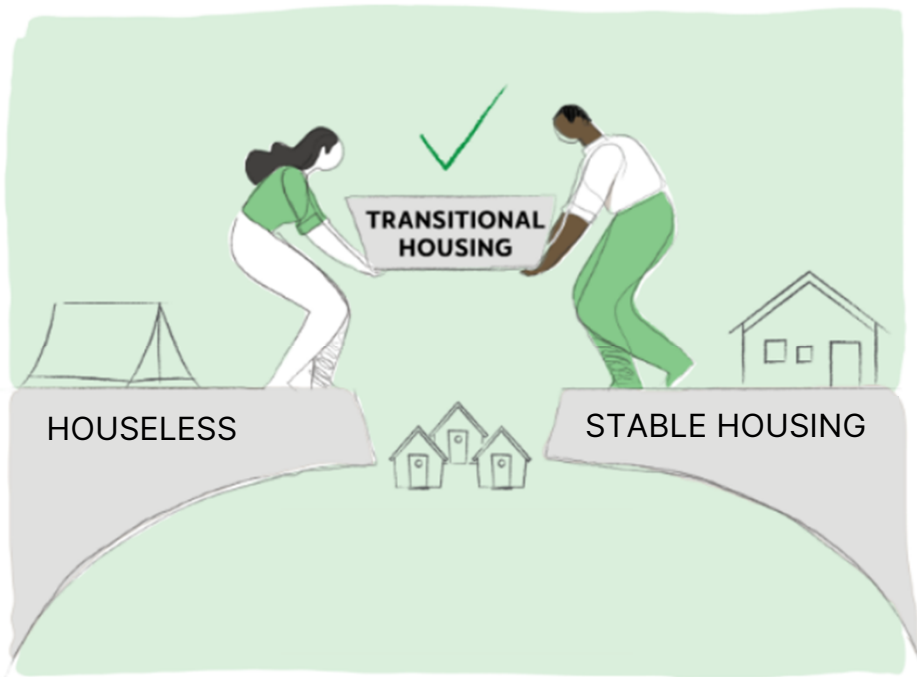




**City of
McMinnville**

PLANNING



Transitional Housing

Open House

December 3, 2024

Transitional Housing Open House

Agenda

Presentation

- Background
- Insights on Housing Crisis
- Housing Continuum
- Proposed Code Amendments

Informational Stations

Transitional Housing Open House



Tonight's Facilitators

Agency Representatives

- Rachel Flores, Henderson House
- Carrie Martin, Encompass Yamhill Valley
- Katie Curry, Habitat for Humanity
- Amber Hansen-Moore, YCAP (Yamhill Community Action Partnership)

City Planning Staff

- Evan Hietpas, Associate Housing Planner
- Heather Richards, Com. Dev. Director
- Tom Schauer, Taylor Graybehl, Matthew Deppe

Background Information

Transitional Housing Open House



Policy Prioritization

February 2024

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

Purpose

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

Oregon Revised Statutes 197.746

“...a local government **may** authorize the establishment of transitional housing accommodations used as individual living units by one or more individuals.

Use of transitional housing accommodations is limited to individuals who lack permanent or safe shelter and who cannot be placed in other low income housing...”

Factors Leading to the Need

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

City Meetings

Affordable Housing Committee – March – July 2024

Planning Commission – July 2024 – Present

City Council – October 8, 2024 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

Housing Crisis Insights

Transitional Housing Open House



Presenters

- Carrie Martin, Encompass Yamhill Valley
- Rachel Flores, Henderson House
- Amber Hansen-Moore, YCAP (Yamhill Community Action Partnership)
- Katie Curry, Habitat for Humanity

Service Provider Insights

Encompass Yamhill Valley

What we do

Provide outreach programs, services, and referrals to support clients' emergency, transitional, and permanent housing and wellness goals.

Who we serve

Individuals and families experiencing homelessness in Yamhill County.

Common Misconceptions

MYTH

“Being homeless is a choice.”

FACT

Homelessness is not a choice. Factors include job loss, family break-up, violence, mental illness, poor health, substance use, and abuse. Becoming homeless often means that all other options have failed, making it hard to secure housing.

MYTH

“Homeless people are lazy and don’t want to work.”

FACT

Finding and keeping a job while homeless is incredibly tough. Homeless individuals often lack clean clothing, showers, transportation, a permanent address, ID, and a phone number—essentials for employment

MYTH

“Homelessness can’t be solved.”

FACT

While emergency services will always be necessary, ending homelessness will require a breadth of support that includes preventing people from becoming homeless in the first place and quickly rehousing people who are already homeless.

Service Provider Insights

Henderson House

What we do

Provide emergency shelter, one-on-one confidential advocacy services, and support groups to survivors of domestic and sexual violence in Yamhill County.

Who we serve

Individuals and families experiencing domestic and sexual violence in Yamhill County

Common Misconceptions

MYTH

“Domestic violence only involves physical abuse.”

FACT

Many believe domestic violence is solely about physical harm. However, it encompasses many forms of abuse, including psychological, emotional, sexual, and financial abuse as well.

MYTH

“Domestic violence is a private family matter.”

FACT

This misconception discourages intervention and allows the abuser to isolate the victim. Domestic violence is a societal issue with broad implications, including mental health problems, homelessness, and the continuation of abuse cycles.

MYTH

“Victims can easily leave abusive relationships.”

FACT

Leaving an abusive relationship is difficult and dangerous. Victims may encounter financial dependency, harm, isolation, and psychological manipulation. The decision to leave involves complex barriers, both tangible and psychological.

Service Provider Insights

YCAP

What we do

YCAP advocates for people in need by providing access to resources and tools to strengthen communities in Yamhill County. Our work is focused in four primary service categories: Housing Stabilization, Energy Services, the Regional Food Bank, and Youth Services.

Who we serve

Our programs serve low-income households and individuals and families who are homeless or at risk of homelessness in Yamhill County.

Common Misconceptions

MYTH

“Homeless people made poor choices.”

FACT

Homelessness can affect anyone. Many workers live paycheck to paycheck without health insurance. The rate of homelessness among seniors is increasing as they struggle to save for retirement, threatening their housing stability.

MYTH

“Transitional housing might bring drugs to the neighborhood.”

FACT

Drug use is not allowed at transitional housing properties. YCAP partners with local law enforcement and outreach teams, successfully assisting people off the street with necessary treatment and support.

MYTH

“This will bring more homeless people into the community.”

FACT

Program individuals and families are your neighbors. Residents must be current local residents or have strong ties to the area. They may have children attending school nearby or work in the neighborhood.

Service Provider Insights

Habitat for Humanity

What we do

Bring people together to build homes, community, and hope. We envision a community where everyone has a safe, decent, affordable place to live.

Who we serve

Qualified applicants for MacHabitat houses must demonstrate a need, a willingness to partner, and a stable source of income.

Common Misconceptions

MYTH

“Habitat for Humanity gives away houses for free.”

FACT

Habitat aids eligible families in buying homes with affordable mortgages. Homeowners contribute sweat equity through volunteering in financial coaching, education, lending, and construction.

MYTH

“Habitat houses reduce a neighborhood’s property values.”

FACT

Affordable housing has no adverse effect on neighborhood property values.

MYTH

“Habitat for Humanity builds inferior quality homes.”

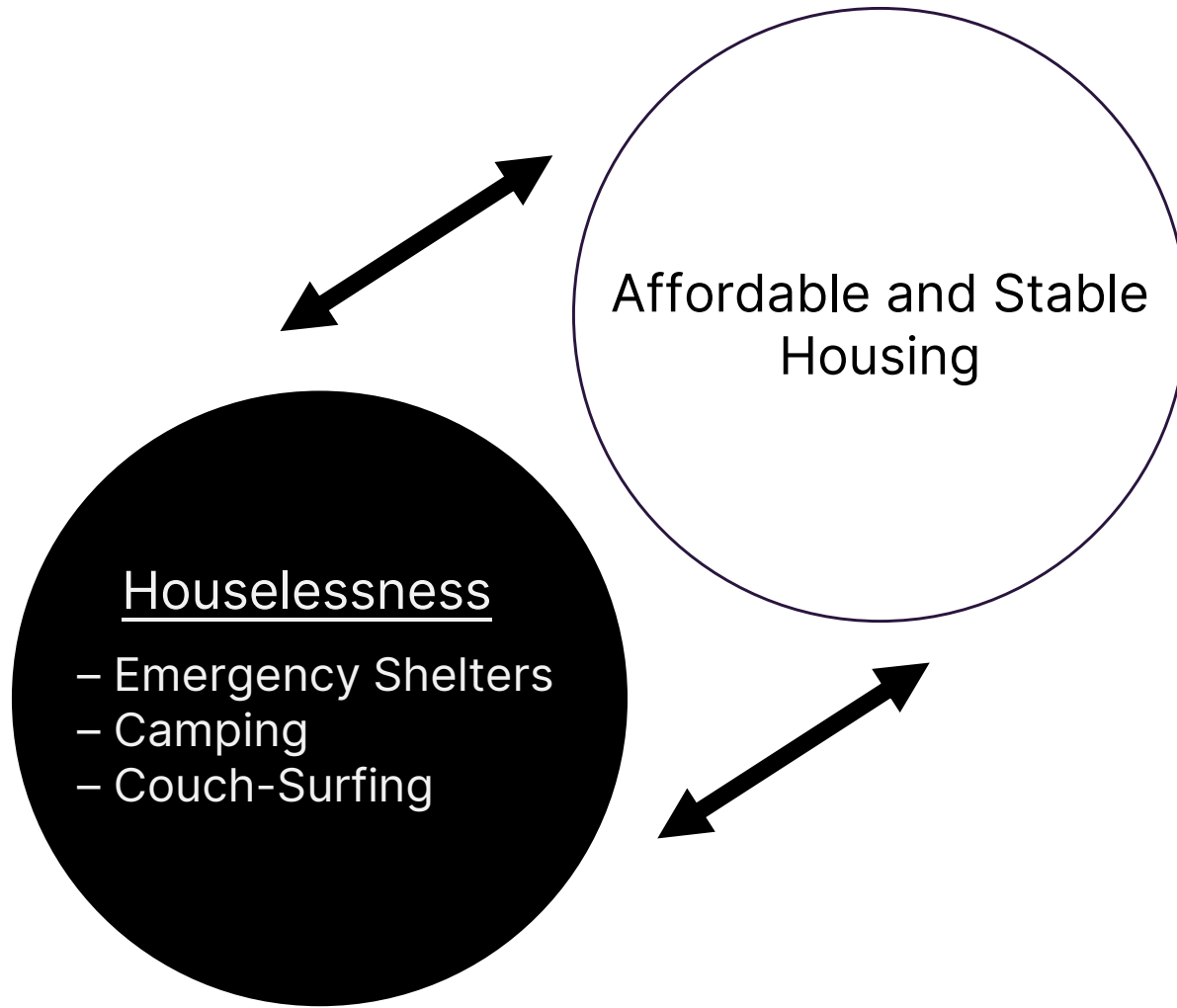
FACT

Habitat builds attractive, energy-efficient homes that meet local building codes. Volunteers are trained and supervised by Habitat staff, while licensed professionals manage plumbing, electrical work, and roofing.

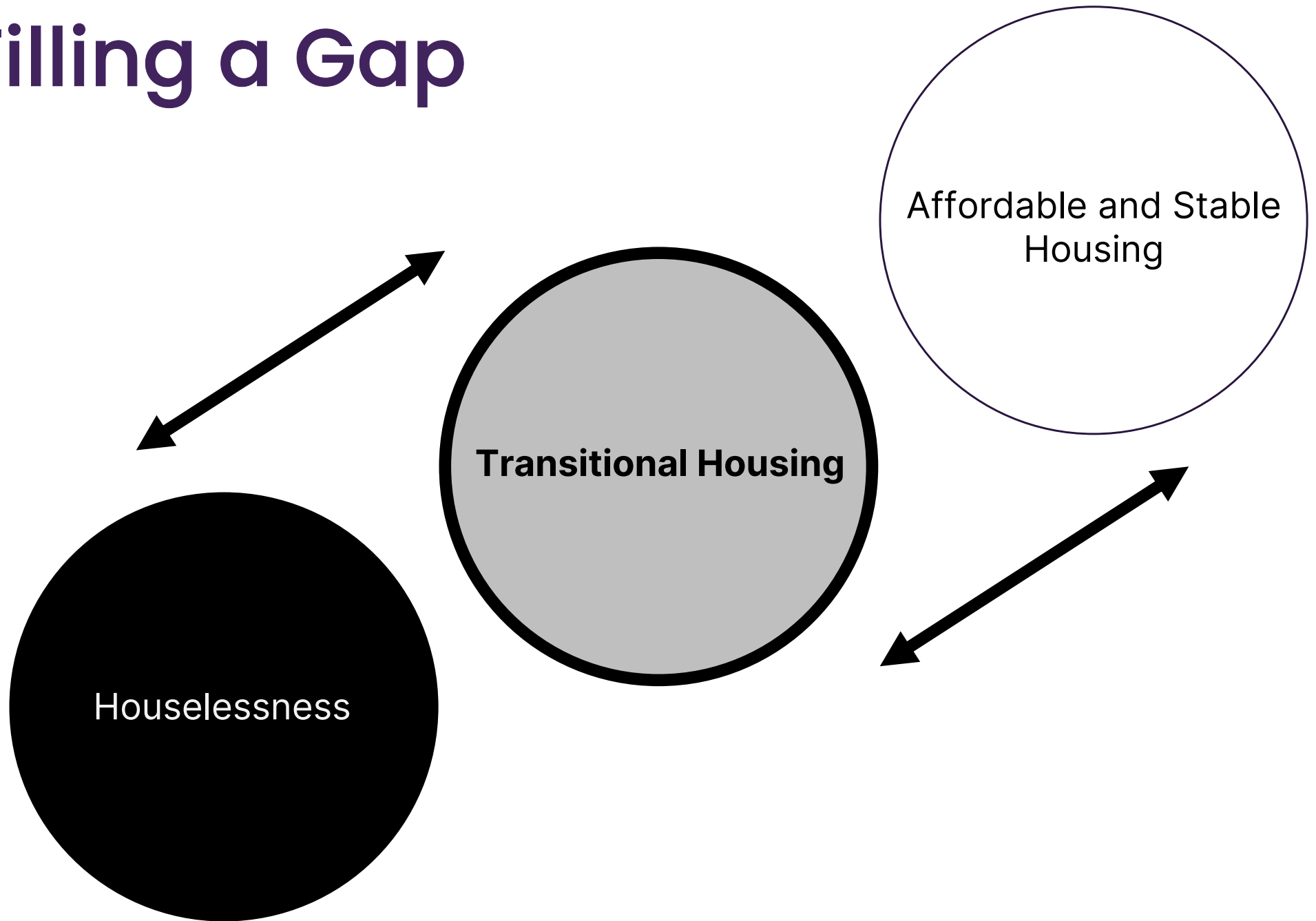
Housing Continuum

Transitional Housing Open House





Filling a Gap



Housing Challenges

Vulnerabilities Requiring Support and Services

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

Housing Challenges

Barriers and Obstacles

- Lack of available housing
- Lack of affordable housing
- Lack of social services and case management
- Limited financial literacy
- Cost of living
- Housing discrimination



Transitional Housing Open House

Code Amendments Review

Transitional Housing Open House



Transitional Housing Development

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.

Management and Operations

Requirements for Transitional Housing	
Qualifying Operating Agency	Same qualifying agencies as Emergency Shelters in State law.
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.
Agency Reporting	Annual report to track the effectiveness of transitional housing.
Enforcement/ Compliance	Ensure that all developments maintain compliance with regulations over time.

Timeline

Date	Group	Description
December	Public Open House	
January 16	Planning Commission	Work Session
February 20	Planning Commission	Public Hearing
March	City Council	Potential Adoption
<i>April</i>	<i>City Council</i>	<i>Adoption/Potential Second Public Hearing</i>

Break-out Stations

Transitional Housing Open House

