

STRATUS VILLAGE

Creating Opportunity in McMinnville, Oregon



FACT SHEET: Jan 2022

QUICK FACTS

- 175 affordable apartments located on a site owned by HAYC near SE Norton Lane and SE Stratus Avenue.
- Development to include:
 - 60 one bedroom units
 - 85 two bedroom units
 - 30 three bedroom units
- PBV will be provided to 42 units. Additionally, a tenant-based rent subsidy program will be provided in partnership with Confederated Tribes of the Grande Ronde.
- Focus on communities of color in the greater Yamhill County community through partnership with culturally specific organizations.

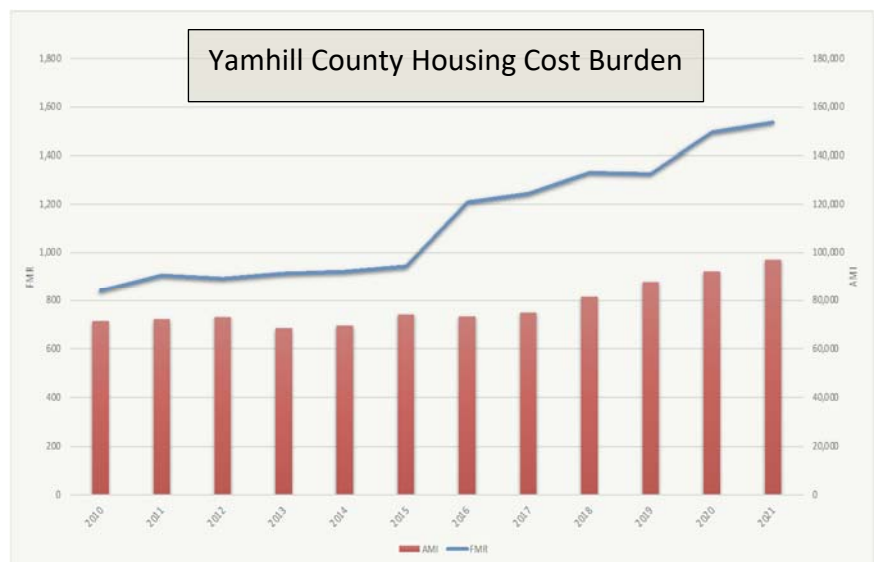


DEVELOPMENT BACKGROUND

The need for affordable rental housing in the City of McMinnville and the broader Yamhill County Community is great and growing. In response to the affordable housing crisis, HAYC sought a site for affordable housing. In the summer of 2020, HAYC closed on the acquisition of the 6.98 acres of undeveloped land located on a bus line and near services. HAYC paid cash for the land to secure this opportunity to construct affordable housing.

A GROWING NEED FOR AFFORDABLE HOUSING*

- Yamhill County's 2020 "point in time" homeless count was 1,428, up from 1,066 in 2017.
- In 2016, 86% of the households in McMinnville earning less than \$20,000 paid more than 30% of their income for housing.
- 52% of all renters in McMinnville are Cost Burdened. Of these, 24% are Severely Cost Burdened.
- Currently there is a shortage of 940 units of affordable housing for households earning less than \$25,000.
- Population in McMinnville is expected to grow from 36,238 in 2021 to 47,498 in 2041, an increase of 11,260 people (31%).
- Additional 1,735 affordable housing units (up to 80% AMI) are needed by 2041.



“22% of McMinnville’s new households will be extremely low income or very low income”

**2019 City of McMinnville Housing Needs Assessment -ECONorthwest*

STRATUS VILLAGE

A COMMITMENT TO DIVERSITY, EQUITY & INCLUSION

McMinnville is becoming more ethnically diverse. Stratus Village will prioritize serving communities of color and integration into the large community.

- 30% MWESB goal for the project.
- Physical design that encourages connectivity.
- Outreach to Hispanic and Latino households with Unidos Bridging Community.
- Partnership with Confederated Tribes of the Grande Ronde to provide rental assistance for Native Americans.
- Partnership with Worksource Oregon to facilitate linkages between Hispanic and Latino workforce in Yamhill County and housing opportunities at Stratus Village.



CREATING OPPORTUNITY – SUPPORTING RESIDENT SUCCESS

<i>Health</i>	<i>Homelessness</i>	<i>Asset Building</i>
<ul style="list-style-type: none"> • Community garden and food preparation classes. • Physical and lectures and health screens from Willamette Valley Medical Center. • Benefit enrollment support • Classes to encourage physical activity and movement with Willamette Valley Medical Center. • Housing preferences for Yamhill Community Care Organization (YCCO) members. 	<ul style="list-style-type: none"> • Housing preference for YCAP clients. • Case management – services for households at risk of homelessness. • Partnership with Health and Human Services for behavioral health services. 	<ul style="list-style-type: none"> • Individual Development Accounts. • First source hiring with Willamette Valley Medical Center. • Partnership with Chemeketa Community College to support certificate programs aligned with the healthcare sector. • Culturally competent support for Hispanic and Latino households to access benefits and banking services.

PARTNERS

HAYC is proud to be working with the following partners:

- Department of Health and Human Services
- Chemeketa Community College
- Yamhill Community Action Partnership
- Confederated Tribes of the Grande Ronde
- Yamhill Community Care Organization
- Unidos Bridging Community
- Department of Health and Human Services
- Worksource Oregon
- Willamette Valley Medical Center
- Yamhill County
- City of McMinnville
- Willamette Valley Wineries Association