



MINUTES

May 22, 2024
McMinnville Affordable Housing Committee
Regular Meeting

10:00 am
Hybrid Meeting
McMinnville, Oregon

Members Present: Kellie Menke, Tracy Haas, Rachel Flores, Phillip Higgins, Steve Iverson, and Katie Curry

Members Absent: Zack Geary, Frank Foti, Howie Harkema, Miriam Vargas-Corona, Vickie Ybarguen, Kenneth Cash Yount, Carrie Martin, Lindsey Manfrin, and Alexandra Ball

Staff Present: Community Development Director Heather Richards and Associate Housing Planner Evan Hietpas

1. Call to Order

Chair Menke called the meeting to order at 10:07 am.

2. Minutes

- A. May 25, 2022, Exhibit 1
- B. June 22, 2022, Exhibit 2
- C. July 27, 2022, Exhibit 3
- D. August 24, 2022, Exhibit 4
- E. October 26, 2022, Exhibit 5
- F. December 21, 2022, Exhibit 6
- G. February 22, 2023, Exhibit 7
- H. March 22, 2023, Exhibit 8

Committee Member Iverson moved to approve all minutes as presented. Committee Member Higgins seconded the motion, which passed unanimously. (Ayes: Menke, Haas, Flores, Higgins, Iverson, and Curry. Nays: None.)

3. Citizen Comments

None

4. Discussion Items:

A. Transitional Housing –

- Associate Housing Planner Hietpas presented the Staff report on transitional housing, summarized prior Committee discussions, and reviewed Staff's recommended Code amendments with some updates not included in the meeting packet. A copy of the PowerPoint would be sent to Committee members.
- Questions and comments from Committee members were addressed.
- Key Committee discussion points included balancing affordability, durability, and long-term land use flexibility related to foundation and infrastructure, as well as lowering resident qualification criteria to 0 to 40 percent of area median income (AMI), with lower thresholds for domestic violence survivors.
- After additional discussion with Staff about the Code amendments, the Committee consented to a joint work session with the Planning Commission to discuss the proposed zonings, agreed to continue dialogue on details of parking including off-site shared parking, and supported annual reporting requirements with a three-year internal evaluation.

B. Prefabricated Housing – Item was not addressed

5. Agency Reports

- A. Habitat for Humanity - Committee Member Curry reported four homes in Aspire nearing sale, six sold in the past six months, and construction started on two more. A new repair program was also launched to help low-income homeowners remain housed.
- B. Henderson House - Committee Member Flores reported Henderson House expanded emergency shelter to 90 days, collaborated with YCAP on placing 11 families in affordable housing, and was working with Mackenzie Architects on a 20-to-30-unit transitional shelter and advocacy center. She addressed Committee questions.
- C. Virginia Garcia Clinic – Guest Faviola Romero described assisting houseless patients, noted rising housing and food insecurity, and outlined her work with Yamhill Community Care Organization (YCCO) helping Medicaid members access flex funds, health-related social needs benefits funds, and upcoming housing benefits funds. She addressed Committee questions, and Committee Member Flores provided additional details.

6. Committee Member Comments/Updates

None

7. Staff Comments/Updates

Associate Housing Planner Hietpas and Community Development Director Richards reported that Staff has begun work on the Housing Production Strategy, including forming focus groups to assess the needs of those currently not active in the housing market.

8. Adjournment

Adjournment at 11:34 a.m.