

**NEWBERG AFFORDABLE HOUSING
ACTION COMMITTEE – FEES/FINANCE SUBCOMMITTEE**

Wednesday, March 10, 2010

7 p.m. to 9 p.m.

Newberg City Hall

Permit Center Conference Room

414 E. First Street, Newberg, OR

I. OPEN MEETING: The meeting began at 7:05. A quorum not present, the subcommittee members chose to begin discussions without making any decisions.

II. ROLL CALL:

Present: Ken Austin, Dennis Russell, Mike Gougler

Absent: Charlie Harris, Beth Keyser, David Maben

Staff Present: Barton Brierley, Planning & Building Director

III. SUBCOMMITTEE MANAGEMENT:

The committee agreed to use the consensus process to reach decisions, and to have the secretary (Barton Brierley) record the consensus in the minutes, rather than electing a subcommittee chair.

IV. DISCUSSION OF WORK PROGRAM:

The committee chose to start with looking at fee schedules, then look at property tax abatements. The housing trust fund would be an integral part of the discussion.

V. DISCUSSION OF FEE SCHEDULES:

Barton discussed the general fee schedules. Dennis remembered the goal was for fees to be revenue neutral. Mike Gougler suggested deferring fees or “borrowing” fees. The ultimate would be to defer fees to closing. The City would need to lien the property. This would require working with title companies. Mike suggested talking to one of the title companies.

Ken also brought up the cost of the services that the families would be using (parks, schools, etc.).

The committee looked at sources of funding for the trust fund. They were skeptical about the ability to raise funds where the costs would be spread equally.

Mike said deferral would help the loan to value ratio. Deferral of SDCs would help. It makes it worth considering. It would be a small carrot, but would create a favorable climate. The most effective incentives would be to fix up existing properties.

Barton will return next time with a deferred fee proposal.

The School District could waive the excise tax. The committee could ask the school district, but they weren't hopeful. Perhaps it could be a reduction rather than a waiver.

Another concept was to not charge for repeat plans. They also discussed talking about modifying the valuation upon which permits are based. Barton agreed to look at the valuation data table and report at the next meeting.

CPRD might be willing to defer fees. One way to make up the difference would be to charge Parks SDCs for commercial projects. The committee discussed pros and cons of this.

Also, can the City reduce its costs? One idea would be to reduce processing requirements, such as for annexations.

VI. OTHER BUSINESS:

The committee voted to move the meeting the next meeting to Thursday April 15.

VII. ADJOURN: The meeting adjourned at 8:55 p.m.

Approved by the Affordable Housing Action Committee – Fees/Finance Subcommittee this 15th day April, 2010.



Fees/Finance Subcommittee Secretary

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