



City of McMinnville
Planning Department
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MINUTES

December 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, Lindsey Manfrin, and Mary Stern

Members Absent: Alexandra Hendgen and Marcus Straw

Staff Present: Tom Schauer – Senior Planner

Others Present Lori Bergen, Howie Harkema, Carrie Martin, and Vicki Ybarguen,

1. Call to Order

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

2. Minutes

- February 26, 2020
- May 27, 2020

Task Force Member Menke moved to approve the February 26 and May 27, 2020 minutes. The motion was seconded by Task Force Member Stern and passed unanimously.

3. Agency Reports

- YCAP

The Task Force listened to a recording from Alexandra Hendgen. She discussed work with the Shelter Collaborative, increasing inclement weather beds in shelters, continuing the motel project, resuming street outreach, strategies for the upcoming Point-in-Time Count, update on the Rent Relief Program, creating a list of households that had not been served and looking for other funding for them, need for an additional rent relief package, increase in coordinated entry calls, continuing to run normal housing stabilization programs, and challenges to service delivery and access to funds.

Chair Drabkin said there was another release of funding and some of that would go to YCAP for the Rent Relief Program.

- HAYC

Vicki Ybarguen discussed landlord relief funding and the Housing Authority project. She discussed challenges to funding the project because McMinnville was considered an urban population instead of rural.

- Champion Team

Carrie Martin said they were at 63% of their fundraising goal which meant that they could stay open through February. Additional funding opportunities had opened for which they would be eligible.

Howie Harkema said they would like to get enough funding to be open through April, which would take \$20,000 more. They were hopeful that the funding would come through.

Task Force Member Manfrin said Health and Human Services was continuing to work with organizations on projects. They had multiple housing projects in McMinnville and those programs had successful outcomes, both from a cost savings perspective and overall health and well-being standpoint. They were about to break ground on a project in Sheridan that would provide 60 units. They hoped to start putting people in those units in May 2021. They were also working on preparations when vaccines were available for the homeless population.

4. Action / Discussion Items:

- Update of Affordable Housing Task Force composition, and provisions re: attendance, and quorum

Chair Drabkin said they were working on changing the composition of the Task Force which would have to be approved by both the Task Force and Council. They had been having a hard time keeping a few positions filled while having other representatives attend who were not members based on the guidelines that were set up when the Task Force was established. They wanted to have good representation from a variety of community stakeholders. They also wanted to include guidelines regarding attendance.

Senior Planner Schauer noted that it was Task Force Member Johnson's last meeting.

Task Force Member Stern had been in contact with Harold Washington to be a member representing developers. She could also look into possible youth member candidates.

Task Force Member Davis was concerned that all the non-profit members were moving to a non-voting status. He thought at least one should be a voting member. Chair Drabkin said that was a good point and this item would be brought back to the next meeting after some discussion about the suggestion.

Task Force Member Davis asked who they should contact if they knew they would not be able to attend a meeting. Chair Drabkin thought it would be Senior Planner Schauer, Vice Chair Menke, or her that could be contacted and they would share the information with the rest of the group.

- Support for continuation of hotel/motel program

Chair Drabkin said Ms. Hendgen spoke about the success of this program in her presentation. The City had contributed \$50,000 and the idea was raised that the City continue to support the program. There was Council support for that concept and they directed staff to identify where the funding would come from in the budget. She asked for a letter of recommendation from the Task Force to the City Council in

support of the idea. This program was acting as a navigation center. It had been so successful that as long as there were funding mechanisms available, YCAP was interested in continuing the program.

Task Force Member Manfrin said the program had started as a response to Covid to move people out of congregate shelter settings to housing. As they moved through the Covid event, the shift of the overall purpose would shift and in doing so there would need to be changes in the eligibility criteria. Those were conversations that would need to occur if it were to shift from a Covid response to a housing effort. She agreed there was value in having this program continue in the community.

Task Force Member Johnson thought the program benefitted both the homeless as well as the motels that were struggling with occupancy. He was in support of writing a letter of recommendation.

Chair Drabkin would bring back a draft letter to the next meeting.

- Legislative Concept LC 1684

Senior Planner Schauer said this concept was intended for the 2021 legislative session. It would bring back the provisions from HB 4001, which included some funding and siting regulations for emergency shelters. This might be help with the navigation center concept they were trying to build.

Task Force Member Menke questioned what could be done with the low amount of funding.

Task Force Member Davis thought it was still worth pursuing, especially to help with the navigation center. He was willing to keep track of this concept for the Task Force.

5. Citizen Comments

None

6. Task Force Member Comments/Updates

Mr. Harkema said Champion Team was sponsoring flu shots next Tuesday.

Chair Drabkin said the City of Newberg donated 7 homes to Sedcor to be given to families affected by the wildfires.

7. Staff Comments/Updates

Senior Planner Schauer said LCDC adopted the final administrative rules for middle housing. The Planning Department was working on code amendments to reflect these new standards. He said a member of OHCS might be able to attend Task Force meetings and assist with some of the issues.

8. Adjournment

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