

AD HOC HOUSING NEEDS ANALYSIS CITIZENS ADVISORY COMMITTEE

Meeting Minutes

August 6, 2020 6:00 PM

NEWBERG CITY HALL

Meeting held electronically due to COVID-19 pandemic

(This is for historical purposes as meetings are permanent retention documents and this will mark this period in our collective history)

Community Development Director Doug Rux called the meeting to order at 6:00pm

ROLL CALL

Members Present: Curt Walker, Chair (arrived late)
Corey Zielsdorf
Charlie Harris
Jack Kriz
Todd Engle
Abisha Stone

Members Absent: Rick Rogers
Jessica Cain, Vice Chair

Staff Present: Doug Rux, Community Development Director

Consultants: N/A

CONSENT CALENDAR:

MOTION: N/A

HOUSING NEEDS ANALYSIS

Introduction:

CDD Rux asked members of the Committee to provide a self-introduction.

Members Zielsdorf, Harris, Kriz, Engle, Stone provided an introduction.

CDD Rux noted that we are updating the 2019 Housing Needs Analysis (HNA). There are three legs to the Urban Growth Boundary expansion – HNA, Economic Opportunities Analysis, and Public – Semi Public. HNA was accepted by Council in August 2019. Update HNA for Buildable Land Inventory (BLI) and population forecast.

HB 2001 and HB 2003 passed by Legislature. Awarded \$10,000 DLCD grant to update the HNA. Hired ECONorthwest and are under contract.

108 acre shortage on residential land from 2019 HNA. Developments have been occurring, Gracie's Landing, Dutchman Ridge, King's Landing, Riverrun, Riverlands, Eastland, partitions, apartment projects (River Street, Springbrook Road), and Friendsview development.

ECONorthwest will be conducting the Public/Semi-Public Land analysis.

HNA updates will occur to:

Section 2 Residential Buildable Lands Inventory – update

Section 3. Historical and Recent Development Trends – no changes

Section 4 Demographic and Other Factors – no changes

Section 5 Housing Need in Newberg – update

Section 6 – Residential Land Sufficiency within Newberg – update

Appendix A Residential Buildable Land Inventory – update

Housing Strategy – may modify timelines to implement

Appendix A – no changes

Public/Semi-Public Land analysis will include interviews with City, Chehalem Park and Recreation District (CPRD), Oregon Department of Transportation (ODOT), Yamhill County, Newberg Public Schools, Portland Community College, George Fox University, and churches. Horizon will be 20 years.

Project to be completed by the end of February 2021 and submitted to DLCD.

Member Harris asked about how you prioritize available land. CDD Rux looking at surplus or deficiency of land supply.

20 acres surplus commercial, about 250 acre deficiency in industrial land based on preliminary numbers. If determined that we are deficient in residential and industrial and public/semi-public would go to Council to see if they want to initiate a UGB expansion using the Traditional 24 Method. Would look for at urban reserve areas and if needed exception lands. The next level is resources lands to evaluate if needed.

CDD explained the EOA process and appeals that could occur.

Member Stone inquired if the focus is fine tuning the HNA. CDD Rux noted yes BLI and population.

Member Harris inquired about HB 2001 and HB 2003 and how that effects the HNA. CDD Rux noted the duplex OAR was just adopted. City has to comply with duplex provisions by June 30, 2021. There is a separate committee addressing the duplex requirements. CDD Rux noted that tri, quads, clusters, townhomes would be looked at in selected areas of the community. It was noted that the HNA may need to be updated in the future based on requirements of HB 2001 and HB 2003.

Member Kriz inquired if there is a committee for the middle housing requirements. CDD Rux noted it will be formed on August 17. A consultant has been selected.

Member Stone noted she appreciates the Committee's focus.

CDD Rux noted efforts on urban renewal, IBTER, Middle Housing, 45 housing initiatives, working to develop a 5 year housing work program for City Council consideration.

Zielsdorf inquired on industrial land deficiency and how that is calculated. CDD Rux explained the analysis and site characteristics in the preliminary EOA analysis. There was a general discussion on industrial land needs and how that ties into residential land need.

NEXT STEPS

Future meeting dates were discussed. The Committee selected October 1, October 22, and December 3, 2020.

City email account access was discussed.

ITEMS FROM COMMITTEE MEMBERS

None

PUBLIC COMMENTS:

None

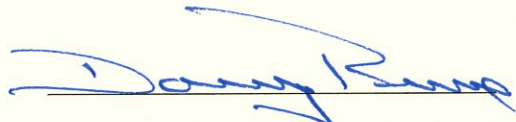
ADJOURNMENT:

Chair Walker adjourned meeting at 7:00 pm

**APPROVED BY THE HOUSING NEEDS ANALYSIS CITIZENS ADVISORY COMMITTEE THIS
OCTOBER 1, 2020**



Curt Walker, HNA CAC Chair



Doug Rux, Recording Secretary