



HOUSING NEEDS ANALYSIS PROJECT ADVISORY COMMITTEE

May 30, 2019

**Permit Center Conference Room, Newberg City Hall
414 E First Street**

Chair Walker called the meeting to order at 3:10 pm.

ROLL CALL

Members present: Curt Walker (Chair) Corey Zielsdorf
 Charlie Harris Sam Espindola

Members absent: Chuck Sabin, Yanira Vera, Stephanie Findley, Rick Rogers (Mayor Ex-Officio), Mike Corey (Council Liaison), Gregg Koskela, Todd Engle, Jessica Cain (Vice Chair), Jack Kriz, Angela Carnahan (DLCD Rep)

Staff present: Keshia Owens (Assistant Planner), Doug Rux (Community Development Director)

Consultants: Bob Parker (EcoNW)

PUBLIC COMMENTS

None.

INTRODUCTIONS

Members provided brief introductions about themselves.

MINUTES

PAC Meeting #4- May 15, 2019 Minutes

Chair Walker moved to approve the minutes from March 14, 2019 and Member Zielsdorf seconded. Motion passed 4-0.

UPDATES TO THE HNA AND HOUSING STRATEGY

Consultant Parker discussed key changes and said the project closes on June 15, 2019 and noted the the following updates:

- Clarified statement on forecasted population growth in Yamhill County. (pg. 38)
- Added range of home value affordable at 100% MFI. (pg. 64)

- Other comments for PAC review that were provided on a write-up from the City.

Member Harris asked if a buildable lands map will be included in the HNA.

CDD Rux replied that a buildable lands map was included in the previous PAC packet, but there was no discussion to include the map in the final document.

Consultant Parker noted that a Buildable Lands by Plan Designation map is included in the final document. He added this map can also include a key that designates partially vacant properties by showing a crosshatch over the properties.

Member Zielsdorf asked if HB 2001 will have any impact on the HNA.

CDD Rux said any impacts from HB 2001 will be processed separately, depending on what the legislature ends up doing or not doing. He later noted that he brought the HNA document to the Affordable Housing Commission and the Commission passed a recommendation to City Council to accept the document with any changes. He explained that the document will also be brought to the Planning Commission for recommendation, which will likely be in July. He explained his intent is to do an Economic Opportunities Analysis after July 1st and then do a refresh on the HNA with new information on vacant and partially vacant lands, as by then there will be another year's worth of construction.

Consultant Parker added if HB 2001 passes, the legislature will give the City direction on how to move forward.

CDD Rux spoke on the edits to the HNA document and explained that the document contains track changes, so all edits are included.

Consultant Parker commented that edits were mostly to correct typos and not very substantive.

Consultant Parker listed updates to the Strategy document that included the following:

- Change language from "evaluate" to "establish" (Actions 1.2, 1.3)
- Remove repetitive text in Action 2.2
- Add actions
 - 3.5 Reduced / Waived Building Permit fee, Planning fees, or SDCs
 - 3.6 General Fund / General Obligation Bonds

Member Espindola asked if there is a proposed cap on the proposal to increase the amount of SDCs.

CDD Rux said the Planning and Engineering Department will have to work together on this because Engineering issues their own SDCs.

Member Harris requested to remove "evaluate" and "mandated" to just say establish maximum lot size for Action 1.2-Maximum Lot Size.

Member Zielsdorf asked about density transfer and how it works in Newberg. He later asked if the City of Newberg looks to Goal 5 requirements and not go beyond the density transfer.

CDD Rux said it doesn't work well, as in Newberg's stream corridor you can transfer density out of the stream corridor upland and end up with a developable portion of the site, but the standards do not allow for any modifications or adjustments to lot coverage or setbacks. He later explained that under current standards you can have a site where no density is transferred out at all because of riparian areas or you can transfer 100% of the density to a developable portion of a site, but then other regulations have to change to accommodate the increased density. He added that the PAC committee has identified a strategy for staff to evaluate the current density transfer process and said that is what staff is trying to do figure out how much density should be allowed to transfer out of the Goal 5 resource areas to the developable portion of the lot.

Member Harris asked if the City currently has an affordable property tax abatement, as mentioned in Action 3.2, and suggested adding "expand" or "establish" an affordable multi-unit housing property tax abatement to the action. He later asked if the priorities listed for 2019-2020, 2020-2021, and 2021-2022 are listed to delineate the most important priorities.

CDD Rux said that the years determine project priorities, but are also based on staff capacity.

Member Harris asked to have a column that shows whether a specific strategy was accepted or not by the PAC.

Member Harris motioned that the HNA PAC recommends City Council accept the HNA Analysis and Housing Strategy as modified at the May 30, 2019 meeting. Member Espindola seconded with all members in favor.

ADJOURNMENT

Chair Walker adjourned the meeting at 4:11 pm.

Approved by the HNA Project Advisory Committee.



Curt Walker, Chair



Keshia Owens, Assistant Planner