



**City of McMinnville**  
**Planning Department**  
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# MINUTES

**July 28, 2021**  
**McMinnville Affordable Housing Committee**  
**Regular Meeting**

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

**Members Present:** Chairs Remy Drabkin and Kellie Menke, Lori Bergen, Katie Curry, Mark Davis, Howie Harkema, Steven Iversen, Lindsey Manfrin, Marcus Straw and Vickie Ybarguen

**Members Absent:** Alexandra Hendgen and Yuya Matsuda

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

**Others Present** Scott Hill – Mayor, Jacob Miller, Valerie Miller, Aileen O., and Kirby Neumann

## 1. Call to Order

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

## 2. Minutes

A. September 23, 2020

Committee Member Menke moved to approve the September 23, 2020 minutes. The motion was seconded by Committee Member Davis and passed unanimously.

## 3. Agency Reports

A. YCAP

Committee Member Menke reported on funding, housing stabilization, food bank, and grants.

B. HAYC

Committee Member Ybarguen reported on emergency housing vouchers and lack of funding for Stratus Village.

C. Encompass Yamhill County

Committee Member Harkema reported on the overnight safe car camping program, court advocacy, cooling shelters, and funding.

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

##### **A. Community Land Trust, Land Banking**

Planning Director Richards said they were putting together the panel of land trust experts to come to the August meeting. They had discussed with the Council the proposal to include land trusts and inclusionary zoning in annexation agreements. The Council was in favor of the idea.

Committee Member Ybarguen said the Housing Authority was very supportive of the idea as well and would have more conversations about being the non-profit agency for the land trust.

##### **B. Review of SDC Exemptions for Affordable Housing**

Planning Director Richards gave a presentation on affordable housing SDC exemptions. The current code allowed qualifying housing projects to receive an exemption from Transportation and Wastewater SDCs and 50% permit fee reductions. The house needed to be retained for affordable housing for ten years. A Certificate of Exemption was recorded on the property with the value of the exemption and the timeframe. Since the program was adopted, there had been 40 projects equating to \$229,266.50 grants to affordable housing projects in the form of SDC exemptions. Two additional projects were on the horizon. The code required Council evaluation of the program in 2021 to decide whether to continue the program, analyze revenue shortfalls in public facility updates that were currently underway, put a cap on the program, put another evaluation year on the program, or discontinue the program. She asked for a recommendation from the Committee that would be forwarded to the Council.

There was discussion regarding total SDC revenue collected per year, continuing the program as is, setting a review process in the future, and successes of the program.

Committee Member Davis moved to recommend to the Council to extend the program for another five years under the current conditions. The motion was seconded by Committee Member Menke and passed unanimously with Committee Members Ybarguen and Curry abstaining.

##### **C. City Center Housing Strategy – density, parking number and location**

Planning Director Richards gave an overview of the City Center Housing Strategy. The purpose of the project was to develop a strategy for increasing and incentivizing housing in the city center area. She explained the project area, barriers identified, residential pro forma, pilot project analysis, takeaways, action plan, and removing regulatory barriers.

There was discussion regarding making sure the housing remained housing and did not become lodging, steps for moving forward, and staff capacity.

Committee Member Menke moved to forward staff's recommendations to the Planning Commission for further consideration and action. The motion was seconded by Committee Member Davis and passed unanimously.

## **5. Citizen Comments**

Jacob Miller suggested instead of enforcement, there could be a group of first responders to help connect the homeless with services that were available.

Valerie Miller talked about the issue of services penalizing people who needed medication.

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

- ARPA Funds – Committee Member Davis said the City was going to get around \$7 million in ARPA funds. He thought this was an opportunity for some investments in affordable housing projects.

There was consensus to discuss this at the next Committee meeting.

- Turtledove Shelters – Committee Member Davis said these were mobile shelters for the homeless. One of their requests was to have places to park these mobile shelters. He thought they should invite the group to a meeting to explain what they were doing and how the Committee could help.

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

Planning Director Richards suggested a discussion at the next meeting on outreach to address the issue Mr. Miller raised.

## **8. Adjournment**

Chair Drabkin adjourned the meeting at 11:17 a.m.