



MINUTES

August 24, 2022
McMinnville Affordable Housing Committee
Regular Meeting

10:00 am
ZOOM Online Meeting
McMinnville, Oregon

Members Present: Remy Drabkin, Kellie Menke, Katie Curry, Steve Iversen, Philip Higgins; Beth Caster, Lindsey Manfrin, and Vickie Ybarguen

Members Absent: Yuya Matsuda

Staff Present: Tom Schauer – Senior Planner

Others Present:

1. Call to Order

The meeting was called to order at 10:00 a.m.

2. Agency Reports

A. YCAP

Kellie Menke reported YCAP expected to hire a Housing Initiatives Director and a Youth Services Director by September or early October 2022. YCAP was resuming external events post covid. A brief overview of grant applications and revenue was provided along with a summary of Built for Zero and numbers. The agency's Turn Key program had a successful month in apartment hunting and placement due to its hire of a full-time housing specialist. YO Mac hired a new staff person responsible for the day-to-day operations of the drop-in center. Donations at local food banks had decreased over the previous 45 days, possibly due to cooler, wet weather. The McMinnville Senior Center had restarted food distribution for the first time in two years and the Yamhill Mobile Park Food Pantry had moved to Beulah Park.

B. HAYC

Vickie Ybarguen announced HAYC had received the LIFT funding award in the amount of \$11.25 million for Stratus Village. HAYC had signed a purchase agreement for a property on Ford Street and hoped the multi-family zoned property could be developed into several units, possibly as a pilot project for a land trust. Ms. Ybarguen was serving on a committee discussing Senate Bill 1536 which related to air conditioning (AC) units and had spoken with Senator Murphy and his staff regarding administrative fees and housing specialists' workload. An update was provided on issues with AC units at housing facilities. Ms. Ybarguen addressed housing client concerns by

posting contact information in facility community rooms which included names and numbers of facility management and maintenance, agency human resources, and an organizational flowchart. Rural Development, the regulatory body for one HAYC facility, had been invited to perform an inspection to help alleviate client concerns.

Committee members discussed the utilization of deed restrictions.

Tom Schauer reminded Committee members there were several vacancies on City Committees and staff hoped to advertise the positions within the next week or two.

Chair Drabkin said it was important to incorporate updates from other organizations doing housing work, regardless of whether the organization was formally represented on the committee, to ensure MAHC had a robust and rounded perspective of what other organizations were doing. Committee members discussed including a comment from MAHC in the HAYC press release regarding the LIFT award.

C. Habitat

Katie Curry provided an update on Habitat's current home in the Aspire Community Development and the challenges associated with the upcoming sale of one Aspire Community homeowner's house. Committee members discussed the details of the homes mortgage note and shared appreciation clause and how deed restrictions would work to ensure properties remained affordable. Ms. Curry stated Habitat currently handled the process through a right-of-first refusal agreement but had not encountered a sale before. Habitat was interested in land trusts for future properties as a way to ensure properties remained as affordable housing. Committee members agreed a family moving on indicated the program was successful, but a deed restriction was likely to be more beneficial and give the organization more flexibility in the future.

D. Encompass Yamhill County

Howie Harkema said Encompass was working with YCAP to source food for Sunday Sandwiches at the Library and noted the event may have to be moved because the library was now open on Sundays. Encompass had submitted a proposal to the city to expand the Safe Overnight Car Camping Program at the Ebeid property. Two part-time people had been hired for street outreach in Newberg and McMinnville. Mr. Harkema had been asked to address recent unrest around homelessness in Newberg via a town hall or City Council Meeting. Chair Drabkin said good housing policy was above political affiliation and asked Committee members to focus on communal work for the sake of productiveness and transparency. Mr. Harkema believed the only available shower facility for those experiencing homeless was by appointment at the First Baptist Church, though Encompass had discussed taking over YCAP's mobile shower unit. He clarified Encompass outreach differed from the outreach offered by YCAP and targeted populations found at cooling centers and overnight shelters with the goal of prevention and also helping people find resources to get back into society.

Mr. Harkema gave an update on the coordination of the cooling centers immediately following Agenda Item 3.

3. Action / Discussion Items:

A. CET Update

The CET subcommittee had met the previous Monday and discussed reaching out to Newberg for further information on its program. The subcommittee discussed potential program structures which would allow for large, impactful projects while also making incremental impacts in the near term on smaller projects. There were constrained land supply issues, but middle housing provisions might allow for opportunities to build up density with infill projects. Currently, the Subcommittee did not have a formal direction on its role from City Council but it would like to put together a program with a recommendation to formalize the subcommittee's role. MAHC members discussed land constraints and the possibility of small lots within the City that might be available. Chair Drabkin noted the potential of evaluating properties in the Parks Master Plan and had heard of other cities with similar plans. Other cities had also sold remnant pieces of land and dedicated the proceeds to their affordable housing fund. Vickie Ybarguen noted HAYC had received the LIFT award because the project had multiple other funding sources and for future projects, it would need City and County support possibly through CET funds. Committee members discussed the possibility of YCAP acting as a landbank in a function similar to Proud Ground.

B. Community Land Trust and Land Bank

Tom Schauer said the small group had discussed whether the Yamhill County Affordable Housing Corporation could take on a role as a land bank and perhaps the property on Ford might be a small pilot project for that role. He reviewed the presentation MAHC had from Proud Ground the previous month and remarked he was unsure whether Proud Ground was able to expand into Yamhill County. Committee members and Staff discussed the benefits of replicating the Proud Ground concept with local control as well as the distinction between community land trusts and land banks and in what capacity HAYC might act. Further conversations with YCAP were necessary to determine which agency would be the better fit. Staff confirmed there was currently no entity in place for someone to donate property for the purposes of affordable housing development. Committee members agreed a formal program needed to be put in place as soon as possible; those wishing to donate land for affordable housing now could find opportunities with some of the nonprofits.

C. ARPA Funds

Tom Schauer advised there was new guidance from the Department of Treasury clarifying how state and local fiscal recovery funds could be used related to affordable housing in combination with other federal funds and how funds could be used for long-term lending beyond the near-term deadline for ARPA projects. The updated guidance prompted questions as to whether there were other projects eligible for ARPA funds or additional contributions. The City Council had received an update on projects that were already designated for ARPA funds in round one. Finance would provide a further update on the status of the projects in the fall, along with cost estimates which would help identify what funds may be available in round two. Chair Drabkin noted the City had invested in new community engagement software, which would allow users to explore the City's ARPA funds and the details of each project.

4. Citizens Comments – None

5. Task Force Member Comments/Updates – None

6. Staff Comments/Updates

A. September 15, 2022 Planning Commission Work Session on Short-Term Rentals

Tom Schauer provided background on the City's moratorium of short-term rentals and stated the Planning Commission would hold a September 15, 2022 work session to address concerns. MAHC could send a letter of testimony and it would be appropriate for Committee members to share information or sit in on the work session. Chair Drabkin shared information from the Oregon Mayor's Conference about how cities handled short-term rentals. Committee members discussed the Lincoln County LUBA appeal against the restriction on short-term rentals as well as data showing the percentage of short-term rentals in the housing stock overall and which neighborhoods rentals were concentrated in. The Committee discussed the current Code standards for space between rentals and residences and members agreed to put their thoughts regarding short-term rentals into letter format to combine and submit to the Planning Commission.

MAHC members were reminded that as of September 2nd, the City would be short another planner and Staff's time would be at a premium going forward.

7. Adjournment

Chair Drabkin adjourned the meeting at 11:17 a.m.