



**HOUSING ADVISORY COMMITTEE AGENDA**  
**Thursday, April 07, 2022 - 6:00 PM**  
**Council Chambers, Newport City Hall, 169 SW Coast Highway**

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All public meetings of the City of Newport will be held in the City Council Chambers of the Newport City Hall, 169 SW Coast Highway, Newport. The meeting location is accessible to persons with disabilities. A request for an interpreter, or for other accommodations, should be made at least 48 hours in advance of the meeting to Peggy Hawker, City Recorder at 541.574.0613, or [p.hawker@newportoregon.gov](mailto:p.hawker@newportoregon.gov).

All meetings are live-streamed at <https://newportoregon.gov>, and broadcast on Charter Channel 190. Anyone wishing to provide written public comment should send the comment to [publiccomment@newportoregon.gov](mailto:publiccomment@newportoregon.gov). Public comment must be received four hours prior to a scheduled meeting. For example, if a meeting is to be held at 3:00 P.M., the deadline to submit written comment is 11:00 A.M. If a meeting is scheduled to occur before noon, the written comment must be submitted by 5:00 P.M. the previous day.

To provide virtual public comment during a city meeting, a request must be made to the meeting staff at least 24 hours prior to the start of the meeting. This provision applies only to public comment and presenters outside the area and/or unable to physically attend an in person meeting.

The agenda may be amended during the meeting to add or delete items, change the order of agenda items, or discuss any other business deemed necessary at the time of the meeting.

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**1. WELCOME AND INTRODUCTIONS**

**1.A Meeting Agenda:**

[Agenda Newport HCA HPS PAC Meeting 1 - 2022-04-07](#)

**2. ROLL CALL**

**2.A Committee Members**

[Policy Advisory Committee Roster](#)

**3. PROJECT OVERVIEW AND SCHEDULE**

4. GROUP DISCUSSION: DESIRED OUTCOMES

5. PUBLIC ENGAGEMENT PLAN

6. PUBLIC COMMENT

7. NEXT STEPS

8. ADJOURNMENT

HANDOUTS

**Files:**

[PowerPoint Slides](#)

[Public Engagement Plan](#)

[Schedule](#)

## AGENDA

### Newport Housing Study

#### Project Advisory Committee Meeting #1

Location: Newport City Hall, City Council Chambers

169 SW Coast Highway, Newport

Video Conference Link: Provided on request to Derrick Tokos: D.Tokos@NewportOregon.gov

4/7/2022

6 – 8 p.m.

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6 p.m.	<b>Welcome and Introductions</b>	Derrick Tokos All
6:10 p.m.	<b>Project Overview and Schedule</b> <ul style="list-style-type: none"><li>• What is a Housing Capacity Analysis?</li><li>• What is a Housing Production Strategy?</li><li>• How does this project align with other City efforts related to housing?</li></ul>	Beth Goodman
6:45 p.m.	<b>Group Discussion: Desired Outcomes</b>	Beth Goodman

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#### The project is intended to result in the following outcomes:

1. Better understand Newport’s housing needs and residential land challenges.
2. Identify barriers to building housing, considering land constraints, regulatory issues, market feasibility, and challenges of development of affordable housing.
3. Identify strategies to help overcome barriers to development of future housing.
4. Evaluate strategies to achieve fair and equitable housing outcomes.

#### With these in mind:

- What would make this project a success?
- What do you hope this project achieves?
- What are the risks of the project?

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7:15 p.m.	<b>Public Engagement Plan</b> <ul style="list-style-type: none"><li>• Do you have any comments about the plan for public engagement?</li></ul>	Derrick Tokos
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7:45 p.m.

**Public Comment**

Derrick Tokos

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7:55 p.m.

**Next Steps**

Beth Goodman

- Continue data collection
- Begin planning Public Event #1 (June 2022)
- May 12

## Policy Advisory Committee for Housing Capacity Analysis and Production Strategy

Name	Stakeholder Group	Organization	Email
Kathy Kowtko (Primary) James Bassingthwaite (Alternate)	Affordable Housing Provider	Housing Authority of Lincoln County	<a href="mailto:KKowtko@halc.info">KKowtko@halc.info</a> <a href="mailto:JBassingthwaite@halc.info">JBassingthwaite@halc.info</a>
Todd Woodley (Primary) Mike Phillips (Alternate)	Market Rate Housing Provider	Wyndhaven Ridge, LLC	<a href="mailto:toddw@woodleyresources.com">toddw@woodleyresources.com</a> <a href="mailto:caddydaddyctsv550@yahoo.com">caddydaddyctsv550@yahoo.com</a>
Sheila Stiley	Shelter Service Provider	Northwest Coastal Housing	<a href="mailto:nwcoastalhousing@gmail.com">nwcoastalhousing@gmail.com</a>
Betty Kamikawa	Homeless Resource Provider	Grace Wins Haven	<a href="mailto:Betty.Kamikawa@cityoftoledo.org">Betty.Kamikawa@cityoftoledo.org</a>
Dr. Karen Gray or designee	Lincoln County School District	Lincoln County School District	<a href="mailto:karen.gray@lincoln.k12.or.us">karen.gray@lincoln.k12.or.us</a>
Robert Cowen (Primary) Mark Farley (Alternate)	Oregon State University	Oregon State University	<a href="mailto:Robert.Cowen@oregonstate.edu">Robert.Cowen@oregonstate.edu</a> <a href="mailto:Mark.Farley@oregonstate.edu">Mark.Farley@oregonstate.edu</a>
Wendy Hernandez	Latino Community Representative	Dolphin Realty	<a href="mailto:wendy@drellc.us">wendy@drellc.us</a>
Dr. Lesley Ogden or designee	Community Healthcare Provider	Samaritan Pacific Communities Hospital	<a href="mailto:logden@samhealth.org">logden@samhealth.org</a>
Bonnie Saxton	Hospital District	Advantage Realty	<a href="mailto:bonnie@advantagerealestate.com">bonnie@advantagerealestate.com</a>
Rev. Judith Jones (Primary) Dennis White (Alternate)	Faith Based Organizations	St. Stephen Episcopal Church	<a href="mailto:judith.jones@wartburg.edu">judith.jones@wartburg.edu</a> <a href="mailto:d1c1white@gmail.com">d1c1white@gmail.com</a>
Lee Hardy (Primary) Braulio Escobar (Alternate)	Planning Commission	Planning Commission	<a href="mailto:lee@yaquinabayproperties.com">lee@yaquinabayproperties.com</a> <a href="mailto:brauliolaw@gmail.com">brauliolaw@gmail.com</a>
Cynthia Jacobi (Primary) Jan Kaplan (Alternate)	City Council	City Council	<a href="mailto:C.Jacobi@NewportOregon.gov">C.Jacobi@NewportOregon.gov</a> <a href="mailto:J.Kaplan@NewportOregon.gov">J.Kaplan@NewportOregon.gov</a>



# Newport: Housing Capacity and Housing Production Strategy Kickoff

April 7, 2022

# Why do a Housing Capacity Analysis and Housing Production Strategy?

Answer questions...

- How much growth in 20-years?
- Where is the buildable land?
  - Vacant; unconstrained physically or by policy
- Does Newport have enough buildable residential land to accommodate expected growth?
- What policies are needed to meet Newport's housing needs?
  - Changes to regulatory policies to allow and support development of housing
  - Programs or actions to support development of housing affordable at all income levels



# Components of this Project

## Housing Capacity Analysis\*

*Technical report about:*

- Buildable lands inventory
- Housing market
- Demographic and socioeconomic characteristics of residents
- Housing affordability
- Forecast of new housing
- Land sufficiency

\*New name for a Housing Needs Analysis (HNA)

## Housing Production Strategy

- Measures to accommodate needed housing
- Housing Affordability
- Housing needs for different demographic groups
- Infrastructure needed to support housing development
- Funding options

## Revised Comprehensive Plan

- Updated information (*HCA*)
- Updated policies (*Housing Strategy*)

## Changes to Zoning Code

## Housing Policies and Programs

*Housing policies not addressed through Comprehensive Plan updates*

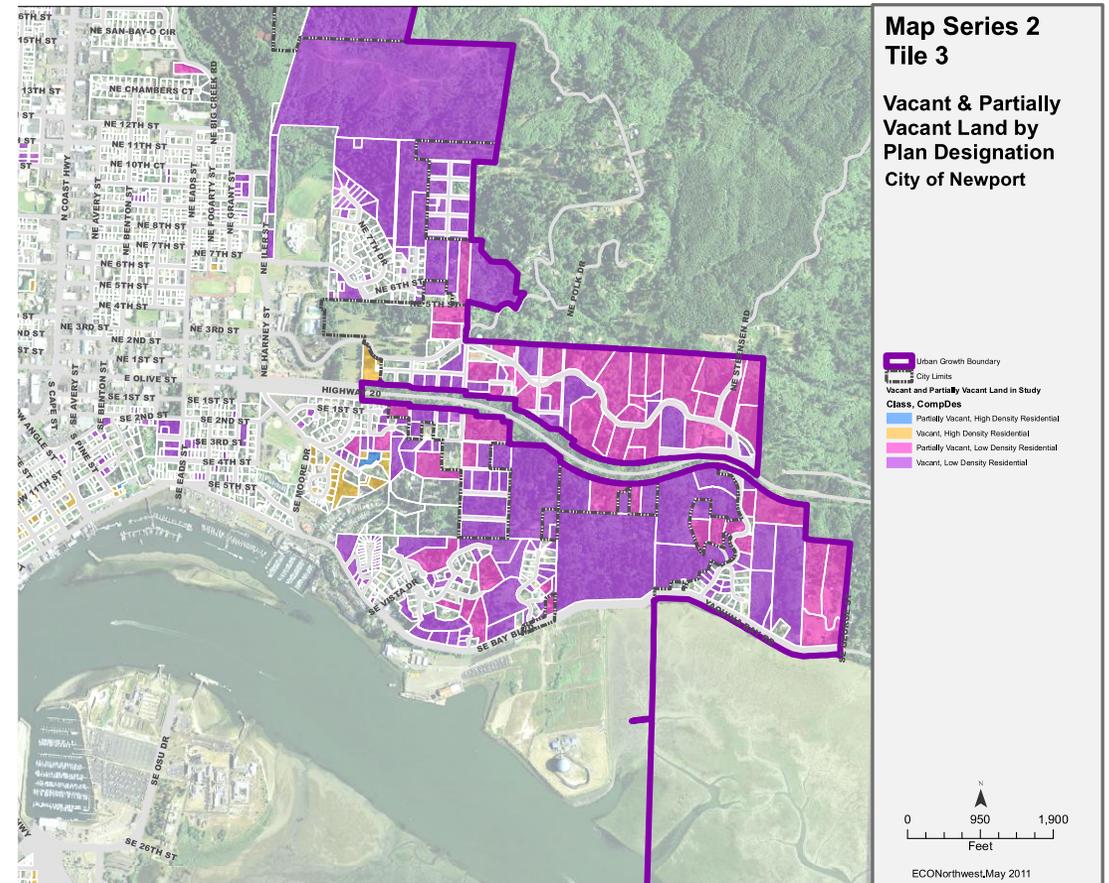
Changes made after this project is completed

# Housing Capacity Analysis Focuses on Buildable Analysis

Statewide Planning Goal 10....

“Buildable lands for residential use shall be inventoried and plans shall encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density.”

Excerpt from 2011 Newport BLI



# Needed Housing Types (ORS 197.303)

- Housing that includes, but is not limited to, attached and detached single-family housing and multiple family housing for both owner and renter occupancy;
- Government assisted housing;
- Mobile home or manufactured dwelling parks as provided in ORS 197.475 to 197.490; and;
- Manufactured homes on individual lots planned and zoned
- Housing for farmworkers



# Steps in the Housing Capacity Analysis

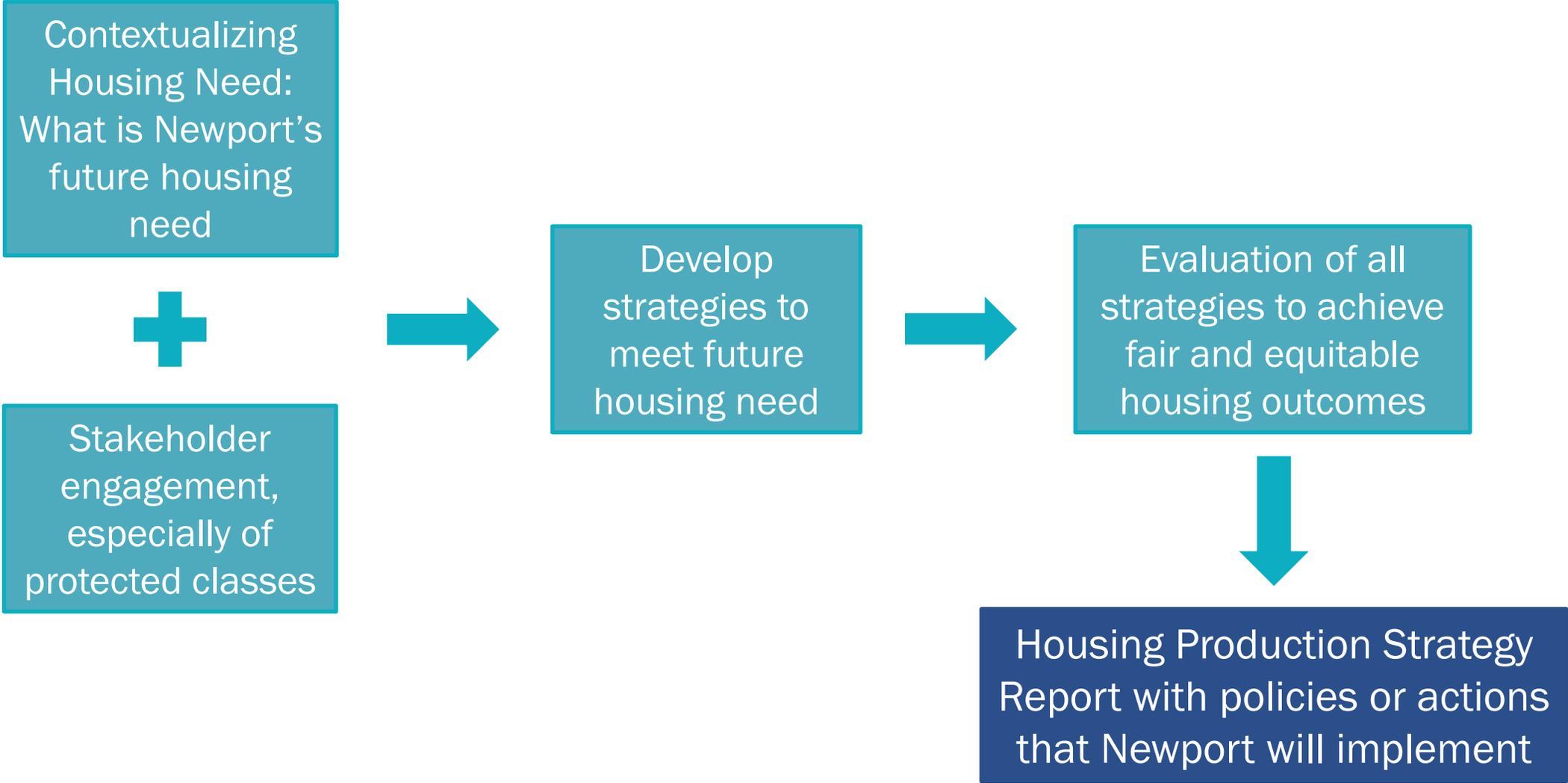
1. Project the number of new housing units needed in the next 20 years
2. Review relevant national, state, and local demographic and economic trends and factors that may affect housing mix
3. Describe the demographic characteristics of the population, and, household trends that relate to demand for different types of housing
4. Determine the types of housing that are likely to be affordable to the projected households based on household income
5. Estimate the number of additional needed units by structure type
6. Determine the needed density ranges for each plan designation and the average needed net density for all structure types

# Outcomes of the Housing Capacity Analysis

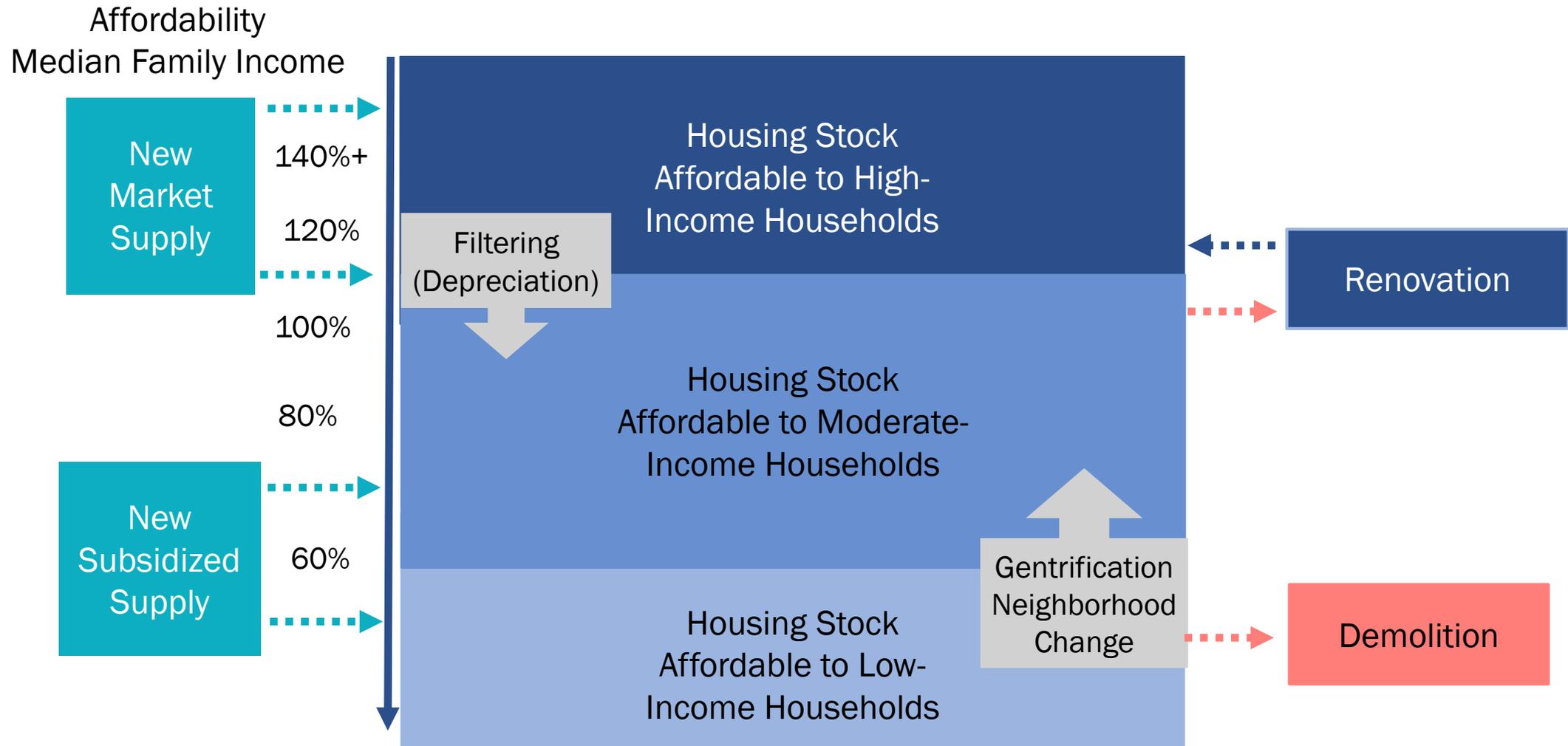
- Forecast for housing growth and land need
- Inventory of buildable land
  - Analysis of land constructability
- Identification of housing needs by income level and demographic analysis
- Determination of whether Newport has enough land to accommodate population growth
- Identification of unmet housing needs.



# A Housing Production Strategy is an 8 Year Action Plan



# Housing Market Dynamics



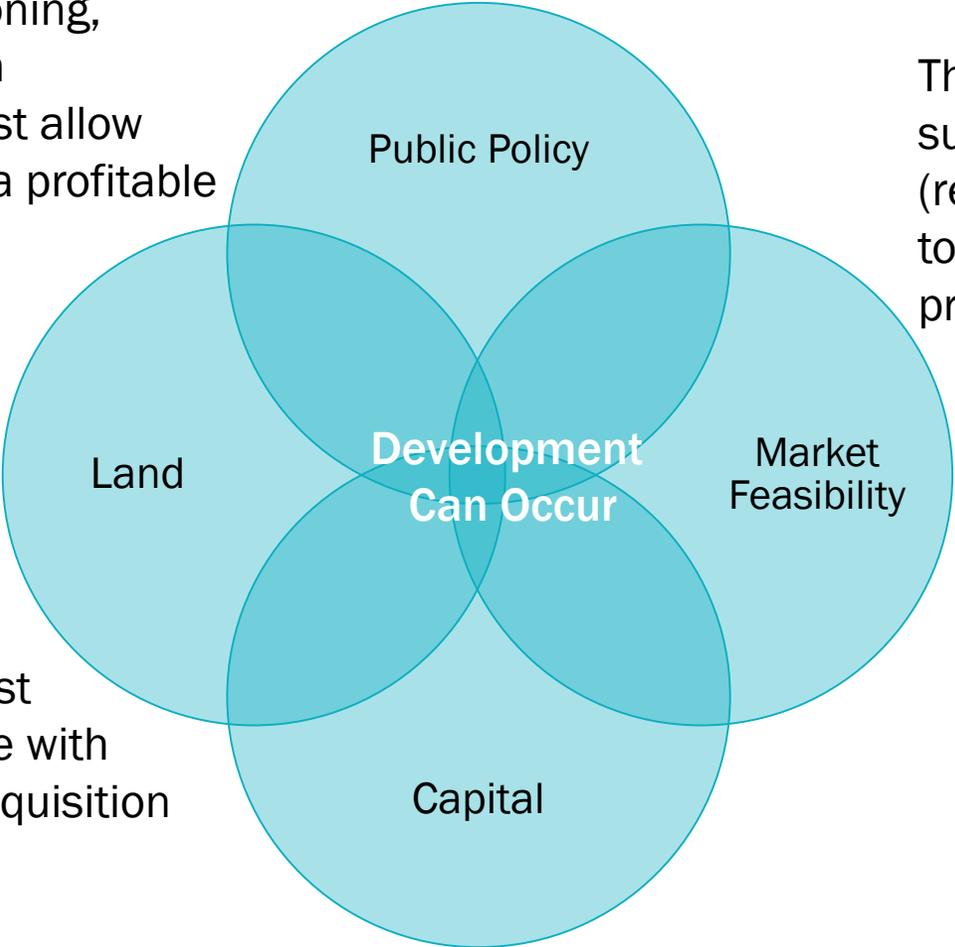
# What is a city's role housing development?

Cities can directly influence public policy, land, and infrastructure.

Cities may have limited influence on market feasibility

Policy—including zoning, density, and design requirements— must allow developer to build a profitable project.

There must be sufficient demand (rents, sales prices) to support a profitable project



Developer must control the site with reasonable acquisition costs

Developer must be able to access resources for investment (e.g., equity investment, bank loans)

# Develop Strategies to Meet Future Housing Need

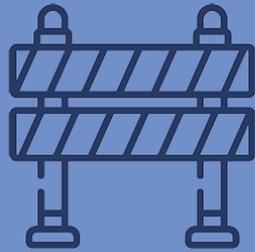
## Types of Strategies to Support Housing Production



Produce  
Informational  
Resources



Partner to  
Leverage Efforts  
and Resources



Remove  
Regulatory  
Barriers



Waive or  
Reduce Upfront  
or Ongoing  
Charges on  
Development



Allocate  
Funding



Land  
Acquisition and  
Disposition

Less Impactful

More Impactful

- For strategies identified in the final HPS, the City of Newport will:
  - Commit to implementation
  - Be required to update DLCD on implementation progress, and be required to comment on its effectiveness in the future
- Strategies not identified in the HPS may still be implemented by the City, but the City will not be held to specific action by the State.



# Evaluating the strategies together

Do the strategies achieve fair and equitable housing outcomes?

- Affordable homeownership and affordable rental housing
- Gentrification, displacement, and housing stability
- Housing options for residents experiencing homelessness
- Location of housing, within compact, mixed-use areas
- Housing Choice, in safe neighborhoods with high-quality amenities
- Fair Housing, especially for federal and state protected classes



Distributional  
Equity

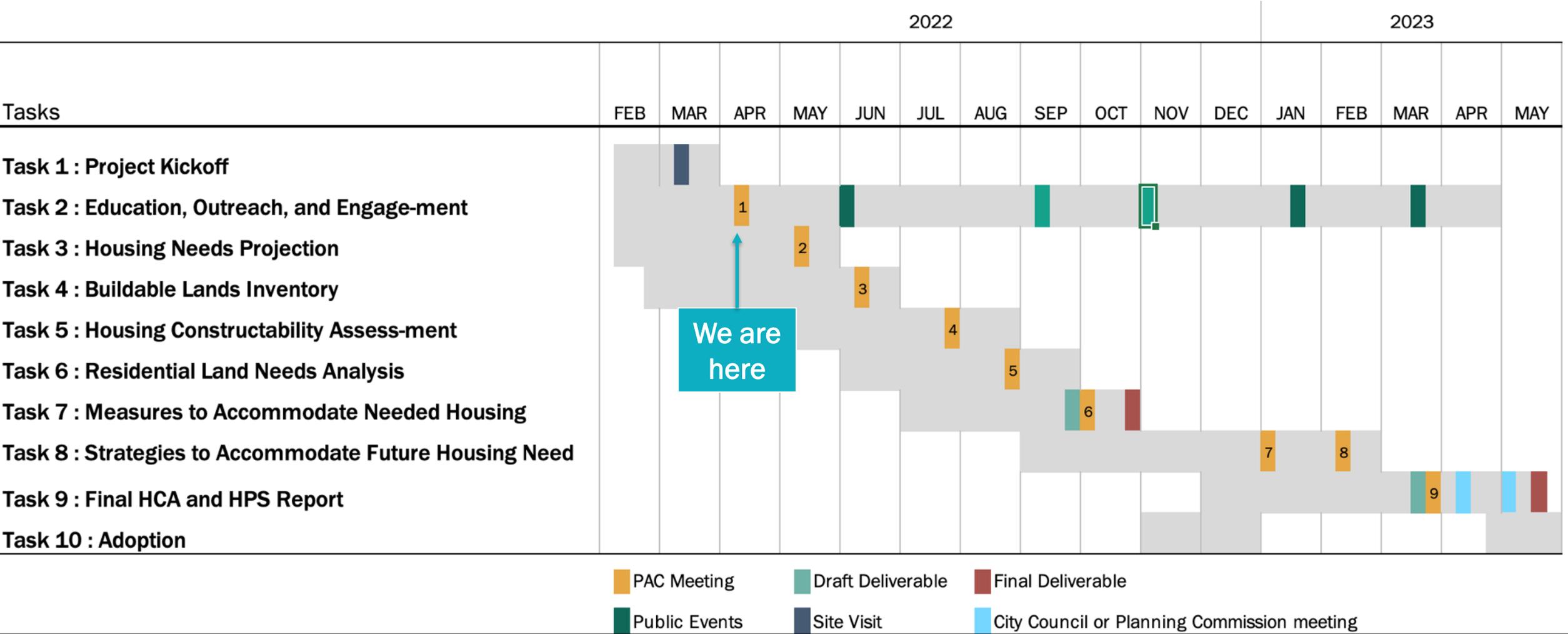


Process  
Equity



Cross-generational  
Equity

# Project Schedule and Primary Tasks





# Discussion: Outcomes & Public Engagement Plan

- What would make this project a success?
- What do you hope this project achieves?
- What are the risks of the project?



# Public Engagement Plan

- Engagement Activities:
  - Project Advisory Committee
  - Interviews
  - Public Events
  - Planning Commission + City Council Meetings
- Groups of People to Engage With:
  - Community members and housing consumers
  - Developers
  - Service providers
  - Elected and appointed officials



*Do you have any comments about the plan for public engagement?*

# **ECON**Northwest

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Los Angeles



Portland



Seattle



Boise

DATE: March 11, 2022  
TO: Derrick Tokos  
FROM: Beth Goodman and Nicole Underwood  
SUBJECT: Newport Housing Capacity Analysis & Housing Production Strategy –  
**DRAFT Public Engagement Plan**

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Over the last decade, Newport has taken action to support development of housing. Now, Newport needs information to help the City better plan for and support development of needed housing that is affordable to all households but especially for people who live and work in Newport. As a coastal community with substantial tourism, Newport’s housing stock is a mixture of high-end oceanfront homes, various types of housing without ocean views, apartments, manufactured housing, and other types of housing.

Newport has long had housing affordability problems. Newport last completed a housing needs analysis in 2011 which concluded that Newport’s housing costs had increased substantially. Since then, housing costs continued to increase in Newport and across the western U.S., making it more difficult for people to live and work in Newport. Newport’s last housing needs analysis showed that the City had enough vacant, unconstrained buildable residential land where housing could be developed to accommodate growth but did not consider issues related to constructability of that land. While this is likely still true, the City wants a more nuanced understanding of the constructability of its vacant land, based on financial feasibility of developing needed housing, at costs affordable to people who live and work in Newport, on its inventory of buildable land.

To address issues of housing availability and affordability, the City of Newport is working with ECONorthwest to develop a Housing Capacity Analysis (HCA) and a Housing Production Strategy (HPS). The HCA will identify unmet housing need in Newport, focusing on issues related to land need (and constructability), as well as demographics and housing affordability. The HPS will identify key unmet housing needs in Newport and propose policies and actions that Newport can take to help address the unmet housing needs.

To ensure the HCA and HPS reflects the needs of community members, engagement of stakeholders involved in housing development and the general public is important. **The purpose of this document is to outline strategies that will be employed to reach Newport community members who will provide input on the development of the City’s HCA and HPS.**

Sections in this memorandum include:

- Purpose and Desired Outcomes of the Engagement
- Community Engagement
- Roles and Responsibilities
- Project Timeline

## Purpose and Desired Outcomes of the Engagement

The purpose of our engagement activities will be to develop an understanding of community housing needs and preferences and solicit input on housing strategies to address these needs in a fair and equitable way.

Stakeholders will be involved in defining housing and land needs in Newport and shaping the way the City will go about addressing these needs through strategy development, evaluation, and prioritization. The team will use the information gleaned from the stakeholder engagement, along with technical analysis to:

1. Better understand Newport's housing needs and residential land challenges.
2. Identify barriers to building housing, considering land constraints, regulatory issues, market feasibility, and challenges of development of affordable housing.
3. Identify strategies to help overcome barriers to development of future housing.
4. Evaluate strategies to achieve fair and equitable housing outcomes.

The public involvement process aims to meet the following goals:

- Inform and educate the community about housing issues and options to support development of housing, especially affordable housing.
- Consult and involve the community in the identification of housing needs and development, as well as the identification and refinement of strategies to address housing need.
- Ensure community members understand how decisions are made, their concerns are heard, and they know how their feedback influenced decisions.
- Reach a wide range of community members who reflect Newport's greater community by employing accessible and appropriate tools and technologies.

## Community Engagement

The project team has identified an initial list of organizations and individual stakeholders that will be interested in weighing in on potential housing production strategies in Newport including both housing consumers and housing producers. In developing the list, the team put thought into who has the greatest need for housing in Newport and would benefit most from this project, who would be developing housing, who has knowledge of infrastructure and other land use constraints, and who are the partners in executing on strategies developed in this process.

The groups of people who will be engaged throughout the process include:

- **Community members and housing consumers**, such as people living in Newport with priority for underrepresented communities within the city, including renters, low-income households, Hispanic/Latinx residents, other racial and ethnic minorities and immigrant or refugee communities, veterans, people with disabilities, seniors, agricultural workers, and formerly and currently homeless people.
- **Developers**, focusing on affordable and market-rate housing developers who build housing in Newport.
- **Service providers**, such as providers for housing services, health care services, services for underserved communities, and other service providers.
- **Elected and appointed officials**, in the form of the Newport City Council and Planning Commission.

The following table summarizes key engagement opportunities and tools to inform, consult and involve community members in the planning process.

Engagement Activity	Description
<b>Project Advisory Committee (PAC)</b>	<p>The PAC will be composed of Newport community members, people involved in development, agency partners, service providers, and employers, faith-based organizations, and elected/appointed officials.</p> <p>The PAC will provide feedback, insight, and ideas throughout the project. The PAC is not a decision-making body, but will provide input on development of the analyses and make recommendations to the City Council. Meetings will be a mixture of virtual and in person to be decided between ECONorthwest and the City</p> <p>Meetings 1 through 5 will primarily focus on housing and land needs and barriers to development.</p> <ul style="list-style-type: none"> <li>▪ Meeting 1: Project Kickoff</li> <li>▪ Meeting 2: Housing Need</li> <li>▪ Meeting 3: Buildable Lands Inventory</li> <li>▪ Meeting 4: Constructability Analysis</li> <li>▪ Meeting 5: Residential land needs</li> </ul>

	<p>Meetings 6 through 9 will primarily focus housing measures and potential strategies to address housing need.</p> <ul style="list-style-type: none"> <li>▪ Meeting 6: Housing measures</li> <li>▪ Meeting 7: Identify additional potential strategies</li> <li>▪ Meeting 8: Refine and narrow strategies</li> <li>▪ Meeting 9: finalize strategies</li> </ul>
<b>Interviews</b>	<p>ECONorthwest will conduct 12 interviews with people such as: service providers for people experiencing homelessness, affordable housing developers, market-rate housing developers, realtor, members of the Hispanic/Latinx community, service providers, and policy makers.</p> <p>Interviews will be conducted throughout the course of the project to gain insight on various elements including housing need, barriers to attaining and developing housing including land and infrastructure constraints, and potential strategies to address barriers. ECONorthwest will work with City staff to develop questions for the interviews. Interviews will be held by phone or video conference.</p>
<b>Public Events</b>	<p>The project includes five public events, some of which will be held in-person and some will be on-line. The events will include:</p> <ul style="list-style-type: none"> <li>▪ <b>Project Introduction.</b> This will be an in-person event that will introduce people to the event, discuss housing needs in Newport, and solicit feedback about unmet housing needs. (June 2022)</li> <li>▪ <b>Preliminary Results.</b> This will be an on-line event, where we present key findings of the Housing Capacity Analysis and solicit feedback about potential approaches to addressing unmet housing need. (September 2022)</li> <li>▪ <b>Potential Strategies.</b> This will be an on-line event, where we present approaches to unmet housing need and solicit feedback about the housing strategies. (November 2022)</li> <li>▪ <b>Refining Strategies.</b> This will be an in-person event where we will present results of the Housing Capacity Analysis and solicit additional feedback on the housing strategies. (January 2023)</li> <li>▪ <b>Final results.</b> This will be an in-person event where we will present results of the entire project, focusing on the Housing Production Strategy. (April 2023)</li> </ul> <p>We will work with city staff, the PAC, and organizations like Centro de Ayuda to solicit participation in the public events. Key informational materials will be made available in both English and Spanish to help educate the community about the goals and objectives of the project</p>
<b>Planning Commission and City Council meetings</b>	<p>ECONorthwest will present the final draft of the HCA and HPS to the Planning Commission and the City Council. The purpose will be to gather feedback that will be incorporated into a final HCA and HPS. Once the final HCA and HPS are complete the HCA will go through a formal legislative process and the HPS may be formally adopted or acknowledged by resolution of the City Council. ECONorthwest will provide presentation materials for this process but will not be otherwise involved in the hearing adoption process.</p>

## Roles and Responsibilities

The following table summarizes consultant team and City staff responsibilities.

Engagement Activity	Consultant Lead	City Lead
<b>Project Advisory Committee Meetings (PAC)</b>	Meeting materials Facilitation	Recruit and appoint committee members Notices and agenda Logistics Feedback on materials Prepare meeting minutes
<b>Planning Commission and City Council meetings</b>	Materials Facilitation	Notices and agenda Logistics Meeting minutes
<b>Interviews</b>	Interview questions Arrange & conduct interviews Summaries	List of groups and organizations Review and input on questions
<b>Public Events</b>	Activity format Event materials Facilitation Summaries	Secure place for events Advertise event Communications Logistics Staffing

# Project Schedule

The following presents a project schedule, which may be modified over time.

