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MINUTES

July 29, 2020
McMinnville Affordable Housing Task Force
Regular Meeting

10:00 am
ZOOM Online Meeting
McMinnville, Oregon

Members Present: Chairs Remy Drabkin and Kellie Menke, Howard Aster, Mark Davis, Alexandra Hendgen, Ethan MacKay, and Marcus Straw

Members Absent: Lindsey Manfrin, Jon Johnson, Alan Ruden, and Mary Stern

Staff Present: Heather Richards – Planning Director and Tom Schauer – Senior Planner

Others Present Lori Bergen, Mandy Gawf, Vickie Ybarguen, and Joyce Morrow

1. Call to Order

Chair Drabkin called the meeting to order at 10:00 a.m.

2. Minutes

- December 11, 2019

Task Force Member Menke moved to approve the December 11, 2019 minutes. The motion was seconded by Task Force Member Davis and passed unanimously.

3. Action / Discussion Items:

- HB 4212, Sections 9-17 (Emergency Shelter)

Planning Director Richards discussed HB 4001 which was not passed by the legislature and how it differed from HB 4212 which was passed. HB 4212 had language regarding emergency shelters being exempted from land use regulations for siting of the shelters for a period of time, however they would need to comply with building regulations. There was no dedicated, earmarked funding to build navigation centers in the bill like there was in HB 4001.

Alexandra Hendgen, YCAP, said without funding it would be a challenge to provide a navigation center, especially with the timeline for it. They were currently working on the motel project. They were open to the discussion and looking at funding opportunities and sharing resources.

Vickie Ybarguen, Housing Authority, said this was not something they had been involved with as they were working on other projects. They were interested in partnerships and this might be an area where they could do that.

- Update: Homelessness Programs (YCAP)

Mandy Gawf, YCAP, discussed the motel project. They had served 55 households, which was 86 people. There was a 65% positive exit rate. They were still providing food boxes, laundry, hygiene, and clothing support and case management. The motels continued to be great partners and had good communication when there were problems. They had been making progress on housing those who had been waiting a long time. They also secured additional funding to continue the program for two more months. She then discussed the Covid rent relief project which would run through December. To date they had distributed about \$350,000 to the community. She encouraged the Task Force to share the information about the rent relief program with those who had a need. They could also use donations for hotel kit items and any leads on landlords that wanted to partner with the project. Most of the people they were serving were singles or couples and they struggled to find one bedroom units under fair market housing and voucher payment limits. Another barrier was the lack of rental history for chronically homeless as well as criminal or eviction history.

Ms. Hendgen said they also received more funding for the runaway homeless youth population and there was an additional case manager in the youth outreach program to serve youth from age 11 to 24. There were transitional living apartments for youth who were over 18 and a safe shelter program for younger youth where they could stay for up to 21 days and work with host homes across the county. If they came across youth in need, she encouraged the Task Force to let them know about these programs.

- Update: Equity & Inclusion Discussion

Planning Director Richards said there had been discussions recently about inequity and social injustices occurring through municipal regulations. One of those was affordable housing and they were looking to see if McMinnville had inequities and barriers that needed to be addressed. Staff provided several documents to the Task Force to review. A subcommittee of the Task Force had been assigned to look at how to approach the process. Housing equity had many different meanings, not just in providing supply of housing but also access to wealth through home ownership and having equitable housing situations. Some of the ideas of the subcommittee were to host listening sessions, review the Philadelphia Housing Equity Plan and compare it with the draft McMinnville Housing Strategy Plan, bring in industry experts in housing equity for a joint Work Session with the City Council, Planning Commission, and Task Force, map housing and equity, develop GIS maps that overlay marginalized populations relative to the different housing products, develop a score card for quality of life amenities, map the age of homes, reach out to the Oregon Community Foundation and other philanthropic organizations, implement a rental maintenance program, partner with organizations that did home ownership classes with banks, and hosting the Fair Housing Council for a day of assessment. If the Task Force approved of the list, the items would be put into an action plan with priorities. She suggested bringing the programs and policies of the Housing Strategy Plan into that action plan and the Task Force would decide the priorities. She would bring the list to the next meeting.

There was discussion regarding awareness of the Housing Authority's programs for home ownership and what banks could do to support the programs, awareness of YCAP's policies and programs and relating those to the comments from the listening sessions, support for setting up a

Work Session, including the Hispanic community in the discussions, and concern about the housing age inventory and rehabbing older homes might raise the rent.

- Update: Action Plan - Evaluation of parking code as a barrier to affordable housing (*additional information to be distributed*)

Planning Director Richards said HB 2001 said cities could not require more than one off street parking space per dwelling unit. Cities were pushing back on that because they did not have transit or bike and pedestrian infrastructure that supported people not having vehicles. It had now evolved into a discussion on equity and the cost savings for not providing the off street parking was not necessarily translating down to the end user. She would bring this item back to the next meeting for discussion.

Committee Member Aster thought there needed to be more than one parking space per unit in McMinnville. It should be at least 1.5 spaces per unit.

4. Citizens Comments

Lori Bergen, Willamette Valley Medical Center, was interested in contributing to the motel kits. She would like to be kept informed about the Housing Authority project near the Comfort Inn and wanted to be of help in these programs.

Planning Director Richards said the Housing Authority project was in the public review process. The Planning Commission recommended approval of the project to the City Council and it would be going to the Council in August.

Ms. Ybarguen said they were working on the Norton Lang project and providing online classes for clients. They also had an area open for people to get forms and scheduling appointments for clients when needed, but otherwise they were working under the Covid restrictions and doing most of the work by phone and email.

It was reported that County Commissioner Kulla said the County was seeking funding to extend the motel shelter program. The Newberg Workforce Housing Consortium was looking for ways to subsidize workforce housing and he could connect the Task Force to that group. In his conversations with leaders in the Hispanic community, a big area of concern was immigrants not being to access Covid relief funding.

There was discussion regarding the CARES Act Fund being used for the motel shelter program.

5. Task Force Member Comments/Updates

Task Force Member Davis thought the Task Force should review the need for the homelessness subcommittee which had been disbanded six months ago.

Task Force Member Menke thought they were taking care of it through the Task Force.

Chair Drabkin said the Task Force had the entities needed at the table already and they were able to hear what the needs were and respond to them. She thought it was more effective than the subcommittee.

Task Force Member Hendgen agreed the process was effective currently and if they wanted to form a subcommittee in the future, they could do so.

6. Staff Comments/Updates

None

7. Adjournment

Chair Drabkin adjourned the meeting at 11:20 a.m.