

NEWBERG AFFORDABLE HOUSING COMMISSION MINUTES

Tuesday April 24, 2018, 1:30 PM

Newberg City Hall Permit Center Conference Room

414 E First Street

CALL MEETING TO ORDER

Chair E. C. Bell opened the meeting at 1:30 PM.

ROLL CALL

Members Present: E.C. Bell, Chair Larry Hampton

Mike Gougler Shannon Eoff

Members Absent: Steve Comfort, Vice Chair (excused)

Staff Present: Doug Rux, Community Development Director

APPROVAL OF MINUTES

Approval of the February 20, 2017 Newberg Affordable Housing Commission Meeting Minutes.

MOTION: Hampton/Eoff to approve the Affordable Housing Commission minutes for February 20, 2018.
Motion carried (4 Yes/0 No).

PUBLIC COMMENTS

None.

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

CDD Rux reviewed the report submitted by Rick Rogers that was contained in the packet.

UPDATE COMMUNITY DEVELOPMENT BLOCK GRANT

CDD Rux provided an update that 24 applications had been approved and the Housing Authority was work on additional applications.

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

CDD Rux reviewed the draft proposed Comprehensive Plan and Development Code changes that were included in the packet. There is consensus between the Affordable Housing Commission and Planning Commission thus far on identified Comprehensive Plan changes. There is consensus Development Code changes except on the issue of requiring or not requiring off-street parking for Accessory Dwelling Units. He explained the current parking requirements in the R-1 and R-2 zones.

Commissioner Gougler indicated he did not want to task staff with monitoring peoples garages for parking or if they were using their garages for storage. What should be done is to let the market determine parking. He

provided an example of a grandparent that does not have a car and no need for an extra parking space. He thought allowing some form of mediation between residents to work out parking issues was appropriate.

Commissioner Eoff noted some neighbors may not want to mediate as they do not like their neighbors.

Commissioner Gougler noted that in some situations an arbiter makes the decision.

Commissioner Hampton indicated he is comfortable leaving the parking issue open.

Chair Bell noted if mandate parking it could be over reaching and effects the cost for an Accessory Dwelling Unit.

Commissioner Gougler noted it is difficult to draft legislation for every circumstance.

CDD Rux explained the Type I, II and II process in the Development Code.

Commissioner Gougler noted that he has a couple of cul-de-sacs in his neighborhood and people have to park and walk a couple of blocks to get to a home. He also provided the example of the parking lot east of Fred Meyer and residents to the south of Fred Meyer park in the parking lot.

Commissioner Hampton noted he is leaning towards a Type I review process for Accessory Dwelling Units.

Commissioner Gougler suggested striking the requirement for an on-site parking space and replace it with a requirement to provide one parking space (either on-site or off-site).

Commissioner Hampton noted if the issue is affordability then the regulations need to make the process simple.

Chair Bell indicated life changes and parking issue may be short-term.

Commissioner Eoff expressed concern where homes are tightly located together. She provided an example of Third Street and parking congestion and it could impact neighborhood quality.

CDD Rux shared that the City has received a variety of inquiries on Accessory Dwelling Units in R-2.

Commissioner Hampton proposed a motion.

MOTION: Hampton/Gougler moved to strike the requirement for off-street parking in R-1, R-2 and R-3.
Motion carried (4 Yes/0 No).

CDD Rux explained the wastewater issues associated with Accessory Dwelling Units.

Commissioner Gougler shared his preference to not require a separate wastewater connection line for an Accessory Dwelling Unit.

Commissioner Hampton notes that the pipe needs to have adequate capacity.

MOTION: Hampton/Gougler moved to not require a separate wastewater connection.
Motion carried (4 Yes/0 No).

CDD Rux outlined the issues on stormwater requirements for accessory Dwelling Units.

Commissioner Gougler indicated he did not want the City to have to go back to the Department of Environmental Quality to get approval on changes regulations. He personally disagrees with the 500 square foot rule. He does recommend increase the coverage amount but it opens up a messy issue and would take a lot of staff time to resolve.

MOTION: Gougler/Hampton to leave the 500 square foot requirement for new impervious surface area. (4 Yes/0 No).

CDD Rux provided background on System Development Charges as noted in the packet.

Commissioner Gougler indicated the fees are 50% of a single family home. He shared that a 45 unit apartment today costs the same as an 84 unit apartment project three years ago. \$24,000 in fees per unit requires charging \$200 more a month in rent for 24 years to cover the System Development Charge costs.

Commissioner Eoff indicated she liked the idea of System Development Fees being 50% of a single family home.

Commissioner Gougler had leave at 2:50 p.m.

Commissioner Hampton inquired if an Efficiency Unit is 50% of a single family home System Development Charges.

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

CDD provided an update that the Policies and Procedures had been taken to the City Council to allow up to three non-voting members to be added to the Commission. The City Council passed Resolution No. 2018-3457 on April 16, 2018.

OTHER BUSINESS

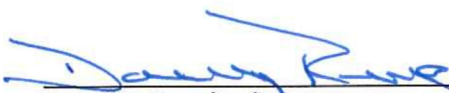
None.

NEXT MEETING – July 24, 2018

ADJOURNMENT

The meeting was adjourned at 3:03 p.m.

Approved by the Newberg Affordable Housing Commission on July 24, 2018.


Doug Rux, Recording Secretary


E. C. Bell, Affordable Housing Commission Chair