



NEWBERG AFFORDABLE HOUSING COMMISSION AGENDA

Tuesday, January 28, 2025, 4:00 PM

Teleconference meeting

<https://us06web.zoom.us/j/89536547180>

Or One tap mobile :

+12532050468,,84934324074# US

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Webinar ID: 895 3654 7180

- I. CALL MEETING TO ORDER**
- II. ROLL CALL**
- III. INTRODUCTION OF NEW COMMISSION MEMBERS**
- IV. PUBLIC COMMENTS**
- V. APPROVAL OF MINUTES**
October 25, 2024
- VI. VOTE IN NEW CHAIR & VICE CHAIR**
- VII. STATUS UPDATE FOR FY2023-24 CONSTRUCTION EXCISE TAX (CET) FUND AWARD**
- VIII. STATUS UPDATE FOR NOTICE OF FUNDING AVAILABILITY FOR THE FY2024-25 CONSTRUCTION EXCISE TAX (CET) FUND, SECOND ROUND OF FUNDING**
- IX. STAFF UPDATES**
 - A. Rent Burdened Community Workshop**
- X. ITEMS FROM COMMISSIONERS**
- XI. NEXT MEETING – APRIL 22, 2025**
- XII. ADJOURNMENT**

ACCOMMODATION OF PHYSICAL IMPAIRMENTS: In order to accommodate persons with physical impairments, please notify the Community Development Department Office Assistant II of any special physical or language accommodations you may need as far in advance of the meeting as possible as and no later than 48 business hours prior to the meeting. To request these arrangements, please contact the Office Assistant II at (503) 537-1240. For TTY services please dial 711.



AFFORDABLE HOUSING MEETING

AFFORDABLE HOUSING COMMISSION MINUTES

October 22, 2024 4:00pm

Newberg Teleconference Meeting

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

I. CALL MEETING TO ORDER

Chair Casey Banks called the meeting to order at 4:00 p.m.

II. ROLL CALL

Commissioners Present: Casey Banks (Chair)
Judy Brown (Vice Chair)
Megan Markel
Larry Hampton
Randy Rickert

Commissioners Absent: Student: Vacant

Staff Present: Clay Downing; Planning Manager
Leanne Wagener; Assistant Planner
Fé Bates, Administrative Assistant

III. PUBLIC COMMENTS: None

IV. APPROVAL OF MINUTES – July 23, 2024

MOTION: Commissioner Hampton motioned to approve minutes from July 23, 2024 as written. Commissioner Markel seconded.

Motion carried: 5 Yes No Absent Abstain

VI. STATUS OF FY 2023-2024 CONSTRUCTION EXCISE TAX FUND AWARD ALLOCATION

On August 19th, 2024, Leanne Wagener, Assistant Planner, presented the Affordable Housing Commission's recommendation for the first round CET allocations of recommended award allocation of \$262,500 to the Yamhill County Housing Corporation, and the remaining CET fund monies available from the first disbursement round to Catholic Charities of Oregon, Edlen & Company and Community Wellness Collective in partnership with Providence, in the amount of \$48,238.35. Council decided that the entirety of the first round disbursement monies would be awarded to the Yamhill County Housing Corporation (YCHC) in the amount of \$310,738.35, pending award acceptance. YCHC agreed to accept the total award of \$310,738.35. Contract documents relating to this award were drafted by Miller Nash and is in review by the Planning department.

Commissioner Hampton inquired why the Council chose to award all the funds to YCHC and none to the other organization. Assistant Planner Wagener and commissioners discussed the Council meeting and decision.



AFFORDABLE HOUSING MEETING

Commissioner Brown asked what the timeline was for the project. Assistant Planner Wagener shared the project timeline.

Chair Banks asked for clarification of the attached documentation, Assistant Planner Wagener acknowledged some typos of the documents that would be corrected along with the edits Commissioners made.

VII. CET SECOND ROUND NOFA FOR FY 2024-2025

The second round CET Notice of Funding Availability (NOFA) should go out in November of this year, staff is seeking the Affordable Housing Commission's recommendation for any further revisions to the NOFA for the second disbursement in FY 2024-2025.

Chair Banks said she was fine with the proposed timeline but shared some edits and corrections on the document. Proposed edits and changes were discussed between staff and Commissioners. Assistant Planner Wagener is to research some of the requested edits and make the agreed to changes.

MOTION: Commissioner Hampton motioned to approve sending out the Notice of Funding Availability request with discussed edits on November 4th, Commissioner Brown seconded.

Motion carried: 5 Yes No Absent Abstain

V. STAFF UPDATES

Assistant Planner Wagener informed the Commission of the State required Community Workshop for rent burdened households on November 13th at the Library. Encourage Commissioners to be involved and share the workshop with others they know. Commissioner Hampton asked for clarification of how the workshop will be conducted. Assistant Wagener informed the Commissioners that the workshop configuration is still in the works and asked Commissioners for suggestions.

Different ideas about the workshop and the notification was discussed between Staff and Commissioners. Staff took note of the suggestions.

Planning Manager Downing informed Commission of the Short Term Rental public outreach events coming up.

VI. NEXT MEETING – JANUARY 28, 2025 /4-6pm

VII. ADJOURNMENT – 5:15pm

Approved by the Newberg Affordable Housing Commission this 28rd day of January 2025.

Affordable Housing Commission Chair

Fé Bates, Recording Secretary

MEMORANDUM

TO: Newberg Affordable Housing Commission

FROM: Leanne Wagener, Assistant Planner

SUBJECT: Status of FY 2023-2024 CET Award Allocation and CET Second Round NOFA for Affordable Housing Commission Meeting

DATE: January 28, 2024

STATUS OF FY 2023-2024 CONSTRUCTION EXCISE TAX FUND AWARD ALLOCATION

During Council deliberations on August 19th, 2024, it was decided that the entirety of the first round disbursement monies would be awarded to the Yamhill County Housing Corporation (YCHC) in the amount of \$310,738.35, pending award acceptance. Subsequent to the August 19th meeting, YCHC agreed to accept the total award of \$310,738.35. Contract documents reflecting this award are being drafted by Miller Nash in conjunction with the City Manager.

Revisions of this draft are in the final stages as all parties have agreed to content as of the week of January 13th, 2025. The signed grant agreement will be executed shortly.

CET Second Round NOFA for FY 2024-2025

The second round Notice of Funding Availability (NOFA) for the Construction excise tax fund was released on November 14th, 2024. The NOFA and CET Application are attached for the Affordable Housing Commission's review and discussion.

Release Date: November 14, 2024

Notice of Funding Availability Construction Excise Tax Fund Fiscal Year 2024 - 2025

This Notice of Funding Availability (NOFA) is directed to organizations (non-profit and for-profit) and individuals that provide affordable housing and/or related services within the City of Newberg. The goal of this NOFA is to inform the intended audience of the availability of funds for activities that will assist with the creation/acquisition of new affordable housing or the assistance of programs that help lower income individuals and families to continue renting, prevent foreclosure, or buy housing.

Funding Availability

Funding of up to \$1,000,000 is available for the fiscal year 2024-2025 ending June 30, 2025. For this funding cycle, the Newberg Affordable Housing Commission will consider awarding available funds towards developer incentives and affordable housing programs.

Deadlines:

Applications will be initially reviewed by the Affordable Housing Commission (AHC). The AHC will then recommend applications and their amount of funding to the City Council. The AHC meets quarterly, and deadlines are based on the upcoming AHC meetings for 2025:

CET Fund Application Deadline	Affordable Housing Commission Meeting
April 1, 2025	April 15, 2025

What is the Construction Excise Tax (CET) Fund?

The City of Newberg adopted by [ordinance](#) a Construction Excise Tax (CET) in December 2020. Senate Bill 1533 from the 2016 Oregon Legislative session is the enabling legislation that allows local jurisdictions to implement a Construction Excise Tax. Revenues generated from a tax, 1% on the project building permit value, would be used to address housing affordability issues for homeowners or renters within Newberg for families that earn 80% or less of the median family income.

The City of Newberg defines affordable housing as residential housing primarily for households or persons earning less than 80% of the median family income (MFI) and where housing and/or

rental costs do not constitute more than 30% of a household's income. MFI shall be established by the most current U.S. Department of Housing and Urban Development Department data for Yamhill County, Oregon as determined by the Community Development Director in the year of application submission.

*For 2023, the Median Family Income for the City of Newberg was \$114,400.

Who can access funding from the CET Fund?

Eligible recipients of resources from the CET Fund are organizations with interests in developing and/or preserving affordable housing in Newberg. Potential recipients include governmental subdivisions, community development corporations, local housing authorities, community action agencies, community-based or neighborhood-based non-profit housing organizations, other non-profit organizations, for-profit entities and private employers, and private landlords.

What types of projects qualify for funding under the CET?

The funds received through the CET can be used in a variety of ways, with some limitations, and for projects that address housing affordability issues for homeowners or renters within Newberg for households that earn 80% or less of the median family income (MFI). The ordinance also states that any affordable housing that receives CET funds ***must remain affordable (80% or below MFI) for a period of at least 60 years following the date of construction.***

The state legislation limits the funding towards two categories:

- Developer incentives
- Affordable housing programs

Per ORS 197.309(5)(c) and (d) and 197.309(7), developer incentives allowed or offered include, but are not limited to:

- System development; and
- Land acquisition; and
- Local public improvements required by municipal governments.

Per Section 9, Chapter 59, Oregon Laws 2016, affordable housing programs include, but are not limited to:

- Rent buy-downs and subsidies; and
- Down-payment assistance; and

- Foreclosure-prevention assistance.

Examples of development proposals that could use CET funds based on the limitations above:

- Funds to pay the System Development Charges (SDCs) for a multi-family affordable housing project.
- Funds to pay for certain amount of land acquisition of a parcel that a non-profit is buying for permanently affordable homeownership options.
- Funds towards the cost of street frontage improvements for a subsidized affordable housing project for seniors.
- Funds provided for a local organization's rental assistance program.

Competitive Selection Criteria - Minimum Threshold and Scored Criteria:

Minimum threshold and additional scored criteria are located in Attachment A of the CET Fund application.

A project may receive additional points towards being awarded CET Funds if it meets some of the additional scored criteria. A few examples are:

- The project provides deeply affordable housing for households earning less than 50% of the median family income. *(Up to 10 points could be awarded)*
- Project concepts and designs showing close proximity to schools, parks, commercial areas, public transportation, services and jobs, and demonstration of cost-effective sustainability and energy-efficiency measures. *(Up to 10 points could be awarded)*
- The project maximizes partnerships in the community (volunteers, in-kind contributions, cash contributions, multiple organization involved, etc.) and demonstrates alliance building that directly benefits community members in need, such as helping build household wealth. *(Up to 5 points could be awarded)*

Up to 70 points can be awarded to a project. The higher the points awarded, the more likely they are to be recommended for funding by the Affordable Housing Commission to City Council.

How does one apply for funding under CET Fund?

The application form for funding under the CET Fund can be found at (<https://www.newbergoregon.gov/planning/page/construction-excise-tax>) or may be picked up at the Newberg City Hall at 414 E First Street.

Who do I contact with questions about the CET Fund?

For questions about the CET Fund, please contact Leanne Wagener at 503-849-9774 or at Leanne.Wagener@newbergoregon.gov, P.O. Box 970 Newberg, OR 97132

DEFINITIONS:

“Gross Income” (AGI) is income before taxes for all members of one family in the previous twelve months. Income can be derived from salaries, investments, self-employment, farming, and other sources. Assets such as a house or a farm are not income. For people who have wages, gross income means the figure that they would have received in their paychecks if there were no taxes. Gross income before taxes when applied to farm income means the figure that results when farm expenses are subtracted from farm sales. Gross income also includes unemployment and disability compensation, worker's compensation and severance pay; and welfare assistance payments.

“Family” means all persons living in the same household who are related by birth, marriage or adoption.

“Median Family Income” (MFI) includes the income of the householder and all other individuals 15 years old and over in the household, whether they are related to the householder or not. Because many households consist of only one person, average household income is usually less than average family income. Although the household income statistics cover the past 12 months, the characteristics of individuals and the composition of households refer to the time of application. Thus, the income of the household does not include amounts received by individuals who were members of the household during all or part of the past 12 months if these individuals no longer resided in the household at the time of application. Similarly, income amounts reported by individuals who did not reside in the household during the past 12 months but who were members of the household at the time of application are included. However, the composition of most households was the same during the past 12 months as at the time of application, as defined by the U.S. Census.



Newberg Construction Excise Tax (CET) Funding Request Application

NOTE: The second round of applications are due April 1, 2025 at 4:30 p.m.

Applications are to be submitted to Leanne Wagener, Assistant Planner by email at leanne.wagener@newbergoregon.gov or by postal mail via City of Newberg, PO Box 970, Newberg, Oregon, 97132 or by hand delivery to City Hall, 414 E First Street.

CONTACT INFORMATION:

Project Name:	
Organization Name:	<input type="checkbox"/> For-profit <input type="checkbox"/> Non-profit
Contact Name/Title:	
Mailing Address:	State/Zip:
Phone:	Email:

PROJECT INFORMATION:

Total project cost: _____	
Requested amount of CET funding: _____	
Has this project requested or will request funds from the Affordable Housing Trust Fund?	<input type="checkbox"/> No <input type="checkbox"/> Yes Amount requested: _____
Amount and description of other matching funds being contributed to the project, if applicable: _____	
Has this organization received Newberg CET funds in the past?	<input type="checkbox"/> No <input type="checkbox"/> Yes Amount received: _____

Project Partners and their Contributions to the Project: _____ _____ _____ _____

Estimated project beginning date:	Completion date:
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COMMUNITY DEVELOPMENT
PLANNING DIVISION
(503) 537-1240
planning@newbergoregon.gov

Please see next page

Please briefly describe the affordable housing problem this project is trying to solve and how it helps in solving that challenge:

Please attach additional information that describes how this project will address the Competitive Awards Selection Criteria described in “Attachment A” of this form, including additional documentation/evidence as needed.

☐ Information that addresses Competative Selection Criteria, attached (please select)

Briefly describe what is attached:

ATTACHMENT A

Construction Excise Tax (CET) Fund FY 2024-2025 Competitive Selection Criteria

Minimum Threshold Criteria	Potential Points
1. The project is considered an eligible use or activity under Section 3, and benefits households earning less than 80% of the median family income for a period of at least 60 years following the date of construction (threshold verification)*.	NA
2. The project is ready for implementation with documentation to demonstrate financial feasibility.	NA
3. If the project includes the acquisition of property, the identified property is currently available for acquisition and the applicant has secured either a purchase option or letter of interest from the seller. If the applicant is also applying for federal funding, review procurement requirements and limitations before obtaining a purchase option.	NA
4. That relocation of existing residents will be minimized, and when necessary, the applicant has included accurate relocation assistance costs as part of the project pro forma.	NA
5. The proposal demonstrates that the Construction Excise Tax (CET) Funds are the most appropriate funding source for the project. Provide a description of a financing gap that includes funding sources or demonstrates budget constraints that limit the ability to pay or finance projects.	NA
Scored Application Criteria	
7. The project provides new affordable housing, or new affordability, through retention or rehabilitation of existing housing, within the city.	Up to 10 points
8. The project provides deeply affordable housing for households earning less than 50% of the median family income.	Up to 10 points
9. The project provides extremely affordable housing for households earning less than 30% of the median family income. Projects could include permanent supportive housing and/or transitional housing for families or individuals who are houseless.	Up to 5 points
10. Project concepts and designs showing close proximity to schools, parks, commercial areas, public transportation, services and jobs, and demonstration of cost-effective sustainability and energy-efficiency measures.	Up to 10 points
11. The project maximizes partnerships in the community (volunteers, in-kind contributions, cash contributions, multiple organization involved, etc.) and demonstrates alliance building that directly benefits community members in need, such as helping build household wealth.	Up to 5 points
12. The project utilizes already existing resources in effective and innovative ways. The project shall not duplicate services provided by another organization.	Up to 10 points
13. The agency submitting the proposal has the capacity to carry out the project and has had demonstrated successes completing projects of similar scope. Higher points to projects that demonstrate engagement and contracting with D/M/W/ESB/SDVBE businesses in the last 10+ years.	Up to 10 points
14. The budget and timeline are thorough and realistic (evidence of construction and/ or service costs required with application).	Up to 10 points
Total Potential Points	70

***FOR 2023, the Median Family Income for the City of Newberg was \$114, 400.**

DEFINITIONS:

“D/M/W/ESB/SDVBE” means a business that is Disadvantaged, Minority-Owned, Women-Owned, Emerging Small Businesses, and/or Service Disabled Veterans Business Enterprises.

“Gross Income” (GI) is income before taxes for all members of one family in the previous twelve months. Income can be derived from salaries, investments, self-employment, farming, and other sources. Assets such as a house or a farm are not income. For people who have wages, gross income means the figure that they would have received in their paychecks if there were no taxes. Gross income before taxes when applied to farm income means the figure that results when farm expenses are subtracted from farm sales. Gross income also includes unemployment and disability compensation, worker's compensation and severance pay; and welfare assistance payments.

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MEMORANDUM

TO: Newberg Affordable Housing Commission
FROM: Leanne Wagener, Assistant Planner
SUBJECT: Staff Updates for Affordable Housing Commission
DATE: January 28, 2025

The following updates are provided to keep the Affordable Housing Commission aware of ongoing activities within the Community Development Department and other departments that have occurred since the Commission's most recent meeting.

HB 2006 Workshop on November 13th, 2024

Cities with populations over 10,000 where greater than 25% of rented households pay more than 50% of monthly income on rent must hold at least one public meeting to discuss rent burden causes and potential solutions. The intent HB 2006 is to increase local awareness of rent burden causes and potential solutions that can be taken at the local level, collect housing related information, and assist cities in housing planning efforts. Details related to the legislation and past activities in Newberg are available online at newbergoregon.gov/planning/page/hb-4006-rent-burdened-households.

On November 13, 2024, The City of Newberg Planning staff hosted a community workshop to discuss the causes, consequences, and potential solutions for the rent burdened problem that Newberg residents are facing. Noticing for the workshop was advertised via the digital local newspaper, *The Graphic*, and via City of Newberg official social media platforms. Local affordable housing stakeholders were also contacted by Planning staff via email weeks in advance of the meeting to solicit preferred dates, times and meeting format.

The workshop was hosted in the public library as a standalone meeting on November 13th, 2024, from 4-6pm. Participants were free to come and go as needed, however the majority of participants stayed throughout the entire meeting and contributed valuable feedback to City staff. Fifteen participants signed an attendance roll and an estimated additional five participants did not.

Mr. Siegel made an introduction to the topic of "rent burden" as defined by the state of Oregon, and Ms. Wagener followed with a presentation that highlighted relevant information and local statistics from previous years under the designation to the present. The remainder of the workshop was an interactive session where participants gave input on the causes, consequences, and potential solutions of the rent burden problem.

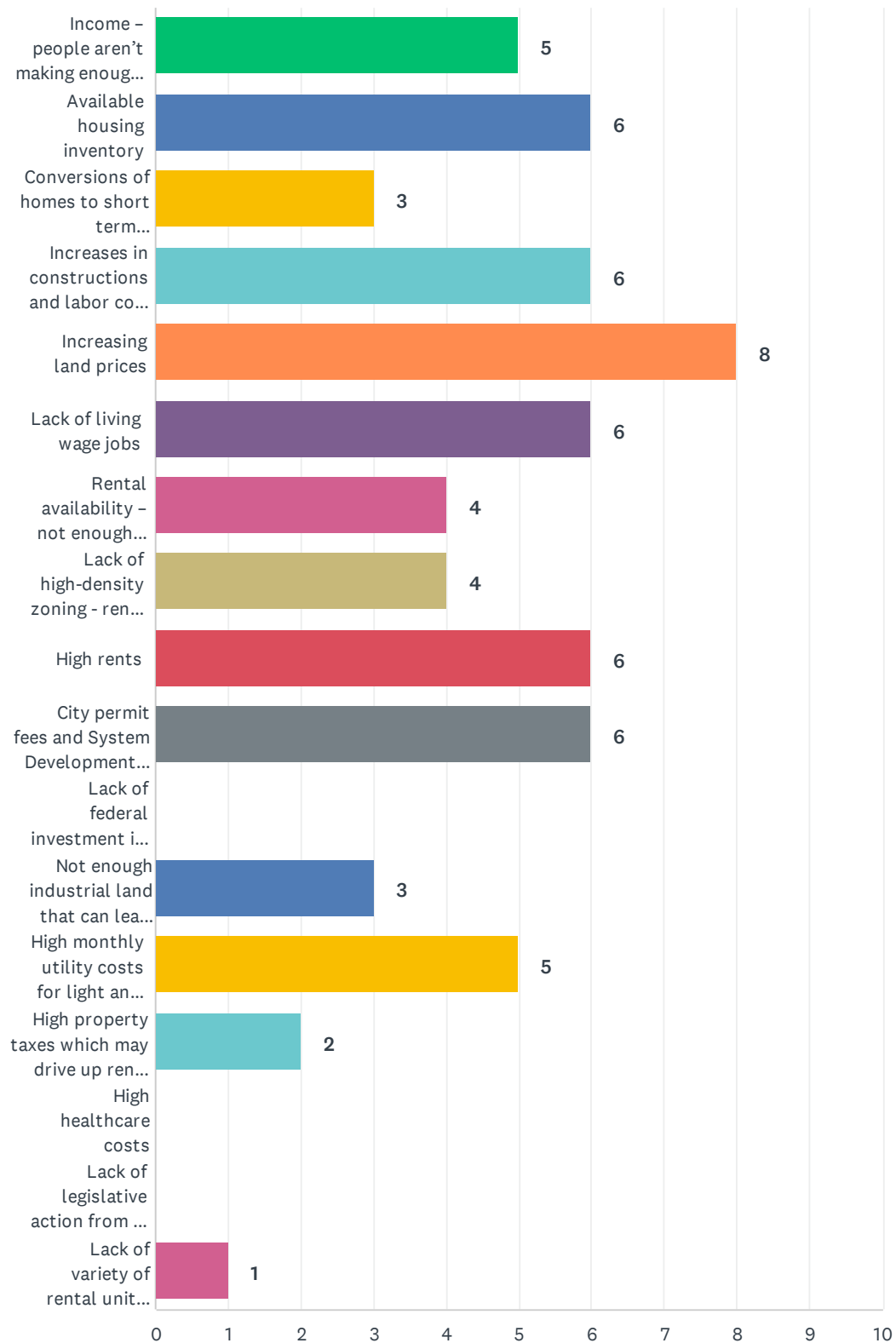
Data was captured from the live workshop via marked posters and freeform verbal and written feedback. Data was also captured via a publicized online survey made available the day of the workshop and for two weeks following the live workshop event. Attachments 1 represents the data captured from the online survey.

Attachment 1: Online Survey Responses

Q1 From the list below, what potential causes do you think are issues in Newberg? [select all that apply]

Answered: 14 Skipped: 0

2024 Rent Burden: Causes & Solutions Community Discussion



2024 Rent Burden: Causes & Solutions Community Discussion

ANSWER CHOICES	RESPONSES	
Income – people aren't making enough money	35.71%	5
Available housing inventory	42.86%	6
Conversions of homes to short term rentals/vacation rentals	21.43%	3
Increases in constructions and labor costs to build housing	42.86%	6
Increasing land prices	57.14%	8
Lack of living wage jobs	42.86%	6
Rental availability – not enough rental housing in Newberg	28.57%	4
Lack of high-density zoning - rental type housing is typically built in higher density zones	28.57%	4
High rents	42.86%	6
City permit fees and System Development Charges (additional charges to building permits)	42.86%	6
Lack of federal investment in public housing and voucher programs	0.00%	0
Not enough industrial land that can lead to higher paying warehouse, manufacturing and distribution jobs	21.43%	3
High monthly utility costs for light and heat	35.71%	5
High property taxes which may drive up rental rates	14.29%	2
High healthcare costs	0.00%	0
Lack of legislative action from the State	0.00%	0
Lack of variety of rental unit sizes (1-bedrooms, studios, 2-bedrooms, etc.)	7.14%	1
Total Respondents: 14		

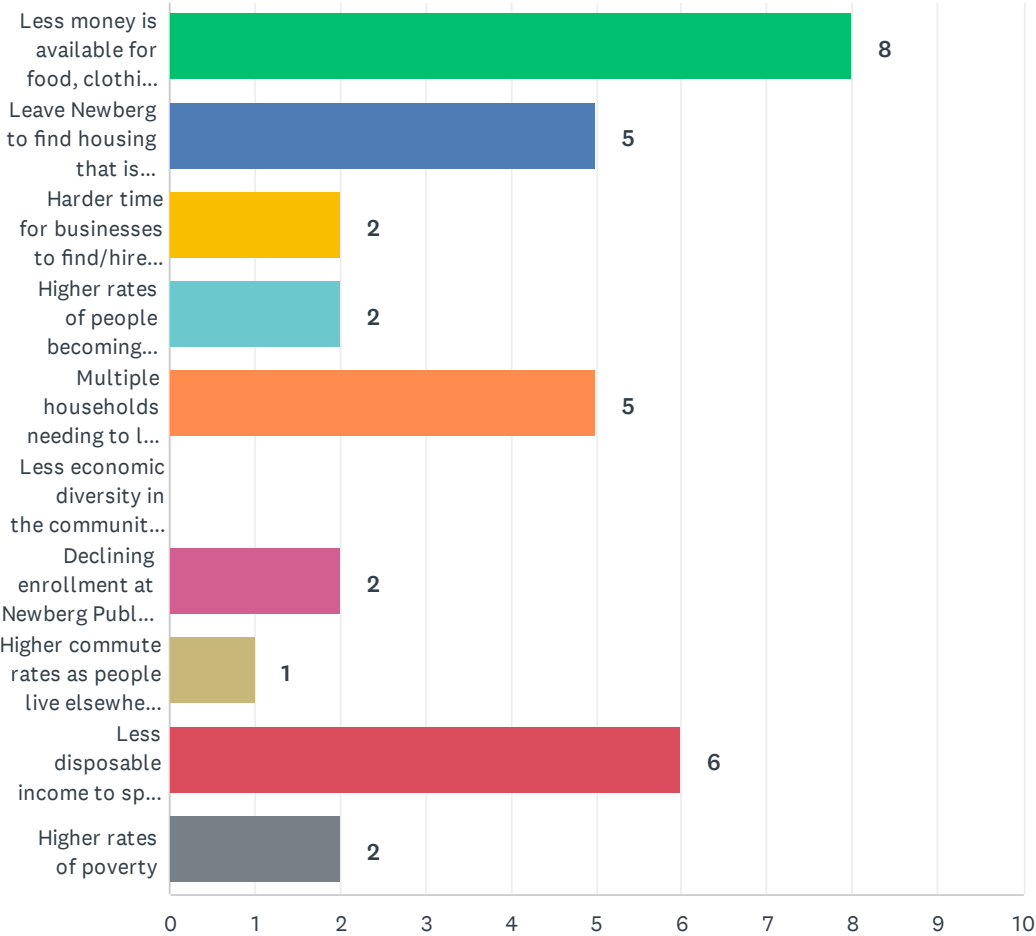
Q2 What other potential causes are missing in the list above?

Answered: 4 Skipped: 10

#	RESPONSES	DATE
1	High taxes and city fees	11/18/2024 5:48 PM
2	Bad school district. Newberg has a reputation now where families don't want children attending their schools. Personally I have had my children and grand children move from the area because of the schools and I know many more who won't even consider Newberg.	11/18/2024 5:10 PM
3	Motivation of people to work and save for their housing needs.	11/18/2024 4:53 PM
4	City fees tacked into utilities	11/18/2024 4:50 PM

Q3 Consequences from lack of rental housing that is affordable to all income levels are listed below. From this list, which consequences do you think are the most concerning for Newberg? [Pick your top 3]

Answered: 11 Skipped: 3



2024 Rent Burden: Causes & Solutions Community Discussion

ANSWER CHOICES	RESPONSES	
Less money is available for food, clothing, daycare, and other needed essentials	72.73%	8
Leave Newberg to find housing that is affordable elsewhere	45.45%	5
Harder time for businesses to find/hire and retain workers	18.18%	2
Higher rates of people becoming homeless or housing insecure	18.18%	2
Multiple households needing to live together to afford rent. This increases the potential for people to live in housing that is unsafe, too small, etc.	45.45%	5
Less economic diversity in the community – less variety of people of all income levels	0.00%	0
Declining enrollment at Newberg Public Schools and local colleges/universities	18.18%	2
Higher commute rates as people live elsewhere and commute into Newberg to work	9.09%	1
Less disposable income to spend on local businesses	54.55%	6
Higher rates of poverty	18.18%	2
Total Respondents: 11		

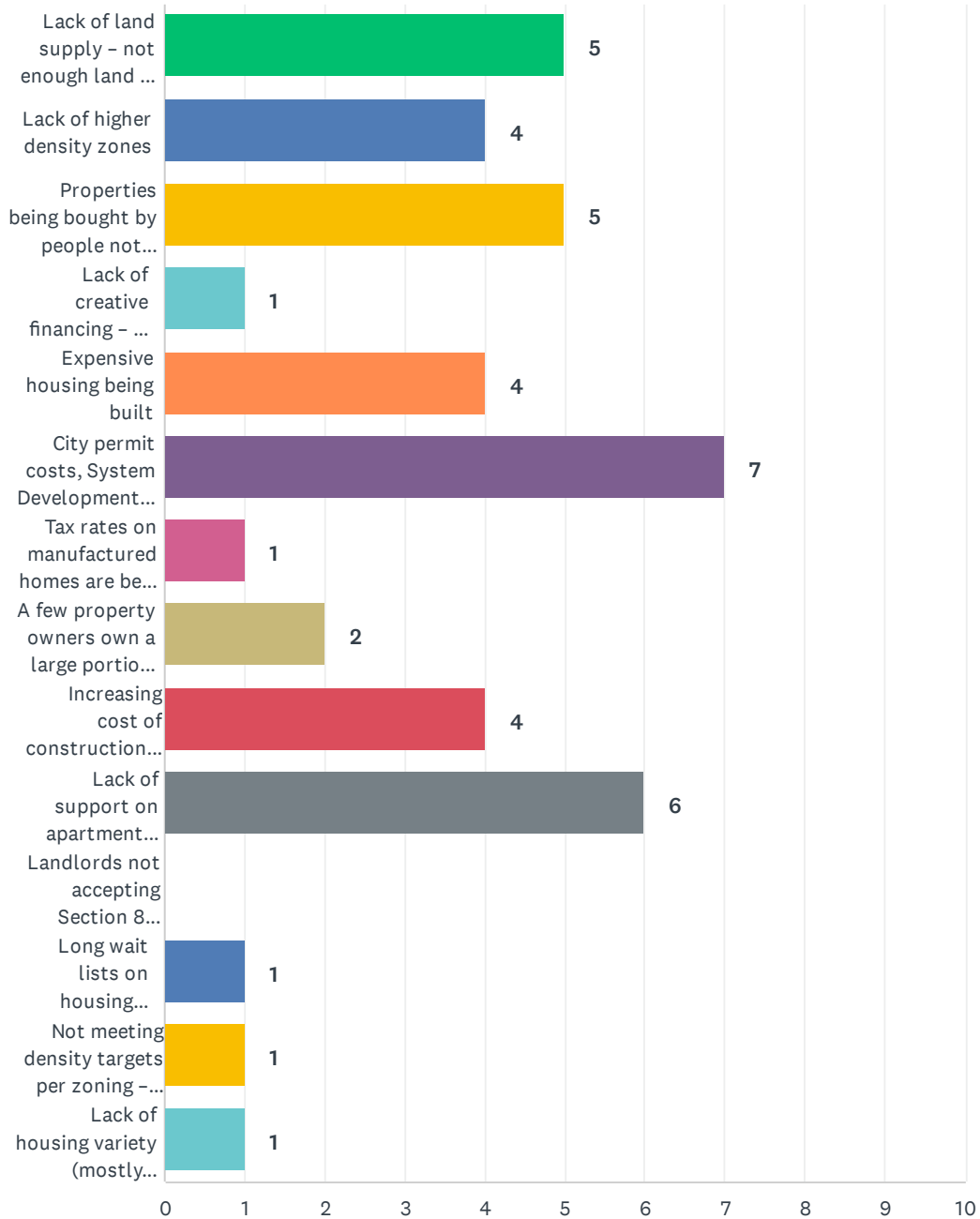
Q4 What other potential consequences are missing from this list?

Answered: 1 Skipped: 13

#	RESPONSES	DATE
1	Adult children not able to fly the coop because rent is more than they make in a month	11/18/2024 4:53 PM

Q5 From this list, which potential barriers do you think are the biggest concern for Newberg? [select all that apply]

Answered: 11 Skipped: 3



2024 Rent Burden: Causes & Solutions Community Discussion

ANSWER CHOICES	RESPONSES	
Lack of land supply – not enough land to build more housing	45.45%	5
Lack of higher density zones	36.36%	4
Properties being bought by people not living in Newberg (absentee ownership)	45.45%	5
Lack of creative financing – for example, it may be harder to get a loan to build an Accessory Dwelling Unit (ADU) than a single-family home	9.09%	1
Expensive housing being built	36.36%	4
City permit costs, System Development Charges (SDCs)	63.64%	7
Tax rates on manufactured homes are being increased by Yamhill County	9.09%	1
A few property owners own a large portion of existing land supply and sitting undeveloped	18.18%	2
Increasing cost of construction and land	36.36%	4
Lack of support on apartment developments – “Not in My Backyard” NIMBY sentiments	54.55%	6
Landlords not accepting Section 8 (housing choice) vouchers	0.00%	0
Long wait lists on housing vouchers and subsidized affordable housing buildings	9.09%	1
Not meeting density targets per zoning – low-scale housing being developed in most zones	9.09%	1
Lack of housing variety (mostly single-family homes in Newberg; less ADUs, duplexes, triplexes, apartments, etc.)	9.09%	1
Total Respondents: 11		

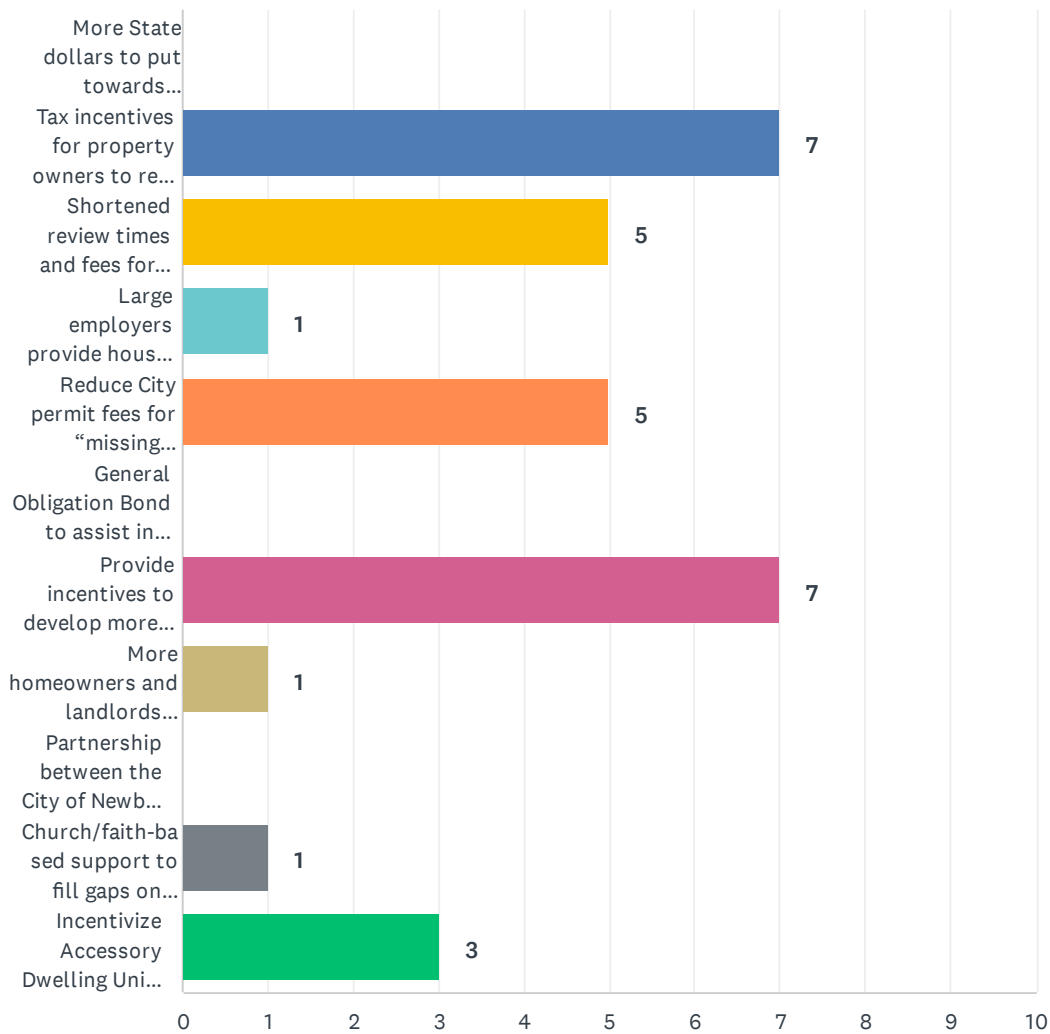
Q6 What other potential barriers are missing from this list?

Answered: 1 Skipped: 13

#	RESPONSES	DATE
1	Over inflated property values	11/18/2024 4:54 PM

Q7 From this list of proposed strategies to address the rent burdened problem, which ones do you think are most needed in Newberg? [Pick your top 3]

Answered: 10 Skipped: 4



2024 Rent Burden: Causes & Solutions Community Discussion

ANSWER CHOICES	RESPONSES	
More State dollars to put towards affordable housing	0.00%	0
Tax incentives for property owners to rent below market rate	70.00%	7
Shortened review times and fees for apartment developments	50.00%	5
Large employers provide housing for their workers through various programs (first time buyers, rental assistance, employee provided worker housing, etc.)	10.00%	1
Reduce City permit fees for “missing middle” housing development (“missing middle” means housing that is a duplex, triplex, quadplex, or townhouse)	50.00%	5
General Obligation Bond to assist in providing affordable housing	0.00%	0
Provide incentives to develop more duplex, triplex, quadplex, and townhouse units	70.00%	7
More homeowners and landlords renting to Section 8 (housing choice) voucher holders	10.00%	1
Partnership between the City of Newberg and Yamhill County Housing Authority	0.00%	0
Church/faith-based support to fill gaps on household costs	10.00%	1
Incentivize Accessory Dwelling Units (ADUs) – reduce permit costs and review times	30.00%	3
Total Respondents: 10		

Q8 What other potential solutions are missing from this list?

Answered: 1 Skipped: 13

#	RESPONSES	DATE
1	Have you ever rented to low income? They destroy your rental and that is why section 8 is scarce ...bad renters. We need a solution that does take from one group to give to another....most of these solutions require a bit of socialism...THAT WILL NOT HELP	11/18/2024 5:02 PM

Q9 Are there any additional comments you'd like to provide in this open house?

Answered: 1 Skipped: 13

#	RESPONSES	DATE
1	You cannot buy your way out of a housing crisis with tax payer dollars... Perhaps tax incentives, but fees kill everyone...they get passed into the consumer every time	11/18/2024 5:03 PM

Q10 Please provide your name and email address if you'd like to receive updates related to Newberg housing work and other housing related community events.

Answered: 3 Skipped: 11

ANSWER CHOICES	RESPONSES	
Name	100.00%	3
Company	0.00%	0
Address	0.00%	0
Address 2	0.00%	0
City/Town	0.00%	0
State/Province	0.00%	0
ZIP/Postal Code	0.00%	0
Country	0.00%	0
Email Address	100.00%	3
Phone Number	0.00%	0

#	NAME	DATE
1	Elijah Dickson	11/18/2024 8:02 PM
2	Lauren Bergman	11/18/2024 5:22 PM
3	Bo	11/18/2024 5:03 PM

#	COMPANY	DATE
	There are no responses.	

#	ADDRESS	DATE
	There are no responses.	

#	ADDRESS 2	DATE
	There are no responses.	

#	CITY/TOWN	DATE
	There are no responses.	

#	STATE/PROVINCE	DATE
	There are no responses.	

#	ZIP/POSTAL CODE	DATE
	There are no responses.	

#	COUNTRY	DATE
	There are no responses.	

#	EMAIL ADDRESS	DATE
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2024 Rent Burden: Causes & Solutions Community Discussion

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