

MINUTES

June 22, 2022
McMinnville Affordable Housing Committee
Regular Meeting

10:00 am
ZOOM Online Meeting
McMinnville, Oregon

Members Present: Remy Drabkin; Kellie Menke, Lori Bergen, Mark Davis, Howie Harkema, Philip Higgins, Steve Iversen, Yuya Matsuda, Vickie Ybarguen, and Lindsey Manfrin

Members Absent:

Staff Present: Tom Schauer – Senior Planner

Others Present: Becky Isom – OHCS

1. Call to Order

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

Lori Bergen, Willamette Valley Medical Center, noted this was her last meeting before retirement. Chair Drabkin thanked Bergan for her service, stating she had been an active member of the task force who had done incredible work.

2. Guest – Information Sharing

A. Becky Isom, OHCS: Land Acquisition Revolving Loan Program

Becky Isom, Oregon Housing and Community Services, described the Land Acquisition Loan Program, funding details, and loan parameters, noting the information was detailed on the website and the fund's distribution plan as shown to Committee members. Ms. Isom answered clarifying questions from Councilors regarding the loan-to-value; the number of applications received; availability of current funding information on the website; contact information for information regarding current funding information; property and underwriting criteria; additional funding sources; required third-party reports for loan applications; challenges and experiences in other jurisdictions; profit/non-profit partnerships; the LIFT program the loan program's use in conjunction with community land trusts; and ongoing compliance reporting requirements.

3. Agency Reports

A. YCAP

Director Manfrin provided an update on the housing dollars coming to YCAP. In addition to the lease and the funds coming from the County to YCAP for that project, YCAP was expecting \$2.8 million in funds specifically for behavioral health housing. YCAP had convened a group, which included some Committee members, resulting in proposals to increase transitional treatment and recovery homes, increase low-shelter house and low-barrier sheltering in the community, and identify specific, concrete needs for those experiencing homelessness. YCAP was continuing to look at other partnerships and talking with the Housing Authority about its new units and how YCAP might be able to support a couple of dedicated spaces for individuals who experienced mental health challenges and had mental health needs.

B. HAYC

Vickie Ybarguen provided an update on grant funding and funding applications and the program's Rent Café, as well as voucher utilization numbers. In response to questions from fellow Committee members, Ms. Ybarguen provided additional details on the programs online application and stated she believed voucher utilization increases could be due in part to the HHS project in Sheridan.

C. Habitat – no update provided

D. Encompass Yamhill County

Howie Harkema provided an update on the coordination and use of warming and cooling centers throughout Yamhill County, the sock drive, and the programs efforts to secure funding for additional air conditioning in outlying areas without a cool room to give more cooling center coverage to Yamhill citizens.

4. Action / Discussion Items:

A. Update Lori Bergen/CET workgroup

Lori Bergen provided an update on the Construction Excise Tax (CET) workgroup, which included herself, Philip Higgins and Vickie Ybarguen, and met on June 16th. She noted the workgroup was learning from other communities as the process unfolded and wondered if there was funding forecasting which could be used to determine funds for the next year or two based on industrial and residential permitting. The group discussed forecasting and projected available funds. Tom Schauer, Senior Planner, would provide numbers of land available currently and ballpark what the City could expect to be built in any given year. Multi-dwelling units and commercial/industrial were less predictable in terms of averages. The Committee and Staff discussed how the Urban Growth Boundary and annexed lands could impact the CET. Mr. Schauer would provide the Committee the information on what was used to estimate the CET amount for the Council for the ordinance of option two.

Committee members discussed how funds could be used and the administrative costs. Chair Drabkin noted the program needed to be able to pay for itself; the City was not in a position to subsidize the program with Staff time or City monies.

The Committee discussed the process to fill Ms. Bergen's seat on the workgroup and MAHC. Chair Drabkin verified anyone could apply but reminded Committee members to be conscious

about the makeup of the committee and encouraged them to think of people different from themselves in order to have diversity of representation on the board to encourage different viewpoints.

B. Information Sharing: Community Land Trust and Land Bank

Tom Schauer, Senior Planner, provided a summary of the information included in committee members packets and Committee members remarked the information was interesting and suggested Community Land Trust Programs could be run through the Yamhill County Affordable Housing Commission. Mr. Schauer clarified the idea with land banking was that could be disposed of to meet any type of affordable housing need, whether ownership product or rental housing. A community land trust focused on ownership opportunities and with the ownership component, the buyer bought the home, and the land trust bought the land which reduced the cost for the buyer. The product retained affordability overtime but did not build as much equity because the home would need to be resold to someone with qualifying income limits. The seller would still realize gains in the value of the home but could not sell it to someone who would not qualify under the income limits. Committee members discussed programs in neighboring jurisdictions and Chair Drabkin summarized the meeting, directing Staff to gather more information on community land trusts and land banking, CET development and a new committee structure. Committee members were asked to consider new recruits for MAHC.

5. Citizens Comments

None

6. Task Force Member Comments/Updates

None

7. Staff Comments/Updates

Tom Schauer stated the City had received the building plans for the Baker Street Lofts at the corner of Baker and Handley. At one point, the developer considered incorporating SR units, however, the newly adopted Residential Design and Development Standards for affordable housing had decreased parking requirements and allowed the developer to increase the number of units from 17 to 24. The building plans indicated all units would be affordable housing.

8. Adjournment

Chair Drabkin adjourned the meeting at 11:18 am.