

RESOLUTION NO. 2020-08

A Resolution adopting the Affordable Housing Action Plan, 2020 – 2022.

RECITALS:

The City of McMinnville understands the value and need for affordable housing in the City of McMinnville; and

The McMinnville would like to increase the availability of affordable housing for no-income, low-income and moderate-income residents of the City of McMinnville; and

The City of McMinnville created a McMinnville Affordable Housing Task Force on April 26, 2016, with Resolution No. 2016-20; and

Since that time, the Task Force completed an initial action plan; and

At their meeting on December 11, 2019, the Affordable Housing Task Force drafted an Affordable Housing Action Plan, 2020-2022, for the City Council to consider.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF McMINNVILLE, OREGON, AS FOLLOWS

Section 1. Action Plan. The City Council approves the Affordable Housing Task Force Action Plan attached as Exhibit A.

Section 2. Repealer. This resolution updates previous resolutions concerning the previous Action Plan, and it repeals prior resolutions, replacing them with the updated provisions of this resolution.

Section 3. Effective Date. This Resolution and these appointments will take effect immediately.

Adopted by the Common Council of the City of McMinnville at a meeting held the 11th day of February 2020 by the following votes:

Ayes: Drabkin, Garvin, Geary, Stassens, Menke

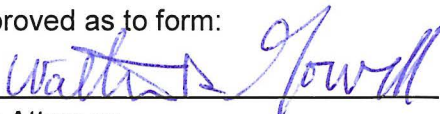
Nays: _____

Approved this 11th day of February 2020.



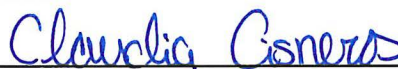
MAYOR

Approved as to form:



City Attorney

Attest:



City Recorder

EXHIBIT A

AFFORDABLE HOUSING TASK FORCE ACTION PLAN

ON-GOING:

1. Evaluate Programs to Fund Affordable Housing (City Influence):
 - Transient lodging tax funds for affordable housing
 - Urban renewal funds or tax increment financing
 - Construction Excise Tax
 - Community Development Block Grant funds
2. Support Partners Pursuit of Affordable Housing Funds for:
 - Low Income Housing Tax Credit
 - Home Ownership Programs
 - Oregon Affordable Housing Tax Credit
 - Housing Rehabilitation Program
 - State Affordable Housing Funding

IMMEDIATE/SHORT-TERM ACTIONS (COMPLETED BY 12/31/20)

1. Review emergency shelter zoning ordinance provisions and revise as necessary to provide allowance for tiny homes or temporary shelter to residents suffering from homelessness.
2. Evaluate the impact of a density bonus for developers including affordable housing units.
3. Allow Duplexes, Cottages, Townhomes, Row Houses and Tri- and Quad-Plexes in single family zones with appropriate design and development standards.
4. Promote infill development, allowing flexibility in existing zones with appropriate design and development standards.
5. Allow Co-Housing and Group Quarters (SROs, etc.)
6. Allow small or “tiny” homes and identify opportunities for tiny home developments.
7. Evaluate parking code as a barrier to housing.

MID TERM ACTIONS (COMPLETED BY 12/31/21)

1. Develop a High-Density Residential Zone
2. Develop a Community Land Trust
3. Pursue a land bank for affordable housing
4. Advocate for Inclusionary Zoning enablement – State Legislation and Annexation Processes
5. Explore a Multiple Unit Limited Tax Exemption Program (Locally enabled and managed)
6. Explore an affordable housing property tax abatement

LONG TERM ACTIONS (COMPLETED BY 12/31/22)

1. Evaluate transfer of density for protection of natural features.
2. Develop financial incentives supporting inclusionary zoning.
3. Explore a vacant property tax

4. Explore a fee for demolition of affordable home for expensive home.

NOTE 1: Inclusion of an item on the Action Plan means the item will be vetted and evaluated. Inclusion of an item on the Action Plan does not presume a specific action or outcome for any item before it has been vetted and evaluated. The McMinnville City Council is the final decision-making body for the approval of any item on the Action Plan.

NOTE 2: HB 2001 requires cities to address “middle housing” types by June, 2022. Section 4 of HB 2001 also requires the following:

In adopting regulations or amending a comprehensive plan under this section, a local government shall consider ways to increase the affordability of middle housing by considering ordinances and policies that include but are not limited to:

- (a) Waiving or deferring system development charges;
- (b) Adopting or amending criteria for property tax exemptions under ORS 307.515 to 307.523, 307.540 to 307.548 or 307.651 to 307.687 or property tax freezes under ORS 308.450 to 308.481; and
- (c) Assessing a construction tax under ORS 320.192 and 320.195.