



HOUSING NEEDS ANALYSIS PROJECT ADVISORY COMMITTEE
December 20, 2018
Permit Center Conference Room, Newberg City Hall
414 E First Street

Chair Walker called the meeting to order at 2:00 pm.

ROLL CALL

Members present: Curt Walker, Chair Jessica Cain, Vice Chair
 Charlie Harris Sam Espindola (left at 4 pm)
 Rick Rogers Kevin Young, DLCD Project Manager
 Yanira Vera (left at 3:50 pm) Todd Engle

Members absent: Gregg Koskela, Chuck Sabin, Corey Zielsdorf, Mike Corey (Council Liaison), Bob Andrews (Mayor, Ex-Officio), 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.

OVERVIEW OF HOUSING NEEDS ANALYSIS

Consultant Parker provided an overview of why Newberg is doing a Housing Needs Analysis (HNA) and asked questions that focused on the growth in the next 20 years, amounts of land, buildable land, and buildable residential land.

Consultant Parker said that the HNA is working to address Housing Goal 10 and the City's obligation is to plan to have enough land for development, not develop housing.

Member Harris asked if farm worker housing was included.

Consultant Parker answered yes, per 197.303.

Consultant Parker explained demand vs. need. Demand is based on market and indicated by what's built, while need is by type (financial need, tenure, condition, etc.). Demand vs. supply is what is needed and what is available.

Consultant Parker explained that population projections are done in 5-year increments and numbers start to decrease because of an aging population. He said there are anomalies in PSU's data, as Talent saw a 10% decrease, and other regional dynamics like where people want to live and affordability also affect data. He added that PSU updates data every 3 years and the further out you go, the smaller the area and the less reliable the data becomes.

Member Rogers said there is pent up demand in Newberg only because about 1,800 actually live and work in here.

Consultant Parker discussed the Buildable Lands Inventory (BLI) and said its purpose is to try to figure out land that has capacity for housing and listed steps on how this is done.

Member Harris asked if the BLI focuses on residential lands, then how to account for industrial lands.

CDD Rux said those lands aren't addressed in this BLI and Riverfront (industrial land) could be used if identified as a need for residential lands. He also explained that the Downtown Plan is included to capture 200-400 units on about 100 acres of land and Newberg hasn't responded to requests for large development on industrial lands because the lands aren't available.

Consultant Parker said that if Newberg doesn't have a clear development path, as required, then commercial lands won't be included in a BLI. He added that the State has been supportive about lands coming in, but some cities have been reluctant to let land in.

Consultant Parker provided a schedule of the HNA and said the project must be completed by June 2019. He explained that there will be an official recommendation through the Planning Commission to City Council, which will lead to an adoption by Council. He noted that if the study identifies a deficit of land the HNA can't be adopted by the City.

Member Harris asked if the study identifies a lack of R-3 land, can the City rezone the land to R-3 and what action can be taken in the meantime.

CDD Rux answered that we need both cooperative property owners and the HNA. He explained there's a deficit of R-2 and R-3 land and added code amendments will be part of the answer.

Member Harris asked if it is possible to take R-2 land and limit development in light of the HNA.

CDD Rux answered this will be a code amendment and it would be best to wait for HNA adoption, as that is required to make decision based off of findings.

Consultant Parker listed things that are big pieces to pay attention to in terms of community needs, which included farm worker housing, senior housing, work force housing, GFU students looking to move off campus, short term rentals, GFU students willing to have several roommates, short term rentals, mobile home preservation, mill property, and tiny homes/cottages.

DESIRED OUTCOMES

Consultant Parker explained that desired outcomes included increases in density, minimizing displacement, and considering strategies to address homelessness.

BUILDABLE LANDS INVENTORY

Consultant Parker commented that the BLI land is any land that is not suitable constrained, such as natural hazards or protections. He also explained that the purpose of the BLI is to address infill (i.e. ADUs) and lands with a strong likelihood of redevelopment potential. He explained that the analysis will look at the development status of lands and various classifications of land (developed, vacant, and exempt). He commented that land with constraints are specifically identified and pulled out of the inventory.

NEXT STEPS

CDD Rux said the next steps include creation of a project website and a PowerPoint PDF will be sent out to committee members.

ADJOURNMENT

Chair Walker adjourned the meeting at 4:04 pm.

Approved by the HNA Project Advisory Committee this February 27, 2019



Curt Walker, Committee Chair



Keshia Owens, Assistant Planner