

**NEWBERG AFFORDABLE HOUSING
ACTION COMMITTEE –EDUCATION/OUTREACH SUBCOMMITTEE
Wednesday, September 8, 2010
4 p.m. to 6 p.m.
Newberg City Hall
Permit Center Conference Room
414 E. First Street, Newberg, OR**

I. Open meeting. Mr. Beam opened the meeting.

II. Roll Call.

Subcommittee Attendees: Doug Bartlett

Absent members: Stuart Brown (excused)
Denise Bacon (unexcused)
Cathy Stuhr (excused)

Guests: Barbara Edie, On the Go Property Management Services,
LLC
Mike Corey, Chehalem Property Management, LLC
David Sale, Newberg Graphic

City Staff: David Beam, Economic Development Planner

III. Approval of August 11, 2010 meeting summary: No action taken due to lack of quorum.

IV. Conversation with local property managers. David Beam started the discussion by thanking the representative of property management companies for coming to participate in the meeting (two of the four companies invited participated). David stated that the purpose of the meeting was to examine problems property managers have and explore possible solutions to help property managers/owners and renters as well.

Doug then gave a brief description of a education program he once was familiar with in Salem where renters with a difficult past would take a class to improve their chances of securing good, safe housing. He believes the program was run by the Mid-Willamette Valley Community Action Program. Class students would take the course for one evening a week for eight weeks. The course included homework and testing. If they passed the course, they then received a certificate demonstrating their success that they could show to future landlords. Doug thought that YCAP once did a similar program in McMinnville, but didn't continue with it, due to the time intensiveness of implementing the program.

The group discussed this concept further. While some renters are may be inherently problematic, the vast majority of issues are a result of unintentional mistakes by renters with unfortunate circumstances and/or insufficient knowledge (i.e. how to deal with credit issues, how to take care of a house, pets, etc.) Such a program would need to teach renters how to be a “good renter” through a variety of relevant class subjects. The course would need to be rigorous enough to be meaningful (including testing). The course subject matter should be developed in cooperation with property managers, property owners and agencies with interests in this type of housing. Renters completing the course would receive a certificate indicating that they had successfully completed the course that they could present to home owners/property managers and hopefully make it easier for them to secure safe, affordable housing. Buy-in of such a program by home owners, property managers and housing agencies would be critical and should help alleviate conflicts with their renters as well as open the opportunity for the availability of more affordable rental units in the community.

To get buy-in by landlords, maybe a guarantee could be given to them that if a renter with a certificate damaged a dwelling, then the program would pay for damages (within a limit). Doug thought this had been done in the Salem program, and no damage claims we ever submitted. To do this, we’d need to ID a funding source.

Such a program might be something HAYC could run (already do ABCs of Homeownership classes). Potential participants in program might Section 8 folks as well as those in shelters.

Other problems/potential solutions:

- Renters don’t maintain landscaping. Maybe the City could pass some sort of ordinance, recognizing this wouldn’t be easy.
- Some landlords don’t maintain safe facilities. Develop an annual inspection program. Section 8 places already have this done. Get a copy of inspection sheet from HAYC. Who would do inspections? Who would pay?
- How do we get more inventory of affordable housing from the private side? Educate demand and needs of potential renters. Find a way to reduce their fears (like the renters class).
- Need to increase inventory of developable lands for multi-family housing.
- US undergoing huge sociological change (e.g. retiring baby boomers). Current and near future housing mix not keeping up with increasing demand for smaller dwelling units.

It is interesting to note that the property managers at the meeting agreed that the rental vacancy rate in Newberg has been very low for many years and estimated the current rate to only about 3 percent.

V. Proposed Housing Resource Center – Draft Vision. No discussion.

VI. Other business: None

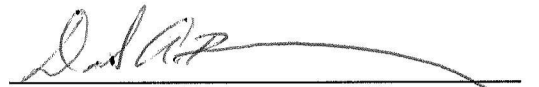
VII. Next Meetings:

Full Committee: Wednesday, September 22, 2010, 2010, at 7:00 pm in City Hall.
(Permit Center Conference Room)

Subcommittee: Wednesday, October 27, 2010 at 4:00 pm in City Hall
(Permit Center Conference Room)

VIII. Adjourn: 5:30 pm

Approved by the Affordable Housing Action Committee – Education/Outreach Subcommittee this 27th day of October, 2010.


Education/Outreach Subcommittee Secretary