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# MINUTES

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**September 23, 2020**  
**McMinnville Affordable Housing Task Force**  
**Regular Meeting**

**10:00 am**  
**ZOOM Online Meeting**  
**McMinnville, Oregon**

**Members Present:** Chairs Remy Drabkin and Kellie Menke, Mark Davis, Jon Johnson, and Mary Stern

**Members Absent:** Alexandra Hendgen, Lindsey Manfrin, Alan Ruden, and Marcus Straw

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

**Others Present** Scott Hill – Mayor, Lori Bergen, Howie Harkema, Yuya Matsuda, and Vicki Ybarguen

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## 1. Call to Order

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

## 2. Minutes

None

## 3. Action / Discussion Items:

- Update: Equity & Inclusion Discussion

Senior Planner Schauer said staff hired an intern to analyze the City's codes, regulations, and policies to see if there were options to remove barriers and incentivize housing equity and diversity. The work should begin soon and he explained the scope of work. The findings would be presented in October.

- Action Plan Work

Senior Planner Schauer discussed the short term action items that were to be completed by the end of December 2020. Some of the items were already in process and others needed to be started. One was to evaluate the parking code as a barrier to housing. The state's rulemaking around middle housing would pre-empt local parking regulations, such as cities could not require additional parking for ADUs. He thought they might want to hold off on this item until the rulemaking process was completed.

Task Force Member Davis was concerned about the lack of Task Force members in attendance at the meetings. More people needed to be involved before they moved forward with looking at the parking code. He thought maybe it was due to the time of the meetings.

Senior Planner Schauer said the other items were reviewing the emergency shelter zoning ordinance provisions and revise as necessary to provide allowance for tiny homes or temporary shelter to residents suffering from homelessness, allowing co-housing and group quarters, and evaluating the impact of a density bonus for developers including affordable housing units. For the emergency shelters, they had started work on a floating zone. At the same time bills were passed for authority for siting emergency shelters and funding, however there was a 90 day time limit for the funding. He asked how the Task Force wanted to move forward, such as picking up the floating zone again.

Planning Director Richards said this action plan item was included to look at ordinances that exempted land use regulations for siting of transitional housing in commercial and industrial areas. That became the floating zone discussion. The state legislature started having similar dialogue and the floating zone was put on hiatus. It also had significant opposition from the industrial development community. She asked if there was still a need to have this discussion for siting of transitional and emergency shelters. They had worked with many projects trying to get them off the ground and there had been a variety of different barriers, such as regulations and a site to do a project.

Howie Harkema, McMinnville resident, said the overnight camping program had seven permits and multiple sites across the City. There were about 20 people in the program. He thought there might be additional 90 day funding for HB 4212 for those communities who did not get funding previously. There was land by YCAP, but it would be expensive to purchase.

Chair Drabkin did not think that would be a funding source as the legislature had removed the funding from the program. They would need to have an entity with money ready to go, and that area would be controversial.

Planning Director Richards said they had increased beds at the Gospel Rescue Mission. She was not sure about what the next step should be.

Chair Drabkin said during the wildfires, land was made available for people to use as emergency shelters. She did not know why those same locations were not allowing shelters for the homeless. There was a growing at risk population and she did not want to let this inequity go.

There was discussion regarding what other cities were doing in these circumstances and agencies they could partner with.

Task Force Member Stern suggested partnering with Jodi Christensen with Regional Solutions.

Planning Director Richards could reach out to her as well as to DLCD. She would set up a meeting with the Task Force Chairs and Ms. Christensen.

The Task Force thought it was a valid point to raise that the homeless did not get the same attention and consideration as other people who were homeless during the wildfires.

Mr. Harkema would get the list of businesses who were willing to let evacuees stay on their properties to see if they would be willing to let homeless stay on their properties as well.

Senior Planner Schauer asked about the other items, evaluating density bonus for developers as an incentive for affordable housing units and updating regulations to allow co-housing and group quarters. There were still questions about how density applied to middle housing types. It might be wise to wait on that item for the other code changes regarding middle housing. The co-housing and group quarters could be looked independently from other upcoming work. Staff could explore it further.

Planning Director Richards said they already allowed group quarters if it was five unrelated people or less, but not more than five.

Chair Menke thought there needed to be more advertising of this program, especially for those who were rent and mortgage burdened. Mr. Harkema thought several people were already doing group quarters in their homes.

Chair Drabkin thought they should move the density bonus discussion to a long term action.

Senior Planner Schauer gave an update on the Praise project. They were continuing to fundraise and create a site plan for the project.

#### **4. Citizens Comments**

Vicki Ybarguen gave an update on the Housing Authority project. They were working on developing partnerships as well as the design and site plan. They had just hired the CM/GC for the project. This would be subsidized and transitional housing. The construction would most likely be in 2022.

#### **5. Task Force Member Comments/Updates**

Chair Menke suggested changing the meeting time.

There was discussion regarding meeting time options and the need for private developer representation on the Task Force.

#### **6. Staff Comments/Updates**

Planning Director Richards gave an update on the CBDG housing rehab grant. This was a grant to repair manufactured homes. They had approved 20 applications. There was a lengthy wait list for the program. They would be successful in deploying all the funds.

#### **7. Adjournment**

Chair Menke adjourned the meeting at 11:12 p.m.