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MINUTES

October 28, 2020
McMinnville Affordable Housing Task Force
Regular Meeting

10:00 am
ZOOM Online Meeting
McMinnville, Oregon

Members Present: Chairs Remy Drabkin and Kellie Menke, Mark Davis, Alexandra Hendgen, Jon Johnson, and Mary Stern

Members Absent: Lindsey Manfrin, Alan Ruden, and Marcus Straw

Staff Present: Heather Richards – Planning Director and Tom Schauer – Senior Planner

Others Present Scott Hill – Mayor, Lori Bergen, Jean Dahlquist, Howie Harkema, Yuya Matsuda, and Vicki Ybarguen

1. Call to Order

Chair Drabkin called the meeting to order at 10:00 a.m.

2. Minutes

None

3. Action / Discussion Items:

- Action Plan Work: SRO's

Senior Planner Schauer said SROs were a group or congregate living situation and the first step would be to see if there were barriers that needed to be removed from the code or special regulations/standards created to enable this housing type. They would also need to look at where these had been successful in the marketplace.

Task Force Member Menke said this might be a solution for people who still had their homes but were in danger of losing them. They could use their home as an SRO and rent out portions. It could also provide living assistance for the elderly.

Senior Planner Schauer discussed the definition of a dwelling unit and how the code allowed the sharing of a house for up to five unrelated individuals. Going above that or having a multiple complete set of housekeeping facilities it became more of the definition of group or shared living.

Planning Director Richards clarified the code allowed any dwelling unit to have five unrelated people in it in all residential zones. What was not allowed was creating a second unit by adding another kitchen

facility. That would change in the next year to comply with the state regulations to allow up to a fourplex on every single family lot. Each duplex could have five unrelated people in the unit. In commercial zones, rehabbing an old hotel to create lodging where people could have a shared bathroom and kitchen on each floor and people would have their own apartment, they would classify that as a hotel situation and it would be allowed where hotels would be allowed.

Senior Planner Schauer said in some communities lodging was defined as up to 30 days and a residential use was more than 30 days. There were allowances for licensed care facility or transitional housing. The City of Bend just adopted an ordinance regarding microunits. This was a model that allowed flexible site development but in order to qualify to build under those standards, a microunit by definition had to have a bathroom and a shared, common kitchen.

Mayor Hill asked if the occupants shared one refrigerator or if they had smaller refrigerators for each occupant.

Senior Planner Schauer said it varied widely from community to community. There was not a single standard that addressed that.

Mayor Hill said Medford's Hope Village had it where each resident had their own refrigerator and there was a communal cooking and dining area.

Senior Planner Schauer discussed how other communities defined SRO, and they would need to determine the right model for McMinnville. He thought it would also be helpful to look at regulatory approaches in different communities as well outreach to communities who were trying to build these facilities.

Jean Dahlquist summarized her research on microunits and SROs. A lot of people liked the idea of living in a larger community and shared facility with multi-generations. It was not just affordability, but it was an opportunity for people to create a sense of community. She thought they should look at allowing mixed use with residential and retail to subsidize the SRO.

Chair Drabkin asked about any pushbacks or pitfalls with the SRO model.

Ms. Dahlquist said it depended on the neighborhood and their view on affordable housing development. People moving in might have criminal records or there might be concerns about house values going down. Sometimes it was a building code issue or developer financing.

Task Force Member Davis said one of the issues was parking. He thought downtown was the most likely place to be successful because people could live without a car there.

Planning Director Richards agreed McMinnville did not have a good public transit system. Currently the requirement for single family residential was two parking spaces, which meant they could have five microunits with two parking spaces now. They would have to think through what made the most sense for parking requirements for this type of product.

Ms. Dahlquist suggested they look into Zip Car, bike shares, or car sharing. They could allow substituting for the parking spaces with a car share or bike share stall.

Task Force Member Stern asked how the changes for residential areas allowing up to fourplexes would change what they were talking about now.

Planning Director Richards said all of this was dependent on property owner willingness to move into a different type of product. There were not a lot of empty lots in McMinnville where these things could

occur. It was more common that it was a larger site in order to make it pencil out. She did not think the missing middle housing bill would solve that problem.

Task Force Member Menke thought it would work in the OR zoned areas. Planning Director Richards thought they could look at the mixed use Office Residential areas.

Task Force Member Johnson asked if SROs would need a special designation or were approved anywhere in town. Planning Director Richards said the existing code allowed five unrelated people for single family dwelling units.

Ms. Dahlquist said the five unrelated people was not really an SRO, it was more in the informal sublease market which had a lot of barriers to the people they wanted to help. SROs were subject to anti-discrimination laws.

Task Force Member Hendgen would be willing to go back to YCAP's teams and other non-profits to discuss how important the community connection was to the current clientele.

Task Force Members Menke and Davis, Mr. Harkema, Mayor Hill, and Ms. Bergen volunteered to work as a subcommittee Work on definitions, parking, and outreach to developers.

4. Citizens Comments

Mr. Harkema asked for an update on the Housing Authority's project. Vicki Ybarguen said they were working on pace and finalizing partnerships. They were also working on the funding which they would apply for next year.

5. Task Force Member Comments/Updates

Task Force Member Hendgen gave an update on YCAP's motel project, voucher programs, winter shelters, rent relief program, and mobile shower.

Task Force Member Menke said the soup kitchen had switched to serving hot meals.

Chair Drabkin said emergency cold weather shelters were now open. The Council received more complaints about RVs in neighborhoods and there was need for additional outreach.

6. Staff Comments/Updates

- Update: Equity and Inclusion Work

This item was not discussed.

7. Adjournment

Chair Drabkin adjourned the meeting at 11:10 a.m.