



HOUSING NEEDS ANALYSIS PROJECT ADVISORY COMMITTEE
May 15, 2019
Permit Center Conference Room, Newberg City Hall
414 E First Street

Chair Walker called the meeting to order at 3:09 pm.

ROLL CALL

Members present: Curt Walker (Chair) Corey Zielsdorf
 Charlie Harris Sam Espindola
 Angela Carnahan (DLCD Rep)

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

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

Consultants: Bob Parker (ECONorthwest), Margaret Raimann (ECONorthwest)

PUBLIC COMMENTS

None.

INTRODUCTIONS

Members provided brief introductions about themselves.

MINUTES

PAC Meeting #3- March 14, 2019 Minutes

Member Harris asked about the tools the City has in place that won't necessitate an R1 to R3 up-zone.

CDD Rux explained there are individual properties that have been up-zoned, the Riverfront Master Plan has identified different properties to up-zone, and there are 31 initiatives to address housing with an additional initiative possibly being added per Newberg 2030. He added these initiatives include updates to the Downtown Master Plan, a Construction Excise Tax, vertical housing, allowing duplexes and triplexes in the R1 zone, and changing regulations affecting tiny homes. He also noted that the church properties have been looked at for additional development per SB 1051, but there are no regulations to allow for such development at this time and issues with infrastructure come into play when looking at the development of larger sites.

Chair Walker moved to approve the minutes from March 14, 2019 and Member Carnahan seconded.

DRAFT HOUSING STRATEGIES

Consultant Parker reviewed the Strategic Priorities that included:

- Insure adequate land supply
- Provide for a wider variety of housing types
- Develop mandates and incentives that support affordable housing

Member Harris commented that target density really has no meaning because it doesn't set a minimum or maximum density.

CDD Rux said the Strategic Priorities are going to lead to modifications to the Comprehensive Plan and development regulations. He explained that when polling for Newberg 2030, many people said they did not want lots any smaller than 5,000 square feet. He commented that the R-1 zone minimum lot size was 7,500 square feet until 2010, there are PUD provisions that allow smaller lots sizes, the PAC has discussed creating cluster development regulations, and a developer can also choose use the Flexible Development Track. He added that the City has to address housing for all income levels, which includes those making 30% or less than the area median income and those making 120% or more than the area median income.

Member Zielsdorf commented if we can answer what affordable housing means in our market and based on our own economic analyses on a local level, then we can address issues of housing and density.

Consultant Parker said the City will have to show that it has taken the necessary steps to meet land efficiency and Newberg has achieved notably higher densities.

Consultant Parker detailed the following Strategic Priorities and Actions with a proposed schedule for proposed actions:

Strategic Priority	2019-20	2020-21	2021-22
Strategy 1: Ensure an adequate supply of land that is available and serviceable			
Action 1.1. Conduct a full analysis of land sufficiency within the Newberg UGB	✓		
Action 1.2. Evaluate establishing mandated maximum lot size standards		✓	
Action 1.3. Evaluate establishing minimum density standards		✓	
Action 1.4. Evaluate expanded cluster development standards			✓
Action 1.5. Evaluate expanding density bonuses			✓
Strategy 2: Provide opportunity for a wider variety of housing types (supply, affordability, quality)			

Action 2.1. Allow Duplexes/Triplexes/Quads in single family zones	✓		
Action 2.2. Allow Small/Tiny Homes		✓	
Strategy 3: Develop mandates and incentives that support affordable housing			
Action 3.1. Establish vertical housing tax abatement district	✓		
Action 3.2. Establish an affordable housing property tax abatement			✓
Action 3.3. Evaluate potential for Urban Renewal Districts	✓		
Action 3.4. Establish a Construction Excise Tax	✓		

Member Espindola asked about tiny house regulations.

CDD Rux explained that tiny homes are currently allowed in the Institutional Zones. He added that a tiny home on a foundation is considered an ADU, but when it is on wheels it is considered a travel trailer.

Strategy Comments

Action 1.1

Member Zielsdorf commented there is not a good grasp on economic analyses for Newberg, as the City needs better data to really understand housing needs to see if that matches what is needed in Newberg's market.

Actions 1.2/1.3

Member Harris said to eliminate Action 1.2 and rely on the minimum density standards of 1.3. He later added that "mandate" should be removed from Action 1.2, "evaluate" from Action 1.3, and asked for a definitions section.

CDD Rux explained that a density range could be established as a way of establishing a minimum density and developers would build accordingly. He also commented that 1.2 should be kept in order to create a minimum and maximum density scale.

Consultant Parker said the PAC seems supportive of Action 1.3, but Action 1.2 needs more formal direction.

Member Espindola agreed to not remove Action 1.2 and creating a sliding scale.

Action 1.4

Member Harris said remove the sentence on the top of page 19- "they are typically 80 to 200 square feet."

Action 1.5

Member Harris said to strike the word "evaluate."

Action 2.1

CDD Rux explained the City is starting a process to get preliminary feedback on the allowance of duplexes and triplexes in single-family zones, but the next steps will depend on the HB 2001 because by July 1 everything could change.

Member Harris said to remove the word "explore."

Action 3.3

CDD Rux said the word "evaluate" works best because staff is working on standards for Urban Renewal, vertical housing, and a Construction Excise Tax.

The PAC agreed to hold a final HNA meeting on May 30, 2019.

ADJOURNMENT

Chair Walker adjourned the meeting at 5:10 pm.

Approved by the HNA Project Advisory Committee this May 30, 2019.



Curt Walker, Chair



Keshia Owens, Assistant Planner