

MINUTES

November 22, 2023
McMinnville Affordable Housing Committee
Regular Meeting

10:00 am
ZOOM Online Meeting
McMinnville, Oregon

Members Present: Kellie Menke, Zack Geary, Rachel Flores, Philip Higgins, Maeshowe Pierce, Lindsey Manfrin, and Miriam Vargas Corona

Members Absent: Vickie Ybarguen, Katie Curry, Steve Iversen, Carrie Martin, Kenneth Cash Yount, Howie Harkema, and Alexandra Hendgen

Staff Present: Heather Richards – Community Development Director and Tom Schauer – Senior Planner

Others Present Scott Unger – News-Register, Mark Davis, Ed Taub, and Mike McNally

1. Call to Order

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

2. Minutes

None

Community Development Director Richards discussed a new house bill that would reconstitute a housing bill that did not pass last year. She explained the different aspects of the new bill as compared to the previous one. The density requirement in the new bill was 10 units per acre, which would not allow for a variety of housing types. She described the adjustments program, which allowed developers to get out of the design standards which leant to the livability of a project. She thought those types of elements were not that capital intensive, especially with the long-term livability cost. She asked what the Committee thought about this proposal.

There was discussion regarding adapting to the house bill and making sure there were livable spaces nearby even if they weren't provided by the developer, how the proposal was not equitable, there was no assurance that the housing would be affordable, issues with the project not being financeable, housing supply issues for all incomes, and how this would not result in less cost for projects.

Community Development Director Richards would forward her response to the Committee for further comments.

3. Information Sharing/Action Items:

- Density Bonus/Small Lot Allowance

Senior Planner Schauer reviewed the draft document for small lot allowances. This was an incentive for ownership opportunities for affordable housing and small-scale rental products. These lots would be deed restricted to provide affordable housing for both households earning 60-80% AMI and those earning below 60% AMI. For those 60-80% AMI, one lot may be reduced below the minimum lot size of the zone and for those below 60% AMI, two lots may be reduced below the minimum lot size of the zone. No more than 50% of lots within the subdivision shall be reduced through small lot allowances. Setbacks would be adjusted as well. The small lots would be distributed throughout the subdivision so they were not all located within the same block. The deed restricted units may be rental or ownership units and may be any housing type permitted within the zoning district. He then shared the small lot allowance example calculations spreadsheet.

There was discussion regarding the incentives and how many more lots developers would be getting, how deed restricted lots might affect the cost of the other units or delay the sale of the non-deed restricted lots, how since there were supply constraints it was a viable option, different ratios of deed and non-deed restricted lots, finding partner developers, and next steps.

Senior Planner Schauer would send out the spreadsheet for more comments.

4. Agency Reports

A. YCAP

None

B. HAYC

None

C. Habitat

None

D. Encompass Yamhill County

None

E. Henderson House

Committee Member Flores gave a shout out to Yamhill Community Care for funding a grant for them to have an additional advocate and do more outreach in the County.

F. Unidos

None

G. Yamhill County HHS

Committee Member Manfrin said they were able to get two of their three contracts pushed out for housing specific to the behavioral health population.

5. Citizens Comments

Edward Taub, McMinnville resident, volunteered for Operation Generation and that group was very interested in community land trust opportunities. He thanked staff for their quick response to questions.

6. Committee Member Comments/Updates

None

7. Staff Comments/Updates

None

8. Adjournment

The meeting was adjourned at 11:08 a.m.