



**City of  
McMinnville**

PLANNING

# Transitional Housing

City Council Work Session

October 8, 2024

# Agenda

- **Introduction/ Background**
- **Rogue Retreat**
  - Presentation
  - Q & A
- **Proposed Code Amendments**
- **Discussion**



# Staff Introduction



# Mac-Town 2032 Strategic Plan

## HOUSING OPPORTUNITIES

**Goal: Create diverse housing opportunities that support great neighborhoods (Across the income spectrum)**

## OBJECTIVES

1. Collaborate to improve the financial feasibility of diverse housing development opportunities
2. Conduct thorough and timely planning and forecasting to ensure that regulatory frameworks and land supply align with market-driven housing needs

# Mac-Town 2032 Strategic Plan

## **GROWTH AND DEVELOPMENT CHARACTER**

**Goal: Guide growth and development strategically, responsively, and responsibly to enhance our unique character.**

## **OBJECTIVES**

1. Define the unique character through a community process that articulates our core principles.
2. Strategically plan for short and long-term growth and development that will create enduring value for the community.

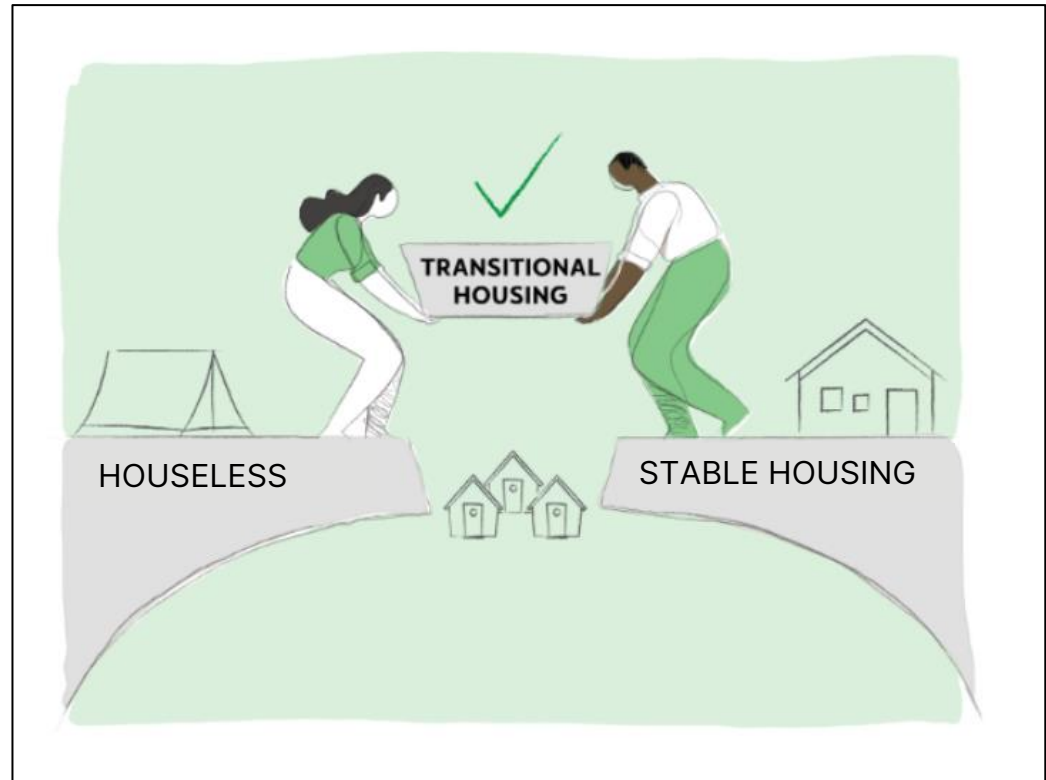
# Background Information

City Council Work Session, October 8, 2024



# Transitional Housing

-  **APARTMENTS**  
(without subsidy)
-  **APARTMENTS**  
(with subsidy)
-  **SHARED HOUSING**
-  **TRANSITIONAL HOUSING**
-  **TRANSITIONAL SHELTER**
-  **TRANSITIONAL CAMPING**



# Policy Prioritization

February 2024

- Affordable Housing Committee, Review of Action Plan
- **Transitional housing was the #1 priority**

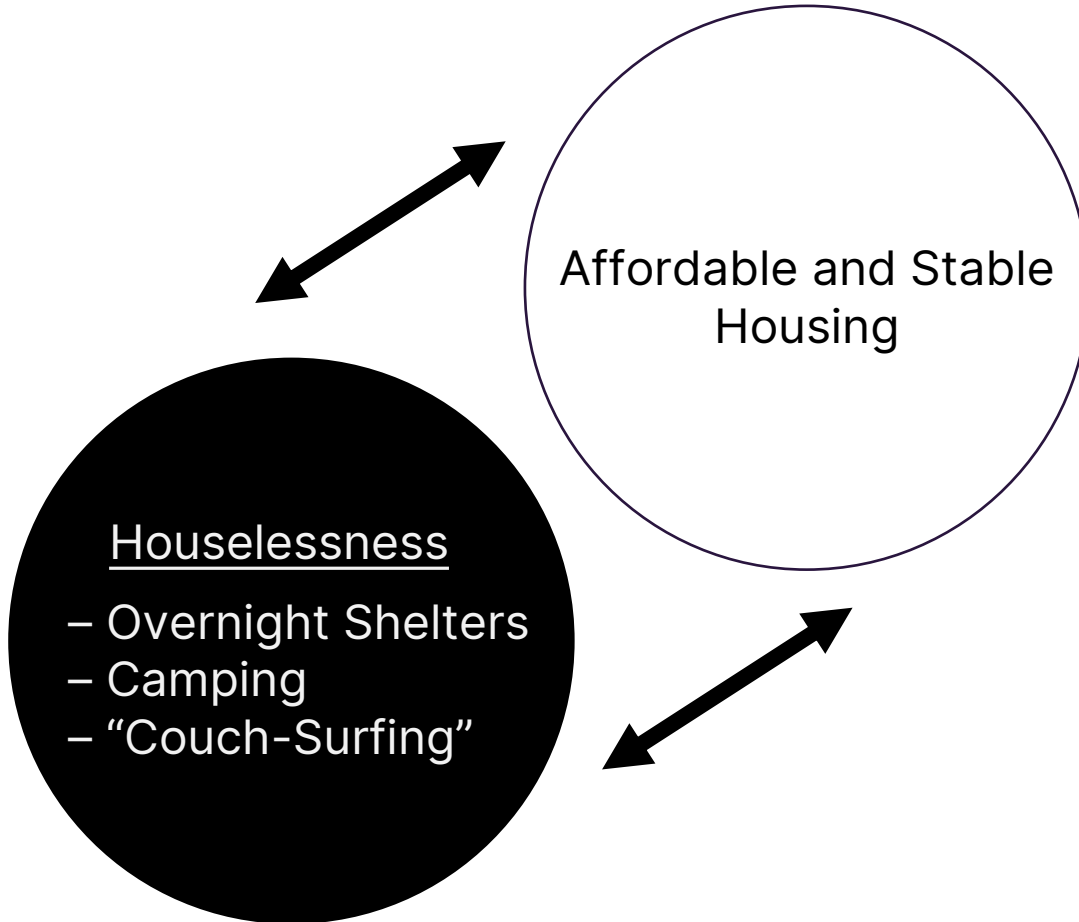
Purpose

- Clear permitting procedure for transitional housing
- Provide some relief for this type of development to lower barriers and allow more flexible building models



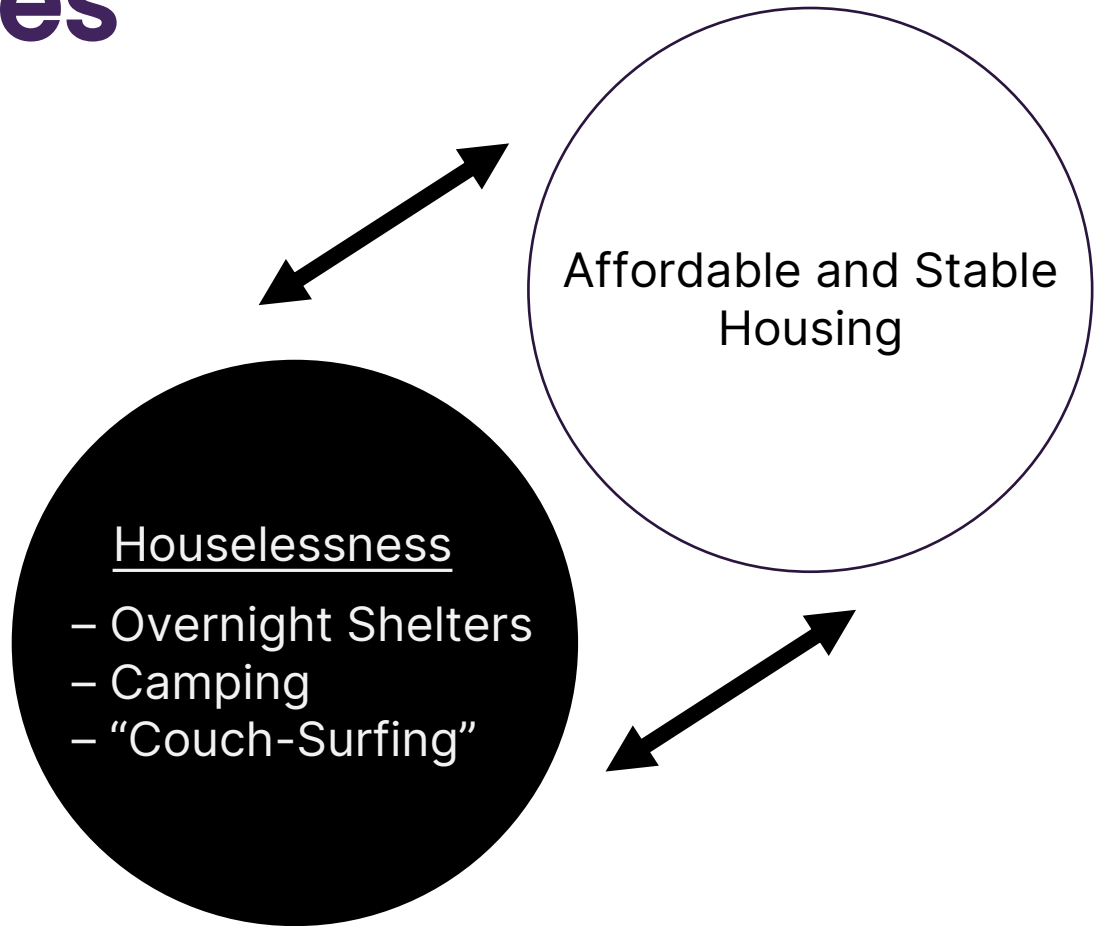
# Factors Leading to the Need

- **Housing Shortage**
- **Affordability/ Cost of Living**
- **Non-Profit and Government Program Capacity**
- **Houselessness for Variety of Other Reasons**



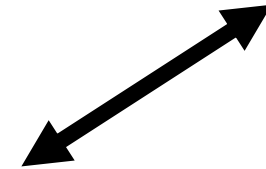
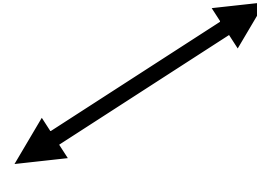
# Vulnerabilities

- Disability or Injury
- Fleeing domestic violence
- Aging out of foster care
- Job instability
- Mental health
- Substance abuse/  
addiction

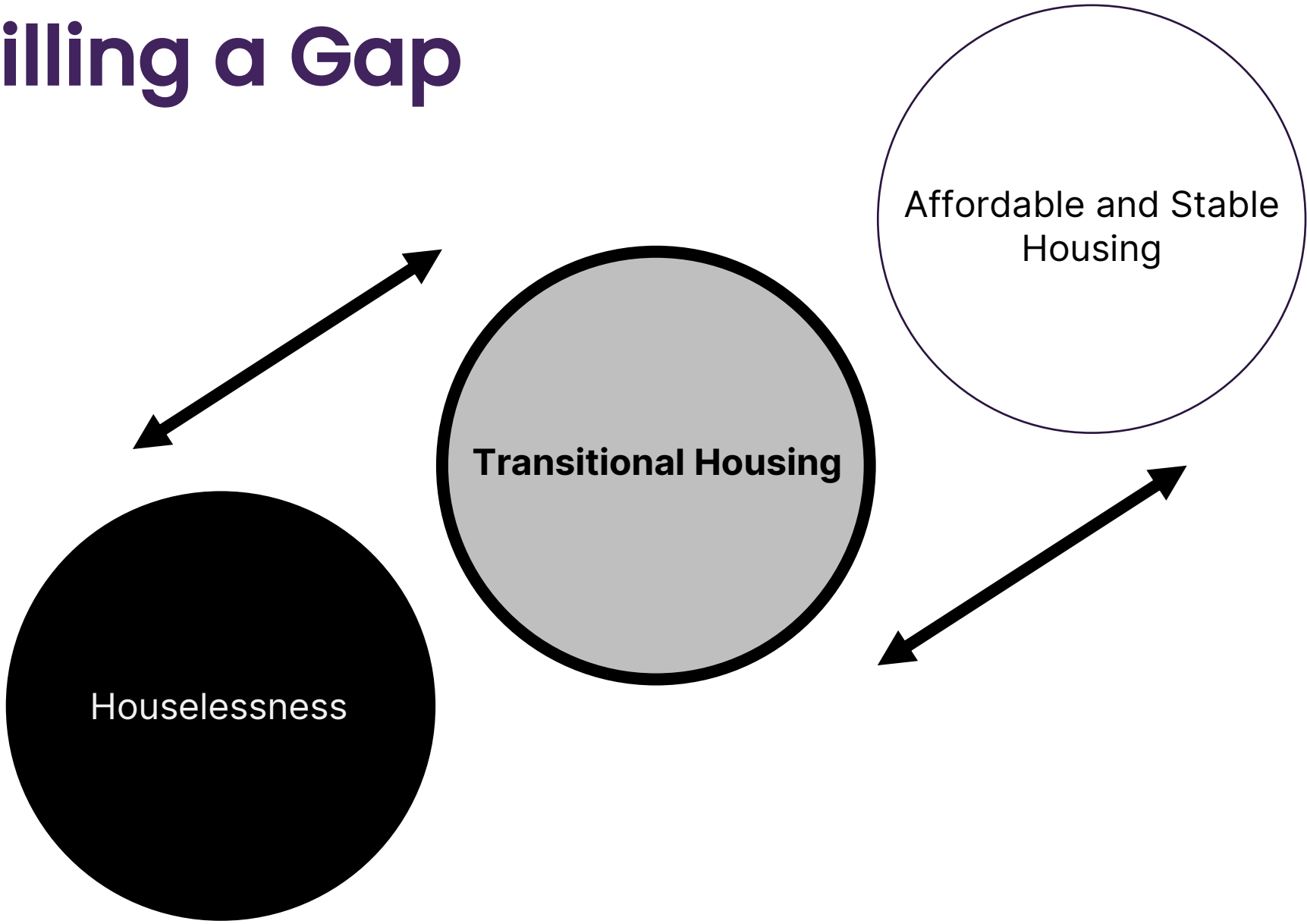


# Obstacles

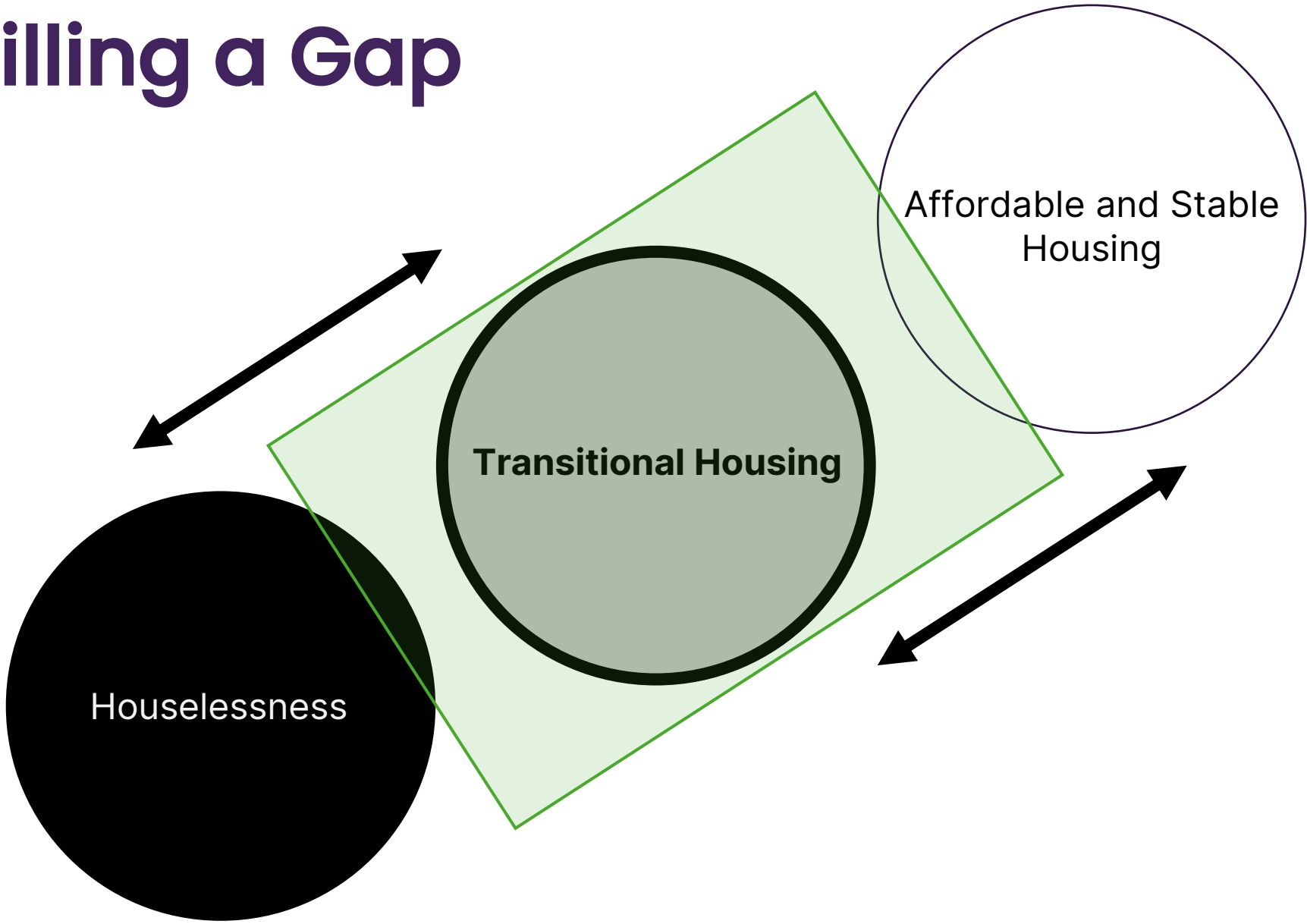
- Lack of available and affordable housing
- Lack of social services and case management
- Financial literacy
- Transportation costs and maintenance



# Filling a Gap



# Filling a Gap



# Background – AHC Meetings

March 27, 2024 – Discussed Framework, Transitional Housing Types, and compared examples of projects and regulations.

April 24, 2024 – Discussed conceptual code structure and development standards for transitional housing.

May 22, 2024 – AHC provided final recommendations for code amendments in preparation for Joint Work Session.

July 18, 2024 – AHC and Planning Commission Joint Work Session

# Background – Staff Research

## Jurisdictions

- Bend, Redmond, Medford, Grants Pass, Bellevue (WA)

## Service Providers/ Housing Organizations

- Square One, Eugene
- Oasis Village, Redmond
- Rogue Retreat, Medford



# Rogue Retreat Presentation

- Sam Engel
  - CEO
- Stephanie Deneke
  - Development Director



**ROGUE  
RETREAT**  
*Restoring Lives*

# Code Amendments Review

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# Intent of Code Amendments

## Standard Residential Development

- Financed by market-rate return on investment
- **Must comply** with building and development code standards
  - Significant costs
  - Extended construction timeline

## Transitional Housing

- Financed through grants, donors, and other funding sources
- **Some relief** from building and development code standards
  - Reduced costs
  - Reduced construction timeline
- Can be **more temporary**, if the land is being leased

# Housing Types Allowed

1. Dwelling Units – provisions for living, sleeping, eating, cooking and sanitation.
2. Sleeping Units – provisions for sleeping (may have either a bathroom or kitchen but not both)
3. Congregate Living Facilities – building that contains multiple sleeping units with shared facilities.

*\*Tent, yurts, and fabric structures are **prohibited***

# Land Use and Zoning

R-1	R-2	R-3	R-4	R-5	O-R	C-1
Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Prohibited
C-2	C-3	M-L	M-1	M-2	A-H	F-P
Prohibited	Permitted	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited

- **Director's (Administrative) Review**

- No Requirement for Neighborhood Meeting
- No Requirement for Public Notice or Hearing

# Development Size Limitations

- **Maximum building height** and **minimum yard setback** standards of the underlying zone will apply to all buildings and shelters.

## Planning Commission Work

- Different (*groups of*) zones will have slightly different standards to ensure that scale and intensity of development is compatible with surrounding neighborhood.
- Design standards and landscaping requirements will be established to achieve a balance of lower-development costs while still maintaining compatibility with neighborhood.

# Required Facilities

For All Housing Types	
Trash Collection	Per Chapter 17.61- Solid Waste and Recycling Enclosure Plan
Secure Storage	Thirty-six (36) cubic feet with an unobstructed height of at least four (4) feet. (example: 3ft X 3ft X 4ft)
Domestic Animal Areas	If pets are allowed.
Minimum Parking Stalls	Same as other similar residential uses
For Non-Dwelling Units	
Toilets & Sanitation	Number of facilities required is determined by Building Code regulations.
Bathing & Showers	
Common Kitchen	

# Development Regulations

Requirements for Transitional Housing		
Utilities	Required	Meet service providers' standards.
Signage	Comply with Underlying Zoning District	
Perimeter Fencing and Screening	Required	Provide privacy and increased sense of security for residents.
Site Lighting	Required	Around facilities and pathways, adjacent to public rights-of-way and in other areas where safety or security concerns exist.  Lighting shall be deflected as not to shine or create glare on any adjacent properties.
Parking	Required	Consistent with similar residential uses, including single detached dwelling units and SROs.



# Management and Operational Standards

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# Management and Operations

## Requirements for Transitional Housing

Qualifying Operating Agency	Same qualifying agencies as Emergency Shelters.
Qualifying Residents	<ul style="list-style-type: none"><li>• 0-60% AMI or</li><li>• Personal needs (physical, mental, addiction, and safety)</li></ul>
Management Plan	Maintenance plan, supportive services provided, security procedures, other policies, etc.
Supportive Services	Can be provided on-site or off-site. Must be detailed in Management Plan.

# Management and Operations

## Requirements for Transitional Housing

Code of Conduct	Set rules and expectations for residents.
Landlord Tenant Laws (ORS Chapter 90)	Utilize the exemption provided in ORS 197.746. (Primarily to allow managing agencies the ability to evict disruptive tenants that are not complying with Code of Conduct).  <i>*Need to add into code amendments</i>
Agency Reporting	Annual report to track the effectiveness of transitional housing.
Enforcement/Compliance	<b>Still need to identify clear process and procedures.</b>

# Shelters and Camping

Houselessness

- **Qualifying emergency shelters** under ORS 197.782 shall be reviewed for compliance with State law and approved accordingly.
- Temporary camping allowed, consistent with MMC 8.36



APARTMENTS  
(without subsidy)



APARTMENTS  
(with subsidy)



SHARED  
HOUSING



TRANSITIONAL  
HOUSING



TRANSITIONAL  
SHELTER



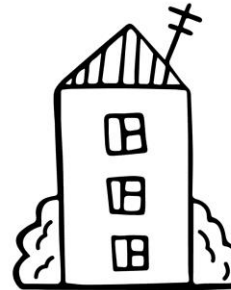
TRANSITIONAL  
CAMPING

# Discussion

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# Subcommittee



# Timeline

Month	Group	Description
October	City Council	Work Session
November	Planning Commission	Work Session
December	Public Open House	
January	Planning Commission	Work Session
February	Planning Commission	Public Hearing
February	City Council	Potential Adoption
<i>March</i>	<i>City Council</i>	<i>Adoption/Potential Second Public Hearing</i>

# Seeking Input

**No formal recommendation is anticipated at this time.**

- Are the draft code amendments headed in the right direction?
- Are there thoughts or input on which zones transitional housing should be allowed in?
- Any feedback or considerations for the proposed regulations?