



*Growing McMinnville*

**MINDFULLY**

**G 1-20, G 3-20**

# Tonight's Consideration – Needs Analysis Adoption

## City of McMinnville Housing Needs Analysis

September 2023

Prepared for:  
City of McMinnville

**FINAL DRAFT REPORT**

**ECONorthwest**  
ECONOMICS • FINANCE • PLANNING

KOIN Center  
222 SW Columbia Street  
Suite 1600  
Portland, OR 97201  
503.222.6060

## City of McMinnville Economic Opportunities Analysis

September 2023

Prepared for:  
City of McMinnville

**FINAL REPORT**

**ECONorthwest**  
ECONOMICS • FINANCE • PLANNING

KOIN Center  
222 SW Columbia Street  
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Updated McMinnville Urbanization Report:  
Housing Needs Analysis and Economic Opportunities Analysis

JUNE 2023

**ECONorthwest**  
ECONOMICS • FINANCE • PLANNING

# Tonight's Consideration

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## **Second Reading of Ordinance No. 5141 (First Reading – November 28, 2023)**

- 1. Adopts the following documents:**
  - Urbanization Study, November 2023**
  - Housing Needs Analysis, November 2023**
  - Economic Opportunities Analysis, November 2023**
  - Findings and Decision Document (G 1-20 and G 3-20)**
- 2. Amends the Comprehensive Plan, Volume I**
- 3. Repeals Ordinances No. 4746 and 4976**

# Tonight's Consideration

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Ordinance	Housing Land Need	Employment Land Need	Public / Institutional Land Need	Total
5141	202 Acres	29 Industrial 159 Commercial <b>188 Acres</b>	32 Acres	422 Acres

**Ordinance No. 5141** – Retains commercial acreage land need associated with the *“Retail Leakage”* and *“Other Needed Sites Calculated Separately from Average Employment Densities”*

# Tonight's Consideration

**Per ORS 197.296, we need to submit a Housing Capacity Analysis and Buildable Lands Inventory by December 31, 2023.**

## Housing Capacity Analysis Update Schedule for Oregon Cities with a population above 10,000 (Required by ORS 197.296)

OAR 660, Division 8 – Exhibit A

*Adopted by the Land Conservation and Development Commission November 12, 2020.*

*Updated November 23, 2020.*

**Cities to adopt updated Housing Capacity Analyses (HNA) by December 31<sup>st</sup> of the listed year.**

	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>
1	Grants Pass	Ashland	Bend	Springfield	Eugene	Central Point
2	Newport	Beaverton	Hermiston	The Dalles	Troutdale	Corvallis
3		Forest Grove	Sandy			Cottage Grove
4		Gresham				St. Helens
5		Happy Valley				
6		Hillsboro				
7		Lake Oswego				
8		McMinnville				
9		Medford				
10		Milwaukie				
11		Portland				
12		Tigard				
13		West Linn				
14		Wilsonville				

**Approved  
Workplan**

**Extended  
to 2/29/24**



**City of  
McMinnville**

# POPULATION FORECAST AND PLANNING HORIZON

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## *Population Forecast Used:*

**McMinnville's 5-, 10-, 20-, and 46-Year Population Forecast, McMinnville UGB, 2021, 2026, 2031, and 2067**

Source: Population Research Center, Portland State University, June 30, 2017.

<b>36,238</b>	<b>38,985</b>	<b>41,813</b>	<b>47,498</b>	<b>62,803</b>
2021	2026 (5-year)	2031 (10-year)	2041 (20-year)	2067 (46-year)

## Buildable Lands Inventory

Identifies buildable residential and employment land within existing urban growth boundary

## Housing Needs Analysis

Identifies future housing needs and types to accommodate projected growth per community values in twenty and fifty years.

## Economic Opportunities Analysis

Identifies future employment needs and types to accommodate strategic economic development goals and resulting growth in twenty and fifty

## Growth Analysis

Analysis of where and how future housing and employment growth will be accommodated in twenty and fifty years.

### Three Steps:

Identification of Need  
Land-use Efficiencies  
UGB Alternatives Analysis



**City of  
McMinnville**

**Buildable Lands Inventory**

Identifies buildable residential and employment land within existing urban growth boundary

**Housing Needs Analysis**

Identifies future housing needs and types to accommodate projected growth per community values in twenty and fifty years.

**Economic Opportunities Analysis**

Identifies future employment needs and types to accommodate strategic economic development goals and resulting growth in twenty and fifty

**Growth Analysis**

Analysis of where and how future housing and employment growth will be accommodated in twenty and fifty years.

**Sequential UGB:**

**Land Use Efficiencies (2024)**

**Alternatives Analysis (2025)**

**Land Use Efficiencies UGB Alternatives Analysis**



**City of McMinnville**



# City Council Strategies

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**GOAL: HOUSING** – Create diverse housing opportunities that support great neighborhoods.

**OBJECTIVE:** Conduct thorough and timely planning and forecasting to ensure that regulatory frameworks and land supply align with market-driven housing needs.

**GOAL: GROWTH AND DEVELOPMENT CHARACTER** – Guide growth and development strategically, responsively, and responsibly to enhance our unique character.

**OBJECTIVE:** Define the unique character through a community process that articulates our core principles.

**OBJECTIVE:** Strategically plan for short and long-term growth and development that will create enduring value for the community.

# QUESTIONS?

