



MINUTES

September 25, 2024
McMinnville Affordable Housing Committee
Regular Meeting

10:00 am
Hybrid Meeting
McMinnville, Oregon

Members Present: Kellie Menke, Zack Geary, Tracy Haas, Rachel Flores, Steve Iverson, Carrie Martin, Lindsey Manfrin, and Katie Curry

Members Absent: Vickie Ybarguen, Frank Foti, Phillip Higgins, Howie Harkema, Miriam Vargas-Corona, Kenneth Cash Yount, 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 10:00 am.

2. Minutes

A. January 24, 2024 – Exhibit 1

Committee Member Geary moved to approve the minutes of January 24, 2024 as presented. Committee Member Iverson seconded the motion, which passed 8 to 0. (Ayes: Menke, Geary, Haas, Flores, Iverson, Martin, Manfrin, and Curry. Nays: None.)

3. Citizen Comments

None

4. Discussion Items:

A. Housing Production Strategy –

- Beth Goodman, ECONorthwest, gave a presentation on the development of a Housing Production Strategy (HPS), reviewing the City's housing planning efforts, housing needs, barriers to housing, existing housing policies, potential action items to consider, and next steps. During the presentation, she and Staff answered clarifying questions from Committee members.
- During the presentation, the Committee and Staff discussed, with comments from Ms. Goodman, barriers to affordable housing, accommodations for people with disabilities,

housing types, system development charges (SDCs), transitional housing, childcare resources, and potential development and design Codes.

5. Agency Reports

- A. Henderson House - Committee Member Flores reported on their annual fundraiser and ad hoc committee meetings.
- B. Habitat for Humanity - Committee Member Curry reported on homes being built for households with a disabled person and a new repair program for low-income homeowners.

6. Committee Member Comments/Updates

None

7. Staff Comments/Updates

- A. Transitional Housing Code Amendments
 - Associate Housing Planner Hietpas reported on the Planning Commission's work session, which included a presentation by Rogue Retreat on transitional housing models. He and Community Development Director Richards reported on the City Council's upcoming work session to discuss transitional housing.
 - **Chair Menke** recommended that Staff share the Row Retreat's presentation with City Council.

8. Adjournment

Adjournment at 11:28 a.m.