

NEWBERG AFFORDABLE HOUSING COMMISSION MINUTES
Tuesday, September 24, 2013, 1:30 PM
Newberg City Hall Permit Center Conference Room
414 E. First Street

I. WELCOME AND INTRODUCTIONS

Mr. David Beam, economic development coordinator/planner, opened the meeting and asked for committee members to introduce themselves.

Members Present: Stuart Brown Steve Comfort Terry Emery
 Mayor Bob Andrews, Ex-officio

Staff Present: Barton Brierley, Planning & Building Director
 David Beam, Economic Development Coordinator/Planner
 DawnKaren Bevill, Minutes Recorder

Others Present: Zach Johnson, Intern

II. REVIEW OF NEWBERG AFFORDABLE HOUSING ACTION PLAN

Mr. David Beam stated in 2008 city council appointed an affordable housing ad-hoc committee and, since that time, the committee reviewed a broad range of actions that could be taken to encourage affordable housing in Newberg. He explained the accomplishments of the affordable housing ad-hoc committee. The affordable housing commission will provide thoughtful advice to the city council on how to best serve the affordable housing needs of our community with the resources of the Newberg affordable housing trust fund. Mr. Beam reviewed the housing action plan (see meeting packet for the full plan).

Commissioner Terry Comfort asked what percentage of affordable housing is actually owned by the homeowners. Mr. Barton Brierley responded approximately 40%.

III. AFFORDABLE HOUSING TRUST FUND

The affordable housing trust fund was established on March 8, 2012. The purpose of the trust fund is to support the development, preservation, and rehabilitation of affordable housing to citizens of Newberg with incomes not exceeding 100% of the area median income. The monies can be provided as either a grant or a loan depending on the project or program receiving funding. Mr. Beam reviewed the program goals and match requirements. Three separate programs funding can be allocated for a competitive awards program, time sensitive loan program, or the rental rehabilitation loan program.

Commissioner Steve Comfort asked what the median income in Newberg is. Mr. Brierley replied \$53,426.00 for the average household size of 2.69. Commissioner Emery asked where the housing shortage truly lies. Mr. Beam answered affordable rentals and apartments. There has been very little multi-family housing built in Newberg recently.

IV. DUTIES OF THE AFFORDABLE HOUSING COMMISSION

Mr. Beam stated the commission will review applications for the Newberg affordable housing trust fund to determine project eligibility and evaluate them based on the selection criteria. The commission will provide recommendations to the city council, which will make final award decisions.

V. DISCUSSION OF WORK PLAN (NEXT SIX MONTHS)

Mr. Beam said the commission will review the grant/loan Notice of Funding Availability (NOFA), evaluate the proposal application form, assess the selection process, and discuss how to increase the size of the trust fund and the rental rehabilitation loan program.

VI. APPOINTMENT OF COMMISSION CHAIR

Consensus was met for Commissioner Stuart Brown to be Chair.

VII. NEXT MEETING – OCTOBER 22, 2013

The next meeting will be held on Tuesday, October 22, 2013, at 1:30 PM in the Permit Center Conference Room at City Hall.

VIII. OTHER BUSINESS

No other business was brought forward.

IX. ADJOURN

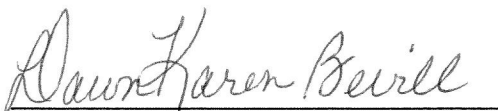
The meeting adjourned at 2:30 PM.

Approved by the Newberg Affordable Housing Commission this 22nd day of October, 2013.

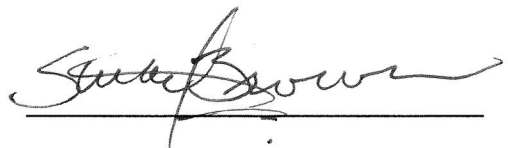
AYES: 2

NO:
ABSTAIN:

ABSENT: 1 (Brown)



Recording Secretary



Affordable Housing Commission Chair