

RESOLUTION NO. 2018-51

A Resolution amending the composition and scope of charge of the Affordable Housing Task Force.

RECITALS:

After extensive research, the City Council determined in September 2015, the best way to assist Citizens who are experiencing homelessness or who are on the verge of losing their current home was to increase housing availability for low and no-income families. To support this policy, the Council directed the formation of an Affordable Housing Task Force with the task of developing an action plan to meet this focus.

Since that time, the Task Force completed an initial action plan and proposed formal adoption of the Affordable Housing Task Force charter language and the action plan itself.

On April 26, 2016, the City Council created the Affordable Housing Task Force by Resolution 2016-20.

At its August 22, 2018 meeting, the Affordable Housing Task Force voted to recommend changes to its composition and scope.

The change in composition will replace the non-voting representative of the Planning Department with a voting Citizen at Large, providing for broader citizen representation. The Planning Department will continue to provide staff support to the task force.

The change in scope will broaden the charge of the Task Force to address a wider range of affordable housing to also include housing affordable to citizens earning 80-120% of area median income, often defined as "workforce housing".

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF McMinnville, OREGON, that the provisions governing the composition and scope of charge of the Affordable Housing Task Force, originally established by Resolution 2016-20, are hereby amended as provided below:

1. The McMinnville Affordable Housing Task Force shall review and recommend to the Council, policies and or amendments to current zoning ordinances, Building Division review processes, System Development Charge fees, street standards and other governmental policies that encourage increased access to and construction of housing for citizens earning 80% **120%** or less of McMinnville's median income as defined by the U.S. Department of Housing and Urban Development. In coordination with the City Council, the Affordable Housing Task Force shall review its action plan annually and amend as warranted.
2. The McMinnville Affordable Housing Task Force shall consist of nine members including two Council members, ~~one member of the planning department (non-voting)~~, **one citizen at large**, two representatives from the building community, one representative from the bank or finance community, one representative from the business community, and two representatives from the nonprofit or housing sector. Initially members will be appointed by the Council in the following manner:

- a. Of the initial members of the Task Force who are not Councilors ~~or City Staff~~, approximately one third will serve three year terms (a full term), one third will serve two year terms and one third will serve one year terms. These initial members will be appointed by majority vote of the Council in the month following adoption of the Establishing Resolution.
 - b. Subsequent members who are not Councilors ~~or City Staff~~ will be appointed by the Council with advice from the Task Force to serve three year terms.
 - c. City Councilor positions will be filled by appointment by the Mayor upon approval of a majority of the City Council. ~~The planning department member will be assigned by the City Manager.~~
 - d. Initial members will be credited a full year of participation during the year of establishment. Subsequent years of service will be from Jan 1 through December 31.
3. The McMinnville Affordable Housing Task Force may establish sub-committees to address certain goals, maximizing the expertise of the greater McMinnville community.
 4. The McMinnville Affordable Housing Task Force will present an action plan progress report to the Council for their approval by no later than ~~May~~ **December** of each year starting in 2017. Based upon this report, amendments to the adopted action plan (see Exhibit A) may be considered by the City Council.

Adopted by the Common Council of the City of McMinnville at a meeting held the 11th day of September 2018 by the following votes:

Ayes: Drabkin, Garvin, Menke, Peralta, Stassens

Nays: _____

Approved this 11th day of September 2018.



MAYOR

Approved as to form:



CITY ATTORNEY

EXHIBIT A

McMinnville Affordable Housing Task Force Action Plan (Updated by Resolution No.2017-52)

Immediate/ Short Term Actions (Due date: May 1, 2017)

1. Memorialize System Development Charge discounts for affordable housing projects.
2. Review recently adopted inclusionary zoning law and, if warranted, draft an inclusionary zoning ordinance and present to the Council for consideration.
3. Offer an expedited permit process to builders including affordable housing.
4. Research "Cottage Codes" from other jurisdictions and, if warranted, prepare ordinance language for adoption by the Council and for inclusion in McMinnville's zoning ordinance.

Mid-Term (Due date: May 1, 2018)

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. Survey the city for property opportunities (City-owned, County-owned and Non-Profit-owned). Research and evaluate creative programs to leverage these properties for affordable housing (affordable housing exchange, land trusts, etc.)
3. Evaluate the impact of a density bonus for developers including affordable housing units.

Long Term (Due date: May 1, 2019)

1. Review the City's inventory of surplus lands to assess for possible rezoning to multi-family housing.
2. Reach out to local service groups to involve them in neighborhood stabilization programs.
3. Conduct or partner with an outside organization to complete a needs assessment in regards to housing for the city of McMinnville.
4. Evaluate the possibility and sources for a local match fund for nonprofit builders.