

**City of Newport
Planning Commission Work Session Minutes
November 13, 2023**

LOCATION: CITY COUNCIL CHAMBERS, NEWPORT CITY HALL, 169 SW COAST HIGHWAY, NEWPORT	
Time Start: 6:00 P.M.	Time End: 7:11 P.M.

ATTENDANCE LOG/ROLLCALL

COMMISSIONER/ ADVISORY MEMBER	STAFF
Chair Bill Branigan	Derrick Tokos, Community Development Director
Commissioner Bob Berman	Sherri Marineau, Community Development Dept.
Commissioner Jim Hanselman (by video)	
Commissioner Gary East	
Commissioner Braulio Escobar	
Commissioner John Updike	
Commissioner Marjorie Blom (excused)	
Citizen Advisory Member Dustin Capri	
Citizen Advisory Member Greg Sutton (absent)	

AGENDA ITEM	ACTIONS
WORK SESSION MEETING	
CALL TO ORDER AND ROLL CALL	
a. Roll Call	None.
REVIEW DRAFT AFFORDABLE HOUSING CET CODE AMENDMENTS.	
a. Staff report	Mr. Tokos provided an overview of the amendments to NMC Chapter 3.20 pertaining to the affordable housing construction excise tax and the residential construction excise taxes being required to fund development incentives for affordable housing.
b. Discussion on amendments	Commission held discussions on changes pertaining to exemptions for construction excise taxes; the percent of area median income levels for affordable housing projects; sample impact fee assessments for residential development; net construction excise tax revenue from residential improvements offsetting fees for multifamily developments; upcoming multifamily projects in Newport; and affordable housing grant funds submitted to the State that are available for the public in Newport.
c. Commission feedback on amendments	Tokos received input from the Commission on edits to the document. Commissioners raised concerns that funds would go toward market rates that were 80 percent over median area income, and questioned the possibility of subsidizing rental payments with funds.

