

NEWBERG AFFORDABLE HOUSING COMMISSION MINUTES

Tuesday October 24, 2017, 1:30 PM

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

CALL MEETING TO ORDER

Chairman Stuart Brown opened the meeting at 1:37 PM.

ROLL CALL

Members Present: Stuart Brown, Chair Steve Comfort E.C. Bell

Members Absent: Mike Gougler Terry Emery

Staff Present: Doug Rux, Community Development Director

APPROVAL OF MINUTES

Approval of the July 25, 2017 Newberg Affordable Housing Commission Meeting Minutes.

MOTION: Comfort/Brown to approve the Affordable Housing Commission minutes for July 25, 2017. Motion carried (3 Yes/0 No).
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PUBLIC COMMENTS

None.

NOTICE OF FUNDING AVAILABILITY – AFFORDABLE HOUSING TRUST FUND

CDD Rux indicated the solicitation went out in September with no responses to date. Commission members asked if a link could be sent to the website. CDD Rux encouraged members to let their connections know of the funding availability.

MANUFACTURED HOME REHABILITATION AND REPAIR GRANT PROGRAM APPLICATION – NEWBERG AREA HABITAT FOR HUMANITY

CDD Rux shared the quarterly report contained in the packet on activities by Newberg Area Habitat for Humanity on repair of manufactured homes. This included one project completed, two projects in process and four projects scheduled. Activities include roof, flooring, plumbing repair, window replacement and installation of accessibility aids.

UPDATE COMMUNITY DEVELOPMENT BLOCK GRANT

CDD Rux indicated the environmental review process is complete updates to the Fair Housing and American with Disabilities Grievance process went before the City Council and were updated. Five applications are in process. Updates to the American with Disabilities Act assessment of city facilities is underway.

NEWBERG HOUSING TASK FORCE UPDATE

CDD Rux shared nine proposals have been developed by the Housing Newberg Group that will go before the City Council on November 6, 2017. The Housing Newberg Group additionally identified six longer term concepts. The nine concepts were briefly reviewed including:

1. Annexation and R-3 designations
2. Accessory Dwelling Units
3. Construction Excise Tax
4. Housing Ombudsman
5. Missing Middle Level Housing
6. Subsidized Work and Living Spaces
7. Expedited Review and Permitting
8. Public Street Standards
9. System Development Charge Deferrals/Loans

There was a general discussion on the proposals by Commission members. Chair Brown encouraged Commission members to attend the City Council meeting.

DLCD PILOT UGB EXPANSION PROGRAM FOR AFFORDABLE HOUSING

CDD Rux indicated he had been contacted by the Department of Land Conservation and Development on submitting a proposal for the program several times. In evaluating the program it was determined that it did not work for Newberg as we are surrounded by resource land and you cannot utilize resource land or go through resource land to get to exception land. The area that might be feasible is to our west where there is exception land but the area is highly parcelized and potential developers have concerns about the time and expanse of going through the land assemblage process and the cost to buy land that has existing homes on it. Transit was another criterion and transit is challenging in Newberg.

There was a general discussion on the program with clarifying questions and responses on where resource lands was located around Newberg to the southeast, east, northeast, north and northwest.

ACCESSORY DWELLING UNITS

The accessory dwelling unit discussion was rolled in to the Housing Newberg discussion.

OTHER BUSINESS

Chair Brown commented that Rick Rogers efforts on the Housing Newberg Group could lead to future changes for the Affordable Housing Commission if new resources are approved. This could mean the Commission may need to meet monthly and the membership composition may need to be expanded.

CDD Rux indicated he had spoken with the Mayor on possible changes to the Affordable Housing Commission structure but the City Council will have to determine which if any of the nine proposals they want to advance. He reminded the Commission that they are established by resolution to administer and provide advice on the Affordable Housing Trust Fund. Concepts of Housing Newberg are outside of that authority. One possible option is that the Commission is reconstituted by ordinance and the roles and responsibilities revised. This could be a similar structure like the Planning Commission whose roles are outlined in the Municipal Code. He suggested that the Commission not develop any recommendations until the City Council has heard the Housing Newberg proposals and the City Council provides some direction on next steps.

Commissioner Bell noted that he would be willing to be part of regular meetings and that he has time to participate in 2018.

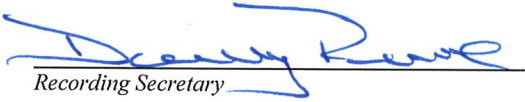
NEXT MEETING – January 23, 2018

ADJOURNMENT

MOTION: Bell/Comfort motion to adjourn.
Motion carried (3 Yes/0 No).

The meeting adjourned at 2:30 p.m.

Approved by the Newberg Affordable Housing Commission on February 20, 2018.


Recording Secretary


Affordable Housing Commission Chair