

McMinnville's
Housing Needs Analysis,
Buildable Lands Inventory,
and Housing Strategy

Project Advisory Committee Meeting #5

March 7, 2019

Agenda

- | | |
|-----------------------------|---------|
| 1. Call to Order | 5 mins |
| 2. Approve PAC #3 notes | 5 mins |
| 3. Project Update | 10 mins |
| 4. Planning for Future | 15 mins |
| 5. BLI, HNA Recommendations | 40 mins |
| 6. Housing Strategy | 40 mins |

Project Update

1. Joint CC/PAC Meeting (#4) Update – Urbanization Report
2. Focus Group #1 Results - ***Exhibit 2***
3. Public Workshop #1 Results - ***Exhibit 3***
4. PAC Comments?

Objectives (PAC Decisions)

1. Housing Mix and Density Recommendations
 1. Including policy direction
2. Infill and Redevelopment Assumption
3. Strategic Priority Direction

Planning for McMinnville's Future Neighborhoods

BLI and HNA Discussion and Recommendations

Vacant and Partially Vacant Residential Lots*

 Urban Growth Boundary

 City Limits

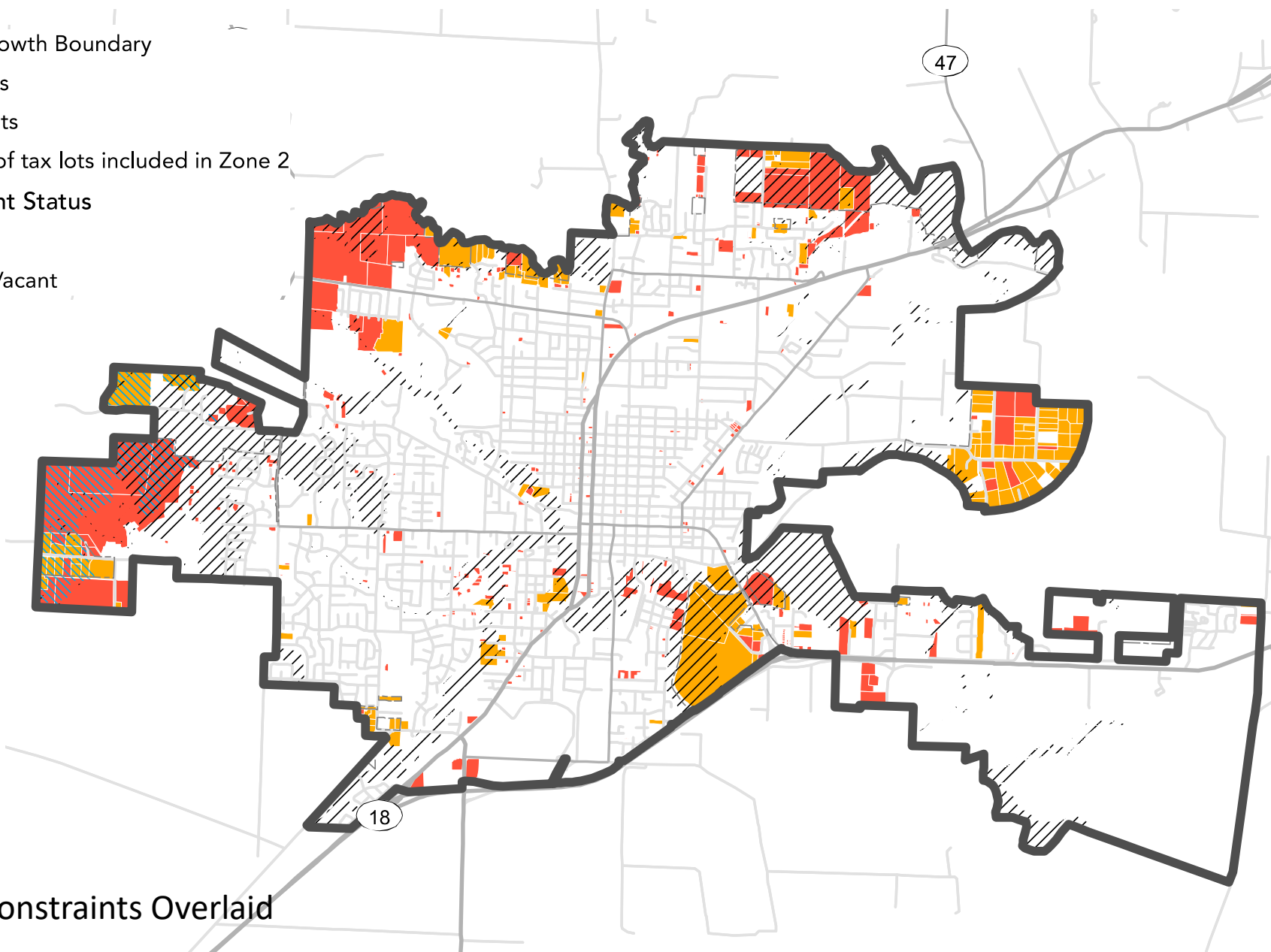
 Constraints

 Portions of tax lots included in Zone 2

Development Status

 Vacant

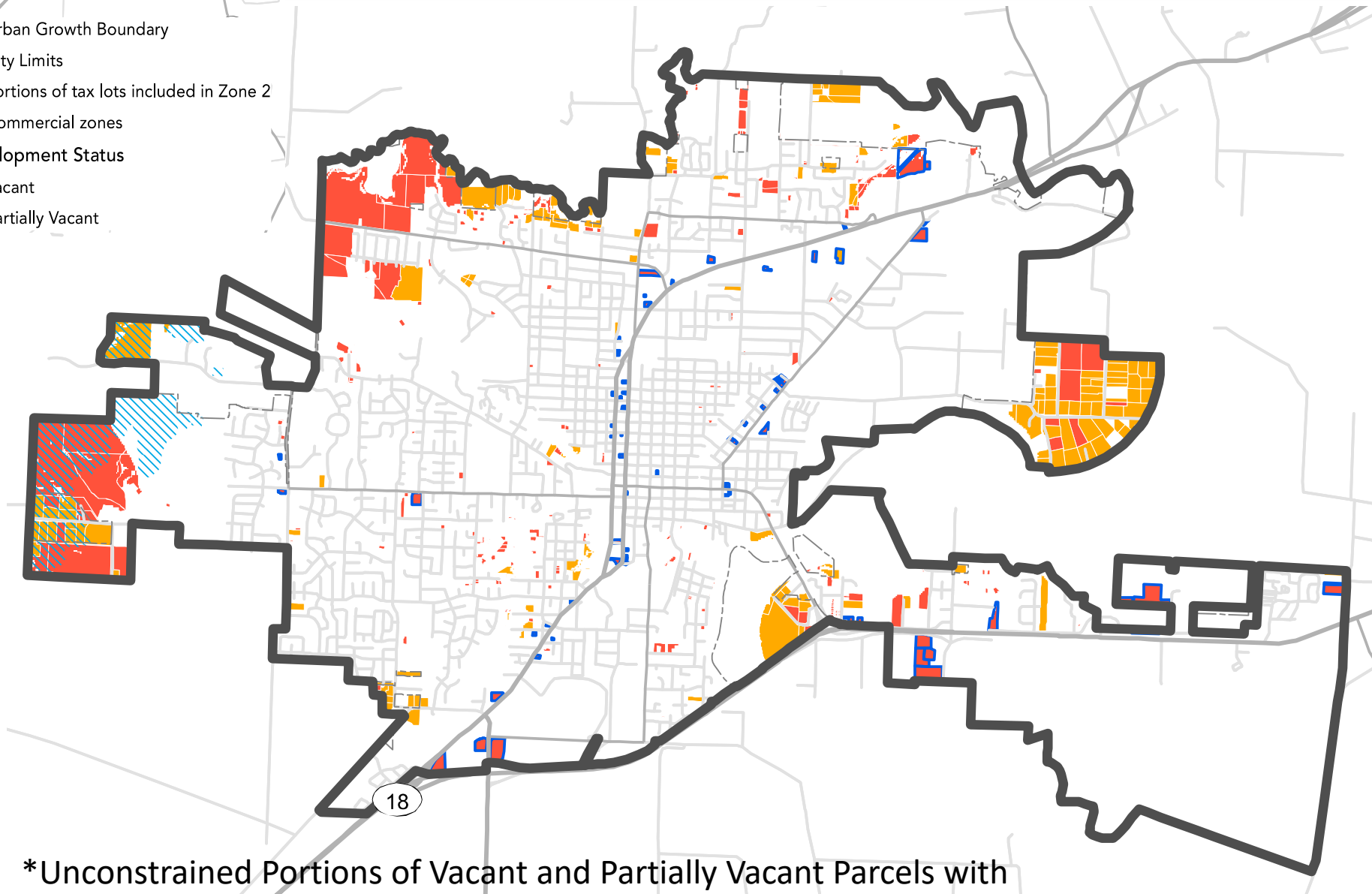
 Partially Vacant



*with Constraints Overlaid

Buildable Acres*

- Urban Growth Boundary
- City Limits
- Portions of tax lots included in Zone 2
- Commercial zones
- Development Status
 - Vacant
 - Partially Vacant



*Unconstrained Portions of Vacant and Partially Vacant Parcels with Development Capacity

Buildable acres in vacant and partially vacant tax lots by zone

Zone/Plan Designation	Total Buildable acres			Buildable acres on vacant lots			Buildable acres on partially vacant lots		
	Zone 1	Zone 2	Total	Zone 1	Zone 2	Total	Zone 1	Zone 2	Total
City Limits, by Zone									
R-1 Single Family Residential	109	36	145	84	34	118	25	2	27
R-2 Single Family Residential	86	45	131	74	45	119	12	-	12
R-3 Two Family Residential	6	-	6	5	-	5	1	-	1
R-4 Multiple-Family Residential	21	-	21	16	-	16	5	-	5
O-R Office/Residential	0	-	0	0	-	0	0	-	0
C-3 General Commercial	61	-	61	59	-	59	1	-	1
UGB, by County Zone or Plan Des.	0	-	0	0	-	0	0	-	0
EF-80 (County Zone)	68	-	68	63	-	63	5	-	5
LDR9000 (County Zone)	3	-	3	3	-	3	0	-	0
VLDR-1 (County Zone)	2	-	2	0	-	0	2	-	2
Residential Plan Des.	232	52	285	50	6	56	183	47	229
Total	588	133	721	354	85	438	234	48	283

Actual Residential Density, 2000-2018

Zoning Districts	Average Net Density (DU/Net Acre)	Percentage for Rights-of-Way	Average Gross Density (DU/Gross Acre)
R-1 Single Family Residential	4.1	24%	3.1
R-2 Single Family Residential	5.8	26%	4.3
R-3 Two Family Residential	6.8	29%	4.8
R-4 Multiple-Family Residential	7.9	23%	6.1
O-R Office/Residential	7.6	17%	6.3
C-3 General Commercial	31.2	30%	21.8
County Zoning	6.0	25%	4.5
Total	6.6	25%	4.3

BLI Results and Baseline Capacity for Housing

Buildable acres	Historic density (units/gross acre)	Capacity (dwelling units)
721*	4.3**	2,778

*Land for group quarters and land needed to accommodate housing before 2021 will impact this acreage estimate

**This can change based on PAC recommendations for needed densities

Existing Housing Mix – McMinnville and Comparable Cities

City	Single-Family Detached	Single-Family Attached	Multifamily
Sherwood	75%	7%	19%
Redmond	73%	5%	22%
Grants Pass	71%	4%	25%
Albany	71%	4%	25%
Newberg	71%	7%	23%
McMinnville	68%	9%	23%
Ashland	67%	8%	25%
Hood River	61%	4%	35%
Corvallis	51%	7%	42%

Needed Housing Mix – Comparable Cities

City	Single-Family Detached	Single-Family Attached	Multifamily
Albany	52%	0%	48%
Corvallis	50%	6%	44%
Grants Pass	67%	8%	25%
Hood River	55%	10%	35%
Sherwood	50%	25%	25%
Redmond	60%	13%	27%

Needed Units by Scenario (2021-2041)

Variable	Existing Mix (ACS 2013- 2017)	Baseline Historic Mix (2000 to 2018)	Scenario 1	Scenario 2
Needed new dwelling units (2021-2041)	4,424	4,424	4,424	4,424
Dwelling units by structure type				
Single-family detached				
Percent single-family detached DU	68%	62%	60%	55%
<i>equals</i> Total new single-family detached	3,009	2,733	2,654	2,433
Single-family attached				
Percent single-family attached DU	9%	8%	10%	12%
<i>equals</i> Total new single-family attached	399	332	442	531
Multifamily				
Percent multifamily	23%	31%	30%	33%
Total new multifamily	1,016	1,359	1,328	1,460
<i>equals</i> Total new dwelling units (2021-2041)	4,424	4,424	4,424	4,424

Aggregate 2041 Housing Mix by Scenario

	Existing Mix ACS 2013- 2017	Baseline Historic Mix (2000 to 2018)	Scenario 1	Scenario 2
Single-Family Detached				
Number	11,911	11,635	11,556	11,335
Percent	68%	66%	66%	65%
Single-Family Attached				
<i>Number</i>	1,579	1,512	1,622	1,711
<i>Percent</i>	9%	9%	9%	10%
Multifamily Units				
<i>Number</i>	4,023	4,366	4,335	4,467
<i>Percent</i>	23%	25%	25%	26%
Total	17,513	17,513	17,513	17,513


Preliminary Residential Capacity and Need Results

	Existing Mix (ACS 2017)	Historic Mix (2000-18)	Scenario 1	Scenario 2
Housing	68%	62%	60%	55%
Mix:	9%	8%	10%	12%
SFD, SFA, MF	23%	31%	30%	33%
Acreage Deficit	-483	-449	-441	-420

Group Quarters

New Group Quarters (2021-2041)	564
Average multifamily gross density	13.7 units/gross acre
Acres needed for Group Quarters	41.2

41.2 acres will need to be deducted
from the 721 acres of buildable land



- McMinnville can accommodate **2,778** units, but needs **4,424** units (**1,646** shortage)
- A **1,646** unit shortage, is a deficit of approx. **450** acres of residential land

Note: capacity and land need will change once we:

- Deduct land needed for group quarters
- Deduct land needed to accommodate housing before 2021
- Incorporate redevelopment assumption
- Incorporate needed housing mix and density assumptions

Decisions...

How Much Redevelopment Should be Assumed?

“Redevelopable Land” means land zoned for residential use on which development has already occurred but on which, due to present or expected market forces, there exists the strong likelihood that existing development will be converted to more intensive residential uses during the planning period.

Recommendation

- Assume 6% of new dwelling units during the planning period will be accommodated on lands classified as “developed” through infill and/or redevelopment. Six percent of the 4,424 units projected from 2021-20141 is 265 units (13 units/year).

What Should McMinnville Plan for its Housing Mix and Density?

- PAC Input and Recommendations

McMinnville Housing Strategy

A housing strategy...

- Addresses housing needs and goals
- Considers and prioritizes actions
- Provides direction over the planning horizon



Housing Strategy Framework



← See Exhibit 4, page 6

Types of Strategies

- Regulatory changes
- Increasing land available for housing
- Encourage different types of housing
- Financial assistance to homeowners and renters
- Reducing development or operational costs
- Funding sources for residential development

Strategic Priorities

- Land Availability – Plan for 5, 10, 20, and 46-yr land supply
- Provide opportunity for a wider variety of housing types (supply, affordability, quality)
- Develop mandates and incentives that support affordable housing
- Plan for infrastructure development to support residential development

Next Steps

Next Steps

- Consultant to refine capacity analysis
- Continue to discuss housing strategy
 - Refine & prioritize actions (5, 10, 20, 46-yrs)
- Housing strategy recommendations
 - & public vetting
- Next meeting: **TBD**

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Eugene



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Boise