

# MINUTES

**March 26, 2025**  
**McMinnville Affordable Housing Committee**  
**Regular Meeting**

**10:00 am**  
**Hybrid Meeting**  
**McMinnville, Oregon**

**Members Present:** Scott Cunningham, Katie Curry, Rachel Flores, Lindsey Manfrin, Mandee Tatum, Amber Hansen-Moore, Brian Everest, Emily Johnson, Vickie Ybarguen, Phillip Higgins, and Jennifer Nice

**Members Absent:** Tracy Haas, Sal Peralta, and Kenneth Cash Yount

**Staff Present:** Evan Hietpas – Associate Housing Planner and David Berniker – Planning Manager

**Others Present** Beth Goodman

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## 1. Call to Order

Chair Flores called the meeting to order at 10:01am.

## 2. Minutes

None

## 3. Citizens Comments

None

## 4. Discussion Items

### A. Housing Production Strategy

Associate Housing Planner Hietpas presented the Staff report on the final Housing Production Strategy (HPS), noting the adoption timeline necessary to qualify for grant funding.

Beth Goodman, Consultant, ECONorthwest, provided background information about the 16 actions included in the HPS, answered clarifying questions from Committee members about the HPS, and presented the recommended actions via PowerPoint, detailing the purpose, impacts, funding requirements and implementation timeline for each action.

During the presentation, Committee members discussed with Staff and asked questions about rezoning land to R-5, implementation timelines, requiring a mix of housing types on annexed land, the need for accessible design, the multiple-unit tax exemption (MUPTE) program, uses of publicly owned land, demolition fees, and manufactured housing.

Discussion ensued regarding construction excise taxes (CETs), how the actions in the HPS will be assessed by the State, and actions that are unique and specific to McMinnville. Staff requested feedback from Committee members by April 7, 2025.

## **5. Agency Reports**

### **A. Habitat for Humanity**

Committee Member Curry reported on the Aspire subdivision and efforts to purchase and lease land.

### **B. Henderson House**

Chair Flores reported on the new executive director.

### **C. YCCO**

Committee Member Johnson reported on open funding opportunities.

### **D. YCAP**

Committee Member Hansen-Moore reported on youth drop-in centers, utility and weatherization assistance, the food bank, shelter programs, and rental assistance.

### **E. HAYC**

Committee Member Ybarguen reported on Stratus Village and the housing rehabilitation program.

### **F. Yamhill County HHS**

Committee Member Manfrin reported on the permanent supportive housing program.

### **G. Encompass Yamhill Valley**

None

### **H. Unidos**

None

## **6. Committee Member Comments/Updates**

None

**7. Staff Comments/Updates**

Associate Housing Planner Hietpas reported on next month's meeting agenda.

**8. Adjournment**

The meeting adjourned at 11:30am.