NEWBERG AFFORDABLE HOUSING
ACTION COMMITTEE – FEES/FINANCE SUBCOMMITTEE
Wednesday, May 26, 2010
7 p.m. to 9 p.m.
Newberg City Hall
Permit Center Conference Room
414 E. First Street, Newberg, OR

I. OPEN MEETING: The meeting began at 7:05.

II. ROLL CALL:

Present: Ken Austin, Mike Gougler, David Maben, Charlie Harris, Dennis Russell

Absent: Beth Keyser

Staff Present: Barton Brierley, Planning & Building Director

III. SMALL UNIT FEES:

Barton presented a draft of a small unit fee proposal. He explained the proposed methodology.

Mike Gougler suggested "useable floor area" or "effective floor area" rather than definite square feet. Ken Austin raised a concern about exceeding the 600 square feet definition. He thought it needed to be defined. Dennis Russell said small units needed storage space. That was important for livability.

The committee was happy with the concept.

IV. REPEAT UNITS:

Barton reported that the repeat plan policy could be used for multi-family units. The committee agreed with this policy. Dennis felt it was fair.

V. POTENTIAL FUNDING SOURCES FOR HOUSING TRUST FUND:

Barton talked about the housing trust fund. There are three basic elements: what goes in the pool, what circulates in the pool, and what goes out.

Barton discussed each potential source. The housing developer "in-lieu" fees would be an occasional source.

Transient room tax funds was a potential source. Ken thought these funds could be better used to promote economic development. There are a number businesses that have opened since the Allison opened. Funding safety is important.

Charlie suggested this would be a good source. Ken suggested the Chamber should be getting more.

Dennis suggested that a portion of room tax could be dedicated to the housing trust fund.

The committee also discussed putting a small amount on the water bill. This was very controversial.

Dennis suggested that housing was important to businesses.

Ken suggested that the City needs to look at how we are using the room tax.

Dennis said county Bed and Breakfasts don't pay transient tax. That could be potential source.

Ken suggested a rental fee for each house. Charlie said this might work against affordable housing as this could increase fees.

Business licenses were another potential source. The current structure charges a single person shop the same as Fred Meyer.

David Maben said the best way to cover everyone would be to add it to the water bill. It should be kept less than $1.00. 50 cents a month would be a big help.

Dennis thought the employers should have some skin in the game. Ken thought the businesses already were hit hard already.

Dennis suggested 5% room tax to be dedicated to the housing trust fund.

Ken pointed out schools and city governments also are employers. Perhaps they should have a share.

Commercial development doesn't pay parks SDCs. One suggestion was to make that applicable to them and reduce fees for affordable housing.

VI. OTHER BUSINESS:

None.

VII. ADJOURN: The meeting adjourned at 8:55 p.m.

Approved by the Affordable Housing Action Committee – Fees/Finance Subcommittee this 23RD day June, 2010.

Fees/Finance Subcommittee Secretary