

**NEWBERG AFFORDABLE HOUSING
ACTION COMMITTEE
Wednesday, July 14, 2010
7 p.m. to 9 p.m.
Newberg City Hall
Permit Center Conference Room
414 E. First Street, Newberg, OR**

I. OPEN MEETING: Chair Stuhr opened the meeting at 7:00 p.m.

II. ROLL CALL:

Present:	Cathy Stuhr, Chair	Councilor Denise Bacon
	Rick Rogers	Ken Austin, Jr.
	Doug Bartlett	Charles Harris
	Stuart Brown	Mike Gougler

Absent: Dennis Russell (excused)

Staff Present: Barton Brierley, Building & Planning Director
David Beam, Economic Development Planner
Dawn Karen Bevill, Recording Secretary

Others Present: Julie Codiga Leonard Rydell

David Beam stated Mike Willcuts has resigned from his position on the Affordable Housing Action Committee.

III. CONSENT CALENDAR: APPROVAL OF THE FOLLOWING FULL COMMITTEE MEETING MINUTES AND SUBCOMMITTEE MEETING SUMMARIES:

Doug Bartlett asked for clarification on rejecting the property tax abatement programs as recorded in the Fees/Finance Subcommittee minutes. Charles Harris explained it was rejected because it requires the designation of a neighborhood as distressed; the new construction program was only for homeowners and there is a need to help renters also; and they require 51% of taxing jurisdictions to approve the programs.

Mike Gougler referred to page one of the Legislation Subcommittee Minutes under Street Standards Draft; second paragraph and suggested the wording be changed to the following:
"...but it might be nice to allow curbside sidewalks in affordable housing neighborhoods."

MOTION #1: Harris/Gougler to approve the minutes from the Newberg Affordable Housing Action Committee Meeting of April 28, 2010; Legislative Subcommittee Meeting of May 12, 2010 as amended; City Housing Program Subcommittee Meeting - none; Education/Outreach Subcommittee Meeting of May 26, 2010 and June 23, 2010; and the Fees/Finance Subcommittee Meeting of June 23, 2010 (8 Yes/ 0 No/ 1 Absent [Russell]) Motion carried.

IV. LEGISLATION SUBCOMMITTEE REPORT:

Proposed Street and Access Standards:

Barton Brierley reported there was a consensus to allow 28' wide streets with parking on both sides. The Fire Department was happy with that standard. It allows enough room for large vehicles to get by. This would be limited to local residential streets that may only have 20 – 30 cars at the busiest time of the day. There are two other possibilities; a street with parking on one side only, allowing a 24' wide street but would be limited by cases where there would be a natural limit to not having parking on one side, such as a subdivision that backs up to another subdivision. The other possibility is to have no parking on either side of the street, which would bring the street width down to 20' wide. The second change besides the width would allow a curbside sidewalk rather than a planters strip. The subcommittee felt the biggest advantage is it takes less of a right-of-way. Associated recommendations are to allow alleys as access in limited cases. Right now, an alley is only allowed where there is frontage on the street. This would allow in limited cases only an alley without the frontage. The third change would be a recommendation allowing shared driveways for up to three lots; which is now limited to two lots but is very limiting when trying to use a piece of property with poor access. The last change was to the block length standards; the current standards are not workable.

Charles Harris referred to the meeting packet on page 18 - limited residential streets and stated his concern regarding the wording that allows for a lot of discretion. He suggested the following changes in language in section F-2: "*The estimated traffic volume on the street no more than 600 average daily trips*"; and to remove any unclear language such as adjectives and/or phrases that opens up much discretion throughout.

Leonard Rydell stated 20' – 24' street widths are a great progress. Regarding affordable housing and density what comes up frequently is the right-of-way width. When you have a system on minimums, you can gain additional units if you limit the right-of-way. Sidewalks on only one side of the street should be used more often with much more flexibility on the number of houses per driveway.

MOTION # 2: Gougler/Austin to approve the proposed street and access standards drafted and recommended by staff. (7 Yes/ 1 No [Harris] / 1 Absent [Russell]) Motion carried.

Proposed Development Code and Comprehensive Plan Policy Changes:

Barton Brierley stated the proposed Development Code and Comprehensive Plan Policy changes are scheduled to be heard on September 7, 2010 at the City Council Hearing. He welcomed the committee members to attend.

V. CITY HOUSING PROGRAM SUBCOMMITTEE REPORT:

David Beam stated the subcommittee have not met since April 28, 2010 but are still working on the Housing Trust Fund and are looking at how to make the Ashland model work in Newberg. This subcommittee has a joint meeting with the Fees/Finance Subcommittee on July 28, 2010 with a concentration on ways in which to fund the Housing Trust Fund.

VI. EDUCATION OUTREACH SUBCOMMITTEE REPORT:

David Beam stated the subcommittee has met twice since April 28, 2010. At the May 26, 2010 meeting, four organizations were invited to attend and discuss housing. Prior to that meeting, the subcommittee came up with a series of questions to ask each one who in turn provided a written response. It was a great educational experience in determining what the City can do to help with affordable housing and all asked for addition funding. At the June 23, 2010 meeting, Rick Rogers, Executive Director of Newberg Habitat for Humanity, discussed the "Brush with Kindness" Program. Councilor Denise Bacon is looking into the tool loan libraries and as well as the home ownership/rental counseling. The subcommittee has much interest in looking into a renter certificate process and work with property management companies to see if they would be willing to accept a renter if they went through and finished a specific class. Doug Bartlett stated the key to the program is when a person goes through the training class and they complete all the homework, and then receive a certificate that they can take to the person leasing the property. If that renter causes problems, there is a trust fund that pays for the repairs as a good faith gesture. It has never been drawn upon in the past to his knowledge. David Beam is working on a housing resource website, which could be linked to the City of Newberg website.

VII. FEES/FINANCE SUBCOMMITTEE REPORT:

Proposed Fee Changes:

Barton Brierley reported the committee has been working on the issue of reducing fees for affordable housing. They discussed many ideas and came up with four recommendations. The first is reduced fees for small efficiency dwelling units in which the City would charge system development charges per dwelling unit basis. The wastewater system development SDC fees would be charged on a per fixture count without the minimum 18-fixture fee. The water SDCs for efficiency units on a per fixture unit basis; transportation SDCs a trip generation rate for a small unit; and Chehalem Parks & Recreation Department (CPRD) establish a special rate for efficiency units based on the average number of person per dwelling. The second recommendation was a deferral policy that will allow for a very low/low income unit to pay the SDCs at the time of occupancy with the advantage the developer does not have to finance the SDC fees through construction. The third recommendation is expanding the Master Plan so that when building many units all the same a discount is given; full plan review on the first unit and if the other units were the same, there would be half the review fee for that. The fourth recommendation was for the school district to waive the construction excise tax for affordable housing projects.

MOTION #3: Austin/Gougler to approve the recommended fee changes. (7 Yes/ 0 No / 1 Absent [Russell]) Motion carried.
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Proposed Property Tax Abatements:

Barton Brierley explained the state has a few programs available for cities to abate property taxes. Basically, you can designate a distressed area of the community and abate the property taxes on new construction within that area. The subcommittee recommended those not be pursued.

VIII. TOWN HALL MEETING REVIEW:

David Beam stated the meeting was held on June 9, 2010. There were 15 attendees, although two had nothing to do with affordable housing. Doug Bartlett stated there was a meeting at the Newberg Friends Church where Denise Bacon had been asked to come and speak about affordable housing and those in attendance were both energized and troubled about affordability issues personally and for extended family.

IX. OTHER BUSINESS: None.

**X. NEXT FULL COMMITTEE MEETING: WEDNESDAY, SEPTEMBER 22, 2010
7 PM, CITY HALL, PERMIT CENTER
CONFERENCE ROOM**

NEXT SUBCOMMITTEE MEETINGS:

The next Legislative Subcommittee Meeting is on July 28, 2010 at 4:00 p.m.

The next City Housing Program Subcommittee - TBA.

The next Education/Outreach Subcommittee is on August 11, 2010 at 4:00 p.m.

The next Fees/Finance Subcommittee Meeting – TBA.

The meeting adjourned at 8:45 p.m.

Approved by the Affordable Housing Action Committee on this 27th day October, 2010.

AYES:

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NO:

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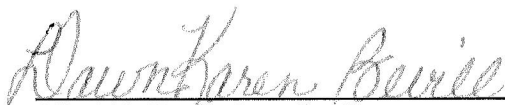
ABSTAIN:

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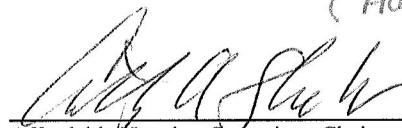
ABSENT:

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(Austin, Russell,
Gaugler)



Affordable Housing Recording Secretary



Affordable Housing Committee Chair