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# MINUTES

**June 23, 2021**  
**McMinnville Affordable Housing Committee**  
**Regular Meeting**

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

**Members Present:** Chairs Remy Drabkin, and Kellie Menke, Katie Curry, Mark Davis, Alexandra Hendgen, Steven Iversen, Yuya Matsuda, Marcus Straw, and Vickie Ybarguen

**Members Absent:** Lori Bergen, Howie Harkema, and Lindsey Manfrin

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

**Others Present** Scott Hill - Mayor

## 1. Call to Order

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

## 2. Minutes

None

## 3. Agency Reports

### A. YCAP

Committee Member Menke gave a YCAP report including Covid protocols, funding and donations, housing stabilization, food bank, and youth services.

Committee Member Hendgen gave an update on Project Turnkey and the rental assistance program.

There was discussion regarding the funding and timing of Project Turnkey.

### B. HAYC

Committee Member Ybarguen reported on funding for Stratus Village, rental assistance for landlords, and emergency housing vouchers.

### C. Encompass Yamhill County

None

#### **4. Action / Discussion Items:**

- A. Breakout work sessions – Planning Director Richards said there was a Work Session scheduled with the City Council in September to discuss these items.

a. Community Land Trust, Land Banking

A group of Committee members worked on the Community Land Trust idea.

b. Construction Excise Tax

A group of Committee members worked on the Construction Excise Tax idea.

B. Briefing to full committee

Committee Member Menke said the Construction Excise Tax group had talked through the process and what the City of Newberg had done. There was concern about opposition and they suggested holding two or three meetings to provide information and get feedback.

Planning Director Richards said the Land Trust group talked about the Work Session scheduled with the Council in July to talk about annexation agreements. The Land Trust could be presented as a tool for affordable housing in annexation agreements. If the Council liked the idea, the Committee would continue to work on the logistics. They also discussed putting together a panel discussion of other cities that had done a Land Trust at the next Committee meeting as well as legacy donations for Land Trusts and making the Housing Authority the non-profit that held the land so the program could be County-wide.

C. Discussion of Homework

There was discussion regarding the webinar on House Bills related to affordable housing.

D. Mobile Home Discussion

Senior Planner Schauer discussed where mobile homes were allowed in the City. The standards required the homes to be pit set, but there were a number of parks that predated the standards that did not have the pit set installations. The problem was if one of these homes was replaced, the Code required the new home to be pit set which was a cost issue. He asked if the Committee wanted staff to work with the Planning Commission and look at it through the lens of affordability and long term value.

There was consensus for staff to move forward as proposed.

Chair Drabkin left the meeting.

#### **5. Citizen Comments**

None

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

Committee Member Matsuda discussed a pilot project that Zillow was proposing to match landlords with low income tenants.

Committee Member Curry said they were currently accepting homeowner applications until July 13.

## **7. Staff Comments/Updates**

Planning Director Richards discussed an upcoming meeting in September with Fair Housing representatives regarding protected classes and programs other cities were doing that were affecting outcomes.

## **8. Adjournment**

Chair Menke adjourned the meeting at 11:24 a.m.