

# MINUTES

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**March 22, 2023**  
**McMinnville Affordable Housing Committee**  
**Regular Meeting**

**10:00 am**  
**ZOOM Online Meeting**  
**McMinnville, Oregon**

**Members Present:** Remy Drabkin, Kellie Menke, Katie Curry, Frank Foti, Rachel Flores, Steve Iverson, Philip Higgins, Carrie Martin, Maeshowe Pierce, Vickie Ybarguen, Howie Harkema, Lindsey Manfrin, Miriam Vargas-Corona, and Kenneth Cash Yount

**Members Absent:** Alexandra Hendgen

**Staff Present:** Heather Richards – Community Development Director and Tom Schauer – Senior Planner

**Others Present**

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## 1. Call to Order

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

## 2. Minutes

None

## 3. Agency Reports

### A. YCAP

Committee Member Menke said YOMAC was going to be opening. The stakeholder meeting would be on March 28. A significant Turn Key project announcement was coming.

### B. HAYC

Committee Member Ybarguen said they were still working on Stratus Village and there were job and Board openings.

### C. Habitat

Committee Member Curry reported on building their current townhome and opening up applications for the next build.

#### D. Encompass Yamhill County

Committee Member Martin said they were working to expand their programs. The County Commission did not declare a state of emergency and they would not be getting state funds. She had recently met with Workforce Oregon to expand employment services.

#### E. Henderson House

Committee Member Flores said they needed to expand shelter services and were hiring an advocate position. They were also disappointed in the County's decision not to declare a state of emergency.

#### F. Unidos

Committee Member Vargas-Corona discussed outreach opportunities for a Community Resource Fair and monthly mental health wellness groups.

Committee Member Manfrin said Public Health was working on an RFP for behavioral health housing dollars and they were finalizing the Community Health Improvement Plan.

Chair Drabkin had been actively pursuing funds to meet deadlines for construction on the Navigation Center to start this summer. They had secured an operator and they knew where the facilities would be located. The County was asked to make a financial match and she sent a letter to the governor asking for the use of strategic reserve funds.

### 4. Information Sharing:

#### A. Affordable Housing Planner

Community Development Director Richards said the Planning Department was understaffed and to bring on and support a program such as the CET program, she did not think it could be done with the current capacity. She proposed hiring an Affordable Housing Planner, which would be funded by the CET program. She discussed the budget and how much it would cost for an Associate Planner relative to how much they would bring in CET funds. The General Fund could not support a portion of the position, so it would need to be funded 100% through the CET funds. She could request partial funding through the General Fund, but was unsure if there would be any resources for it.

There was discussion regarding sustainability if the CET did not bring in enough funds, supporting a portion of the position, and having as much of the fund as possible available for incentives and finding other resources to support the role.

The Committee gave direction to staff to move forward with the 100% CET funded position and proposed writing individual letters of support to the Budget Committee.

#### B. Affordable Housing Construction

Senior Planner Schauer stated in recent years there had not been naturally occurring affordable housing at market rates. They were trying to find ways to expand the pool and meet the needs by targeting critical projects. The Housing Authority was working on one of the largest affordable housing developments in years, Stratus Village. Prior to that in 2008 they built Village Quarter. The Housing Authority was building all over in the County and they needed to look at what

support was needed for those projects. They also provided the Housing Choice Voucher program. Habitat was reviewing how to change the process so that once the homes were built, they would have the right of first refusal to purchase the homes back. Currently there was no requirement for the homes to remain as affordable housing. The Community Homebuilders' model was focused on equity and once the homes were built and sold they became market rate housing as their mission was to help homeowners build equity. Since the 2020 census, they did not think McMinnville qualified for Community Homebuilders to build in the City due to population numbers and not being considered rural.

Gerardo Partida, Community Homebuilders, said one of the challenges they had was lack of funding and combining the grant with other funding sources to serve very low income families. They were also unsure of the USDA requirements and McMinnville's population not meeting those requirements. The City could weigh in on the rural designation so they could continue to qualify.

Senior Planner Schauer discussed opportunities in the action plan and asked for help to come up with ways to expand the affordable housing stock and support projects.

Committee Members Higgins, Menke, Iverson, Curry, Cash Yount, Vargas-Corona, and Harkema volunteered to work with staff.

Community Development Director Richards said they had many affordable housing builders interested, but they needed land to develop. That was a critical piece of the puzzle.

There was discussion regarding potential properties, especially in the faith-based community and educational facilities, number of units to make it work, partners for workforce housing, available government funds for a land bank, Community Development Block Grants, and market rates.

## **5. Citizens Comments**

None

## **6. Task Force Member Comments/Updates**

None

## **7. Staff Comments/Updates**

None

## **8. Adjournment**

Chair Drabkin adjourned the meeting at 11:18 a.m.