

MINUTES

April 27, 2022
McMinnville Affordable Housing Committee
Regular Meeting

10:00 am
ZOOM Online Meeting
McMinnville, Oregon

Members Present: Chairs Remy Drabkin; Kellie Menke; Katie Curry; Philip Higgins; Steven Iversen; Vickie Ybarguen; Lori Bergen

Members Absent: Beth Caster; Yuya Matsuda, Lindsey Manfrin, and Alexandra Hendgen

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

Others Present: None

1. Call to Order

Chair Drabkin called the April 27, 2022 meeting of the McMinnville Affordable Housing Committee to order at 10:00 a.m.

2. Minutes

A. April 28, 2021

B. May 26, 2021

Council Member Mencke moved to approve the April 28, 2021 and May 26, 2021 minutes as presented, seconded by Committee Member Iverson. The motion was approved unanimously.

3. Agency Reports

A. YCAP

Kellie Menke provided an update on YCAP's programs, highlighting changes made to the Turnkey Program as well as a summary of the youth outreach program, the planned Navigation Center, and housing stability, and confirmed grant monies had been secured to open a youth outreach drop-in center in McMinnville.

B. HAYC

Vickie Ybarguen presented information about HAYC's Family Self-Sufficiency program, shared success stories, and summarized the CDBG Home Rehabilitation Grant Project. HAYC secured LIFT funding for the Stratus Project with the support of advocacy efforts adding a mid-urban category to LIFT, as well as a partnership with the Confederated Tribes of Grand Ronde, who would provide \$7 million in funds towards the project. Twenty Stratus units would be reserved for Grand Ronde members. Updates were provided regarding the design of the project, and it was noted that the Stratus units were intended for individuals within the 30 to 60 percent AMI income range.

C. Habitat

Katie Curry shared details about the ongoing construction of a single-family home for a family of five in the Aspire Development. The selection process for the next project, a shared-wall townhome, had been completed, with construction set to start in the fall. A fundraising event at Maysara Winery was scheduled for May 14th to raise funds for one of the units in the townhome.

D. Encompass Yamhill County

Howie Harkema reported Encompass signed an MOU with McMinnville Covenant Church for the Safe Overnight Car Park Program. Covenant would trial the program and then reach out to other area churches that may be willing to host the Safe Overnight Car Park Program. Updates were provided on the Sunday Suppers program, the sheltering program, and efforts to secure funding for air conditioners to place in community rooms, fire halls, and other locations throughout Yamhill County. Encompass planned to present to Newberg's City Council about their Safe Overnight Car Park Program. A sock drive was planned for May; details about drop-off locations were forthcoming. Information on donating to Encompass could be found on their website and social media platforms.

4. Action / Discussion Items:

A. Action Plan Update and Discussion

Chair Drabkin and the Committee thanked the City's Planning Department for their work on the Construction Excise Tax (CET). The CET was approved by the City Council and would provide income to support MAHC's efforts.

Tom Schauer reviewed the Committee's Action Plan document via a screen share, summarizing completed or near-completion items; state actions via legislation that could impact MAHC work; items outside of the Action Plan the Committee worked on; ongoing action items; immediate and short-term action items; density bonuses; items which needed additional from Committee members; changes to residential zoning districts the Committee needed to consider; community land trusts and land banking opportunities; work on the City's annexation procedures; impacts of the CET; the potential to explore programs established by statute for tax incentives for affordable housing; efforts to preserve affordable housing as land became scarce; the Navigation Center; Turtledove Shelters; and recommendations from MAHC for projects to be supported with ARPA funds.

In response to Committee Member questions, Staff clarified the City Council was seeking recommendations on the childcare provisions related to the CET, but additional work needed to be done before bringing the issue before the Committee.

Committee Members discussed the topic of disincentivizing tear-downs for rebuilds and the potential impact of property prices on what the City could experience in the future. Members noted developers often wished to tear down when it was possible to replace with higher-density or mixed residential and commercial use; such development could reduce the conversion of residential structures into short-term rentals since short-term rentals were often a symptom of low hotel availability.

Committee members discussed the intersection of affordable housing, parking, and mass transit. Heather Richards, Planning Director, noted McMinnville was the largest city serviced by Yamhill County Transit and mass transit's largest customer base was disabled or lower-income people without access to cars. It was possible McMinnville may be asked to increase financial participation in Yamhill County Transit. Chair Drabkin directed Staff to add mass transit considerations to the Committee's action plan when it was next brought before the Council for approval.

Committee Members discussed prioritization of immediate short-term actions and Staff suggested the topic of local sheltering and density bonuses for developers should be investigated more thoroughly in light of state legislation. Members agreed discussion of community land banking and land trusts was a priority. Lori Bergen would lead the MAHC workgroup forming recommendations for CET funds.

Within the next three weeks, voting members of the Committee would submit to Staff and Chair Drabkin a prioritization list based on open work still on the action plan. Staff was directed to gather information about childcare provisions included in the CET for presentation at the next MAHC meeting.

5. Citizens Comments –

Mark Davis stated it was positive MAHC would have monies from the CET to move its work forward.

6. Task Force Member Comments/Updates – None

7. Staff Comments/Updates

Mr. Schauer announced the Committee could transition back to in-person meetings in a hybrid format. Committee members agreed in-person meetings were more effective.

8. Adjournment

There being no further business, Chair Drabkin adjourned the meeting at 11:21 a.m.