



MINUTES

January 24, 2024
McMinnville Affordable Housing Committee
Regular Meeting

10:00 am
ZOOM Online Meeting
McMinnville, Oregon

Members Present: Kellie Menke, Vickie Ybarguen, Zack Geary, Tracy Haas, Rachel Flores, Phillip Higgins, Steve Iverson, Lindsey Manfrin, and Katie Curry

Members Absent: Frank Foti, Howie Harkema, Miriam Vargas-Corona, Carrie Martin, Kenneth Cash Yount, and Alexandra Hendgen

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

Others Present Mark Davis, John Rickert, and Ed Taub

1. Call to Order

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

2. Swearing in of New Committee Member Tracy Haas

Chair Menke swore in new Committee Member Haas.

3. Selection of Chair and Vice-Chair

The Committee selected Kellie Menke as Chair and Zack Geary as Vice Chair for 2024.

4. Minutes

None

5. Information Sharing/Action Items:

A. Density Bonus/Small Lot Allowance

Senior Planner Schauer gave a background on density bonuses and how with new state legislation, there were no density restrictions anymore and no need for density bonuses for most residential zones except the R-5 zone and there was no property with that zone in the City currently. Other density incentives were reviewed and the Committee wanted to move forward with small lot allowances. The Committee had looked at the draft document for density transfers for constrained properties. They had talked about whether the incentives would be enough for affordable housing,

and after he ran the numbers, he questioned if it would be utilized as it was very restrictive. There was also a proposal for a higher level of subsidy and other provisions for deed restricting units rather than lots. He had come up with a new recommended incentive, to deed restrict a certain number of lots and allow 90% of the remaining site at the minimum lot size of the zone to be developed. If they deed restricted a number of lots at a higher level of subsidy, then allow 80% of the site at the minimum lot size. This would allow reduction in lot size and give developers more lots with about half deed restricted and half market rate lots.

There was discussion about vetting the idea with developers and how it was important to get the tool going and tweak it as necessary.

Committee Member Geary moved to forward to the Planning Commission the density bonus/small lot allowance proposal as described by staff. The motion was seconded by Committee Member Ybarguen and passed unanimously.

B. Work Plan Review

Senior Planner Schauer said this was a three-year work plan. He explained what had already been accomplished and items still to be done. The community land trust item and prioritizing the work plan could be done at the next meeting. He noted a Housing Planner had been hired and would start in February.

There was discussion regarding the governor's housing program and possible funding for infrastructure and progress on long term action #1, evaluate transfer of density for protection of natural features.

6. Agency Reports

A. YCAP

Chair Menke said YCAP had received information on SB 5506, received funding for the regional foodbank, warehouse renovations, and delivery vehicle costs, and approved the purchase of a vehicle. The 2024 Melt Down event kicked off February 1. She discussed a grant application from Yamhill County HHS and new YCAP Finance Director.

B. HAYC

None.

C. Habitat

Committee Member Curry reported they had sold one of their townhouses and another one was ready to sell. Four additional ones were in the works. Next month they were doing a Habitat at the Capital event. There had been an issue with the playground installation and a new company would uninstall the equipment and reinstall it again safely.

D. Encompass Yamhill County

None.

E. Henderson House

Committee Member Flores said they were conducting the PIT count starting today.

F. Unidos

None.

G. Yamhill County HHS

Committee Member Manfrin said they had almost completed the Sheridan project. They were continuing to look for a house to support a transitional treatment and recovery home startup to serve 4-5 families.

7. Citizens Comments

John Rickert, McMinnville resident, discussed his interest in the City's efforts to address houselessness and affordable housing.

Edward Taub, volunteer with Operation Generation, asked about the status of the navigation center and Aspire development. Chair Menke explained the navigation center was fully funded and should be completed by June 2024. Committee Member Curry explained where the Aspire development was located.

8. Committee Member Comments/Updates

None.

9. Staff Comments/Updates

Community Development Director Richards shared how the City was working with Representative Elmer on a bill for workforce housing. The chair of the housing committee had agreed to schedule a public hearing the first week of the short session and they were soliciting letters of support for the bill. She asked for a letter from the Committee.

There was consensus to forward a letter of support. Personal letters of support were also welcome.

Committee Member Higgins noted that Senator Wyden had proposed a workforce housing tax credit that mirrored the low-income housing tax credit bill.

Community Development Director Richards discussed the interview process and selection of the new Housing Planner.

10. Adjournment

Chair Menke adjourned the meeting at 10:57 a.m.