY:

Katherine L. Tri, Finance Director

APPROVED BY:

James H. Bennett, City Manager

RESOLUTION NO. 2005-2604

A RESOLUTION IMPOSING A GRASS LIEN AT 1902 PORTLAND ROAD (TAX LOT 3220-AB-01101)

RECITALS:

1. City of Newberg Code Chapter 97 sets forth the procedures for brush, grass and weed control.
2. Each year various properties around the City of Newberg are notified that the property owner is responsible for the removal of rank or obnoxious vegetable growth.
3. One such property failed to respond to the notice and the City had the weeds removed.

THE CITY OF NEWBERG RESOLVES AS FOLLOWS:

1. The property at 1902 Portland Road, Tax Lot No. 3220-AB-01101was found to have noxious weeds and grass.
2. The property owner was notified to cut the weeds and grass and failed to do so.
3. In August 2005, the Fire Chief ordered the weeds and grass to be cut.
4. The cost of the nuisance abatement is $62.50. This cost shall be placed in the City Lien Docket until satisfied.

➢ **EFFECTIVE DATE** of this resolution is the day after the adoption date, which is: November 22, 2005.

ADOPTED by the City Council of the City of Newberg, Oregon, this 21st day of November, 2005.

_____
James H. Bennett, City Recorder

ATTEST by the Mayor this _____ day of _____, 2005

_____
Bob Stewart, Mayor

LEGISLATIVE HISTORY

By and through Finance Committee at 10/25/2005 meeting.

8/3/05

City of Newberg

RAVIL RAJ SHARMA
SHARMA RAJ DHARMEND
1701 E MARINE DR
ASTORIA, OR. 97103

RE: TAX LOT # 3220-AB-01101: Weeds in planter area @ 1902 Portland Rd, Newberg, OR.

According to the records of the County Assessor's Office, you are the owner of the above property. If you no longer own this property please notify this office immediately at 503- 537-1230, or fax us at 503-554-7750, so we may correct our records.

You are notified to cut, remove or destroy brush, weeds, thistles, grass or other rank or noxious vegetation growth from the premises growing to the height of ten inches or more on or before August 13th, 2005, to abate any nuisance and/or fire danger to adjoining properties. IF ALL AREAS CANNOT BE REACHED WITH A MOWER, HAND TOOLS MAY BE REQUIRED AND MUST BE UTILIZED TO COMPLETELY CORRECT THE VIOLATION. If for any justifiable reason you cannot remedy this violation before the above date, please notify this office immediately and a short extension may be granted. However, extensions may only be granted if this office is contacted BEFORE the above date. For extensions and questions, please contact Al Blodgett at 503-537-1230.

In the event you fail or neglect to cut and remove the vegetation by the date above, the City will order the lot to be done and charge the cost thereof as a lien against your property, plus 25 percent of the cost to the City (but not less than $45.) to cover the expense of inspection, overhead, etc.

8 62.50

On the back of this letter is a list of persons that may be willing to provide this service (or the City may utilize one of these people to provide this service).

This notice is given pursuant to Ordinance No. 88-2232 and will be the only notification given.

Sincerely,

Al Blodgett, Division Chief/Training/Ops
Newberg Fire Department

Home of Old Fashioned Festival

GRASS CUTTERS

Terrell Smith **503-538-8848**	**$ 45.00 Hr.** **$ 40.00 Minimum**
Gene Schmutzler **503-538-0491**	**$ 45.00 Hr.** **$ 40.00 Minimum**
Tom Johnson **503-864-2942**	**$45.00 Hr.** **$40.00 Minimum**
Rodney Pekarek **503-538-4149**	**$45.00 Hr.** **$40.00 Minimum**
High Blackberries - Additional	**$ 10.00 hr.**

REQUEST FOR CHECK PAYMENT

TO: Terrel Smith - Tractor work

DATE: 10-9-05

ADDRESS: 22970 Hwy 240
(PO, Box or Street)
Newberg OR
(City, State & Zip Code)

DEPT. APPROVAL:

FINANCE APPROVAL: fy
K

Vendor No. (Finance Only): 07872

Description	Project No. (XXX-XXX)	Account No. (XX-XXXX-XXXXXX)	Amount
Cutting Grass & Weeds			
@ 1902 Portland Rd			
Tax Lot -		1-1110-693	50 00
3220 AB-01101			

TOTAL: 50 00

Note: Attach 2 documentation copies (one for file, one to mail with check). Finance will mail check with documentation unless otherwise requested.

503-538-8848
Terrel Smith-Tractor Work
22970 NE Hwy 240
Newberg, OR 97132

NO. 6129

NAME: Raúl Ray Sharma | DATE: 8/17/05
ADDRESS: 1701 E marine Dr.
CITY, STATE, ZIP Astoria, OR 97103
SOLD BY: | CASH | C.O.D. | CHARGE | ON ACCT. | MDSE RTD. | PAID OUT

QUAN.	DESCRIPTION	AMOUNT
1	Cut weeds at	
2	closed gas	
3	station	
4	Newberg, OR	
5		
6	authorized by	
7	the city of	
8	Newberg	
9		
10		$50 00
11		
12		

CUSTOMER'S ORDER NO. | RECEIVED BY:

KEEP THIS COPY FOR YOUR RECORDS
5L240 ©2001 REDIFORM®

City of Newberg

PO BOX 970 - NEWBERG, OR 97132

US bank
Newberg, Oregon

24-22/1230

097609

Pay: *** Fifty dollars and Zero cents

Date
10/13/2005

Amount
$50.00

To the order of:
Terrel Smith -Tractor Work
22970 NE Hwy 240
Newberg, OR 97132

Bob Stewart
Kathleen Finn

⑈097609⑈ ⑆123000220⑆ 15360210009 8⑈

CITY OF NEWBERG
NEWBERG, OREGON 97132

097609

Vendor: Terrel Smith -Tractor Work
Vendor No:07872

Vendor Acct No:

Check Date: 10/13/2005
Check Amount: $50.00

Invoice Number	Date	Description	Invoice Amount
6729	10/09/2005	Grass cutting @ 1902 Portland Rd	50.00

CHAPTER 97: WEEDS AND TREES

Section

General Provisions

GENERAL PROVISIONS

§ 97.01 BRUSH, GRASS, AND WEED CONTROL.

The owner or occupant of all lots and parcels of land within the city shall cut close to the ground and remove or destroy all brush, grass, thistles, weeds or other rank or obnoxious vegetable growth growing to the height of ten inches or more on said lots or parcels at least twice per year; once between May 15 and June 15, and once between July 15 and September 15. These two times are a minimum of times and additional times may be required if the Fire Chief of the city deems it necessary in order to control such growth.
(Ord. 88-2232, passed 6-6-88) Penalty, see § 10.99

§ 97.02 NOTICE TO CUT AND SERVICE.

If any person, firm or corporation owning, possessing, or having the care or custody of any lot or parcel of land within the city shall fail or neglect to remove the said brush, grass or weeds as hereinabove required, the Fire Chief, or his representative shall have cause to give notice to said person, firm or corporation to remove such brush, grass or weeds within five days or the city will cause the same to be done and charge the cost thereof as a lien against the property. Such notice shall be served upon such owner or occupant by mailing such notice by certified mail to the last known address of such owner or occupant as shown by the records of the Yamhill County Tax Assessor's Office. In lieu of mailing notice to said owner or occupant, the city may serve such notice upon said owner or occupant. In the event the said owner or occupant or person having the custody and care of any lot or parcel of land within the city cannot be located or refuses service of said certified mail, such notice shall be posted in a conspicuous place upon said premises and a copy thereof mailed to the last known address of the owner or occupant.
(Ord. 88-2232, passed 6-6-88)

§ 97.03 NONCOMPLIANCE AND AUTHORITY FOR WORK TO BE DONE.

If any person, firm or corporation owning, possessing or having care and custody of a lot or parcel of land within the city shall fail or neglect to destroy said brush, grass or weeds within five days of said notice, the Fire Chief may go upon such lots or parcels of land, with such assistance as he may deem necessary and destroy and eradicate said brush, grass or weeds in such manner as shall be most effective in the Fire Chief's judgement.
(Ord. 88-2232, passed 6-6-88)

§ 97.04 COST OF WORK AND ASSESSMENT.

Upon completion of said work, the Fire Chief shall file with the City Manager's Office an itemized statement of the cost thereof, plus 25% to cover the expense of the inspection, overhead and enforcement of this subchapter, and the posting or service of said

notice hereinabove required; but the minimum charge for any lot or parcel of land shall be $25.
(Ord. 88-2232, passed 6-6-88)

§ 97.05 NOTICE OF INTENT TO LIEN.

The City Council, after receiving an itemized statement, shall notify the property owner by certified mail of its intent to declare the correctness of said statement and create a lien upon the property involved to be enforceable against said property in the same manner as provided for the enforcement of liens for street improvements. Said notice to property owner shall be sent not later than ten days prior to the matter appearing on the agenda for the regularly scheduled council meeting.
(Ord. 88-2232, passed 6-6-88)

§ 97.06 DECLARATION OF CORRECTNESS OF LIEN.

After the matter has been before the Council at a regularly scheduled Council meeting, the Council may declare the correctness of the statement and order the amount to be placed in the lien docket of the city against the property and for it to be enforced in the same manner as enforcement of liens for street improvements.
(Ord. 88-2232, passed 6-6-88)

NEWBERG CITY COUNCIL MEETING INFORMATION

DATE of Meeting: 11.21.05 Prepared by: Kathleen Bochart

Councilors	Roll Call	Res/Ord # Consent Topic: Calendar	Res/Ord. # Topic: TSC	Res/Ord # 5-2626 Topic: landneeds	Res/Ord # 5-2626 Topic: Reconsider	Res/Ord # 5-2626 Topic: landneeds	Res/Ord #5-2603 Topic: Budget #1	Res/Ord #5-2625 Topic: Board Appts	Res/Ord # Topic:	Res/Ord # Topic:
STEWART, Bob, Mayor	✓									
ANDREWS, Bob	✓	Yes	Yes	NO	Yes 1	Yes	Yes 2	Yes 1		
BOYES, Mike	✓	Yes	Yes	NO	Yes	Yes	Yes	Yes		
CURRIER, Roger	✓	Yes	Yes	NO	Yes	NO	Yes	Yes 2		
NELSON, Dawn	✓	Yes 2	Yes	Yes 1	Yes 2	Yes	Yes	Yes		
McBRIDE, Mike	✓	Yes	Yes	Yes 2	NO	Yes	Yes	Yes		
SOPPE, Robert	/	Yes	abstain	NO	Yes	NO	Yes 1	Yes		
ROLL CALL VOTES		YES: 6 NO: 0 Absent: - Abstain: -	YES: 5 NO: 0 Absent: - Abstain: 1	YES: 2 NO: 1 Absent: 0 Abstain: 0	YES: 5 NO: 1 Absent: 0 Abstain: 0	YES: 4 NO: 2 Absent: 0 Abstain: 0	YES: 6 NO: 0 Absent: 0 Abstain: 0	YES: 6 NO: 0 Absent: 0 Abstain: 0	YES: ___ NO: ___ Absent: ___ Abstain: ___	YES: ___ NO: ___ Absent: ___ Abstain: ___
Department:		Admin	Police/Mary	Planning	Planning	Planning	Finance	Planning		
CHANGES: (Yes/No)										

RECORDING SECRETARY:

- ❑ Route COPY of this completed sheet to applicable departments for processing of Res & Ord and to Accounting Clerk.
- ❑ Route COPIES of Public Comment Registration Sheets to respective Departments for noticing/their file.
- ❑ Route materials/overheads received at meeting: (1) Original(s) to City Recorder for packet; (2) Copy of applicable materials to Dept. for their file.
- ❑ Route labeled Audio tape(s) to Library (ATTN: Sandi Schmidt).

CITY DEPARTMENTS: WITHIN 48 HOURS - Route to City Mgr. for Signature (verify changes, if any):

- ❑ IF ANY CHANGES, CORRECTIONS TO BE MADE BY DEPARTMENT ORIGINATING DOCUMENT.
- ❑ Regardless of prior path/file name from your Department, Rename Document: (Sample: Ord2471.wpd) or (Res2039.wpd).
- ❑ E-mail FINAL Res & Ord to Deputy City Recorder as an attachment (including RCA and Attachments).
- ❑ Print final Resolutions/Ordinances on bond paper (w/attachments - excluding RCA).
- ❑ PRINT IF NOT ADOPTED: Route paper copy to Legal w/the following notation PRINTED ON TOP - "FAILED TO PASS (DATE)" (also e-mail to Norma).
- ❑ Route to Deputy City Recorder for collection of signatures.

DEPUTY CITY RECORDER: * Route signed copies of documents to CDD (Planning Technician); * Place originals of Res & Ord in City Vault & Index appropriately; * Transfer FINAL Res/Ord into appropriate City Recorder Computer Directory.

City Council Meeting
Date: 11-21-05
Re: NASF
No: Future Comments

City Council Nov 21, 2005

Paws For Katrina's Kids was a huge success. We collected 1,080 stuffed animals. They will be shipped via Comcast truck Nov. 29, and arrive in Louisiana 4 days later. The critters will be distributed in the New Orleans area. Jud Herrity, Rozann Day, Mike McBride, and myself took 2 pick-up trucks loaded to Evergreen Int. Aviation. We arranged with them to have our stuffed animals shipped at no cost to us (of course...). It was a very worthwhile project, and we truly appreciated all who donated the animals to us. Thank you very much.

On Dec 3rd We're holding a Photo with Santa & your Pet held at the Public Safety Bldg from 1 to 3 PM and 4 to 6 PM. Donation of $15. for two 5x7 colored photos. Also available will be NASF tee shirts, sweatshirts, caps, coffee mugs & stuffed animals. We're also selling 6 ft & 8 ft Douglas Fir Christmas Trees. 6 ft trees are $15. We will silent auction bid for a fully

decorated 6 ft Douglas Fir. Bid starts at $20. 8 ft Douglas fir are $20. All monies to our building fund.

On Dec 10 & 11, Judie is holding our 6th Annual Christmas Open House & Bake Sale. Donation $5. Adults, $3.50 for children under 12 free. Hours are noon to 7 PM both days. Home baked goodies and NASF merchandise will be available. Free refreshments.

We'll be raffling off 2 Christmas baskets stuffed with goodies, and 4 huge stuffed animals. You may buy tickets only for the baskets, for only the stuffed animals. Donation $1 ea or 6 for $5. Items to be raffled at our Dec 15 meeting here at the Public Safety Bldg. Meeting starts at 7:30. Do join us.

Questions?

Submitted by
Darlyn Adams
President
NASF

6th Annual

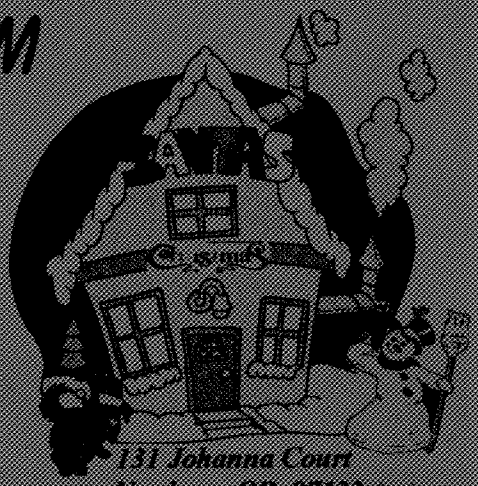
"Christmas Open House"

and Bake Sale

Saturday and Sunday
December 10th & 11th, 2005
Noon to 7:00PM

- 70+ Decorated trees and Wreaths
- 11,000 Lights
- Over 15 Villages
- 100's of Christmas stuffed animals

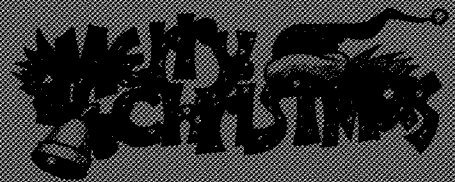
Refreshments served



131 Johanna Court
Newberg, OR 97132
503.554-0153

What a sight to see, every room decorated to the fullest. Definitely gets you into the "Holiday" spirit!!

Over 40 years of collecting Christmas decorations.



DONATION
Adult.....$5.00
Senior.....$3.50
Children under 12 yrs Free

- *All proceeds go directly to the building fund for the "New Animal Shelter"*

Thank you for your support!

Photo with Santa

and

Your Pet

DECEMBER 3rd, 2005

Public Safety Building
Newberg Police Station
401 E. 3rd Street
Newberg

Time: 1:00PM - 3:00PM
4:00PM - 6:00PM

Perfect Christmas *Card*

Bring your "*Best Friend*" to our Christmas *decorated* scene for a **Photo** with Santa.

• *Refreshments served*

Donation: $15.00
2 - 5 x 7 Colored photos
(Pictures taken by Bob Clark Photography)

NASF Christmas *Gifts available*
Stuffed Animals **Sweatshirts**
Tee shirts **Caps**

Presented by:

Newberg Animal Shelter Friends

City Council Meeting
Date: 11-21-05
Re: Budget
No: VI-3

Newberg Visitor Information Center

2005/2006 Visitor Information Area Service Record and Monthly Report

Comparison (Prior Year)

	2005-2006	2004-2005	2005-2006	2004-2005	2005-2006	2004-2005
July	444	574	801	927	1671	1464
Aug	351	379	799	814	1511	1146
Sept	396	331	638	760	1,371	1173
Oct		296		341		1142
Nov		322		323		1072
Dec		323		285		946
Jan		268		239		1190
Feb		289		266		1186
March		345		500		1539
April		295		401		1290
May		387		586		1350
June		341		633		1512
Total:	1191	4150	2238	6075	4553	15010

Submitted November 21, 2005