

NEWBERG AFFORDABLE HOUSING COMMISSION MINUTES

Tuesday July 24, 2018, 1:30 PM

Newberg City Hall Permit Center Conference Room

414 E First Street

CALL MEETING TO ORDER

Chair Pro-Tem Mike Gougler opened the meeting at 1:45 PM.

ROLL CALL

Members Present: Mike Gougler Larry Hampton

 Shannon Eoff

Members Absent: E.C. Bell, Chair (excused) Steve Comfort, Vice Chair (excused)

Staff Present: Doug Rux, Community Development Director

APPROVAL OF MINUTES

Approval of the April 24, 2017 Newberg Affordable Housing Commission Meeting Minutes.

MOTION: Hampton/Eoff to approve the Affordable Housing Commission minutes for April 24, 2018. Motion carried (3 Yes/0 No).
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PUBLIC COMMENTS

None.

UPDATE MANUFACTURED HOME REHABILITATION AND REPAIR GRANT PROGRAM APPLICATION – NEWBERG AREA HABITAT FOR HUMANITY

CDD Rux provided an overview of the final report submitted by Newberg Area Habitat for Humanity on projects, funds expended and the issue of on project sold and does not meet income requirements and per the grant agreement Habitat has to reimburse the funds for that project.

Member Eoff indicated concern that the property owner would not return the funds to Habitat from the property sale.

Member Hampton noted the Habitat Board had discussed this issue and was aware of the requirement to reimburse the funds to the City.

Member Gougler noted that not much can be done know. He inquired if Habitat in the future could be a subcontractor to provide for mechanics liens. He noted Habitat would need to be insured.

Member Eoff noted that the property owner did not sign a contract.

UPDATE COMMUNITY DEVELOPMENT BLOCK GRANT

CDD Rux provided an update that 30 applications had been approved and the Housing Authority was work on additional applications.

ACCESSORY DWELLING UNITS DISCUSSION (SB 1051 AND HOUSING NEWBERG):

CDD Rux recapped that City Council adopted the Accessory Dwelling Unit (ADU) regulations. The final adopted version requires off street parking for ADU's. All other provisions reviewed by the Commission were incorporated. He provided a topic summary of the Comprehensive Plan changes, Development Code changes and changes for infrastructure requirements.

DUPLEXES/TRIPLEXES IN R-1 AND CONSTRUCTION EXCISE TAX

CDD Rux noted that these two topics are the next to be addressed form the City Council's approval of the Housing Newberg proposals.

Member Gougler asked that zero lot line ordinances be looked at noting Dallas Texas as an example. There was a general conversation on where the best location may be for this type of residential housing.

UPDATE ON AMENDMENT TO THE POLICIES AND PROCEDURES FOR ADMINISTRATION OF THE CITY OF NEWBERG'S AFFORDABLE HOUSING TRUST FUND

CDD noted that in the packet is the updated version of the document that incorporates the non-voting member provisions.

NOTICE OF FUNDING AVAILABILITY

CDD Rux indicated the NOFA was not done based on past Commission discussions and that the overall NOFA process will need to be discussed at the October meeting. He noted that if the construction excise tax proposal advance the Commission may need to be reconstituted because of the additional funding. He also noted that there have been no loans in six years.

Member Gougler shared that bank loans and City loans as a mix are an issue for a projects.

Member Hampton noted the Habitat's Brush with Kindness program.

Member Eoff inquired if there is a timeline on affordability. It was noted yes and they are established by different programs.

Member Gougler shared that all program the Commission looks at push cost to the builders and buyers and that it should be more on the community. He shared System Development Charges and material costs to build an apartment project are increasing and noted as an example shower enclosure costs and local manufacture was bought out so products have to come from out of state increasing costs. He asked if we should look at requirements of dollars going to owners instead of to renters and we should be looking at rehabilitation of existing housing stock.

HOUSING NEEDS ASSESSMENT GRANT

CDD RUX noted that the City is applying for a grant through the Department of Land Conservation and Development to conduct a Housing Needs Assessment. If awarded the work needs to be completed by the end

of June 2019. A separate citizens advisory committee will be established for the project with information shared with the Affordable Housing Commission and Planning Commission.

OTHER BUSINESS

None.

NEXT MEETING – October 23, 2018

ADJOURNMENT

MOTION: Hampton/Eoff to adjourn. Motion carried (3 Yes/0 No).
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The meeting was adjourned at 2:40 p.m.

Approved by the Newberg Affordable Housing Commission on October 23, 2018.


Doug Rux, Recording Secretary


E. C. Bell, Affordable Housing Commission Chair