



MINUTES

August 23, 2023
McMinnville Affordable Housing Committee
Regular Meeting

10:00 am
ZOOM Online Meeting
McMinnville, Oregon

Members Present: Remy Drabkin, Kellie Menke, Katie Curry, Frank Foti, Rachel Flores, Steve Iversen, Miriam Vargas-Corona, Vickie Ybarguen, and Kenneth Cash Yount.

Members Absent: Philip Higgins, Carrie Martin, Maeshowe Pierce, Howie Harkema, Lindsey Manfrin, and Alexandra Hendgen

Staff Present: Tom Schauer – Senior Planner

Others Present Scott Unger – News-Register, Andria Shinn, and Edward Taub

1. Call to Order

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

2. Minutes

None

3. Information Sharing/Action Items:

A. Action Plan

Senior Planner Schaer said at the last meeting they prioritized the items on the Action Plan. The top two items were density bonuses and community land trust. He reviewed how density bonuses worked, changes to state law and local zoning ordinances regarding middle housing standards, City Center Housing Strategy, parking requirements for different housing types, and density. Density bonuses were about how many units could be built on a lot and most of the City's zones did not have a maximum density. A density bonus would not be provided in the City other than in the new R-5 district and no properties had been rezoned to the R-5 yet. He then discussed new ORS 197.3044 where density bonuses applied to affordable housing applications. He did not think there was any action to be taken on density bonuses at this time as they could increase density under current state law.

There was discussion regarding being mindful of infrastructure and capacity to meet the density, especially for sewer. The Committee had to decide if they wanted to pursue greater density than what was already allowed or focus on evaluating other things.

Senior Planner Schauer thought there should still be discussions about density transfers and minimum lot sizes for different zones. He explained SB 458 for dividing property for home ownership.

There was discussion regarding educating builders and developers about these programs, creating a deed restriction program, using Urban Renewal to bring in affordable housing projects, and small lot ownership. Staff would bring back more information about density transfers.

4. Agency Reports

A. YCAP

Committee Member Menke said they were bringing on a new YCAP Board member in September.

B. HAYC

Committee Member Ybarguen gave an update on the Stratus Village project. Senior Planner Schauer said the application went to the Planning Commission, who had continued the hearing to September 21.

C. Habitat

Committee Member Curry gave an update on the Aspire development.

D. Encompass Yamhill County

None.

E. Henderson House

Committee Member Flores said their services had reached 76% more clients than the prior year. They were still looking for opportunities for transitional shelters for clients.

F. Unidos

Committee Member Vargas-Corona reported on their resource navigation program. She might have a schedule conflict for upcoming Affordable Housing Committee meetings, but she would send a representative when she could not attend.

G. Yamhill County HHS

None.

5. Citizens Comments

None.

6. Committee Member Comments/Updates

None.

7. Staff Comments/Updates

Senior Planner Schauer discussed retention of rural designations for the USDA program and the state's definition of affordable housing.

Committee Member Drabkin said next week they would be hosting the director of Oregon Housing Community Services. She had also hosted regional mayors on developing a housing initiative and had hosted an early childcare providers roundtable regarding funding for childcare facilities. She then discussed the current issue of chronic absenteeism in schools.

8. Adjournment

Vice Chair Menke adjourned the meeting at 11:10 a.m.