PLANNING FOR GROWTH

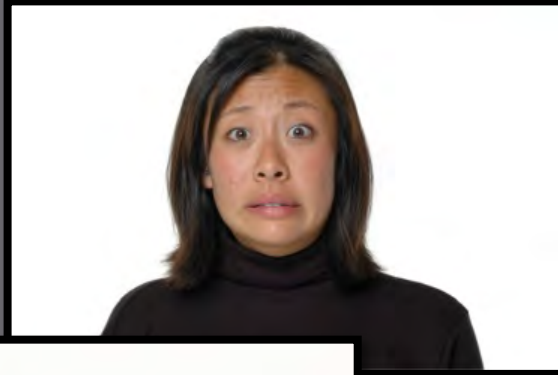## JOINT CC/BOC MEETING, 08.21.19

City of
McMinnville

PLANNING FOR GROWTH

FIRST and FOREMOST:

Planning for growth is all about planning for people — how they will live and work in the future.

JOINT CC/BOC MEETING, 08.21.19

City of McMinnville

PLANNING FOR GROWTH

SECOND:

It is impactful for more than twenty years.

What happens in the next twenty years will impact future generations far past twenty years.
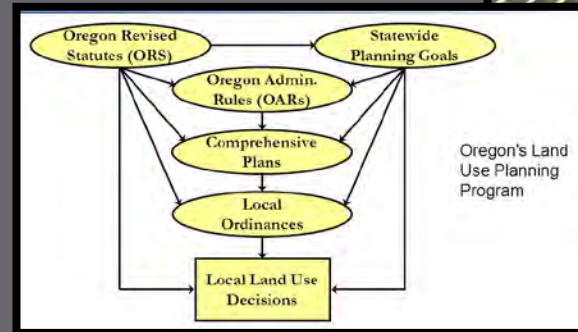
City of
McMinnville

PLANNING FOR GROWTH

THIRD:

It is required by state law.

For good reasons.

City of
McMinnville

PLANNING FOR GROWTH

THIRD:

It is required by state law.

For good reasons.

Great communities don't happen by chance.

City of McMinnville

PLANNING FOR GROWTH

FOURTH:

It is about balance.

- **Balancing priorities.**

- **Balancing agendas.**

- **Balancing near-term needs and long-term opportunities.**
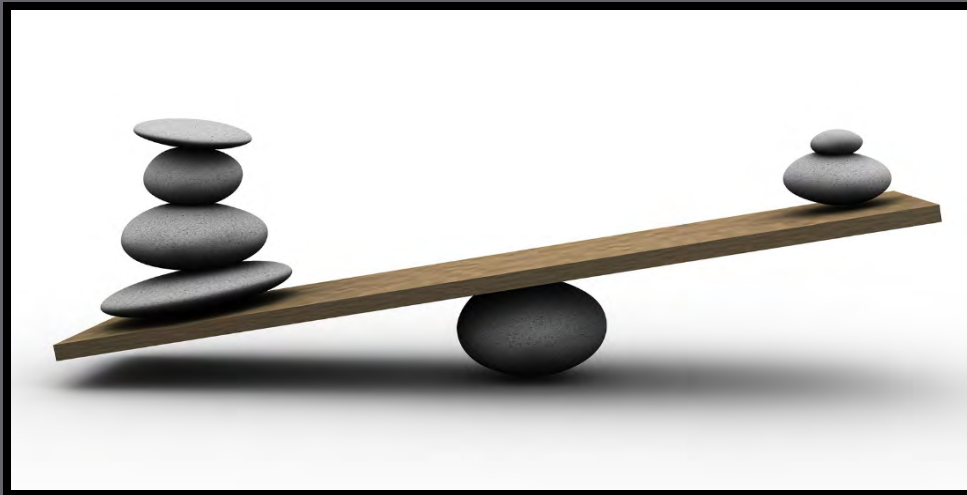
- **Balancing aspirational goals and cautiousness.**

City of
McMinnville

PLANNING FOR GROWTH

FOURTH:

When it is out of balance it is unfairly weighted in one direction.

City of McMinnville

IT IS ABOUT MCMINNVILLE'S FUTURE

The decision making filter should be about what is best for McMinnville— BOTH CURRENT AND FUTURE RESIDENTS.

City of
McMinnville

IT IS ABOUT MCMINNVILLE'S FUTURE

The decision making filter should be about what is best for McMinnville— BOTH CURRENT AND FUTURE RESIDENTS.

ORS provides the checks and balances for the state land use goals.

City of
McMinnville

IT IS ABOUT *MCMINNVILLE'S* FUTURE

The decision making filter should be about what is best for McMinnville— BOTH CURRENT AND FUTURE RESIDENTS.

ORS provides the checks and balances for the state land use goals.

Local decisions should be filtered through a local lens.

JOINT CC/BOC MEETING, 08.21.19

City of
McMinnville

PLANNING FOR GROWTH

TODAY'S DISCUSSION

How will *McMinnville* accommodate . . .

__12,739__ new people by 2041

__28,045__ new people by 2067

City of
McMinnville

PLANNING FOR GROWTH

TODAY'S DISCUSSION

How will McMinnville accommodate . . .

<u>5,002</u> new homes by 2041

<u>11,012</u> new homes by 2067
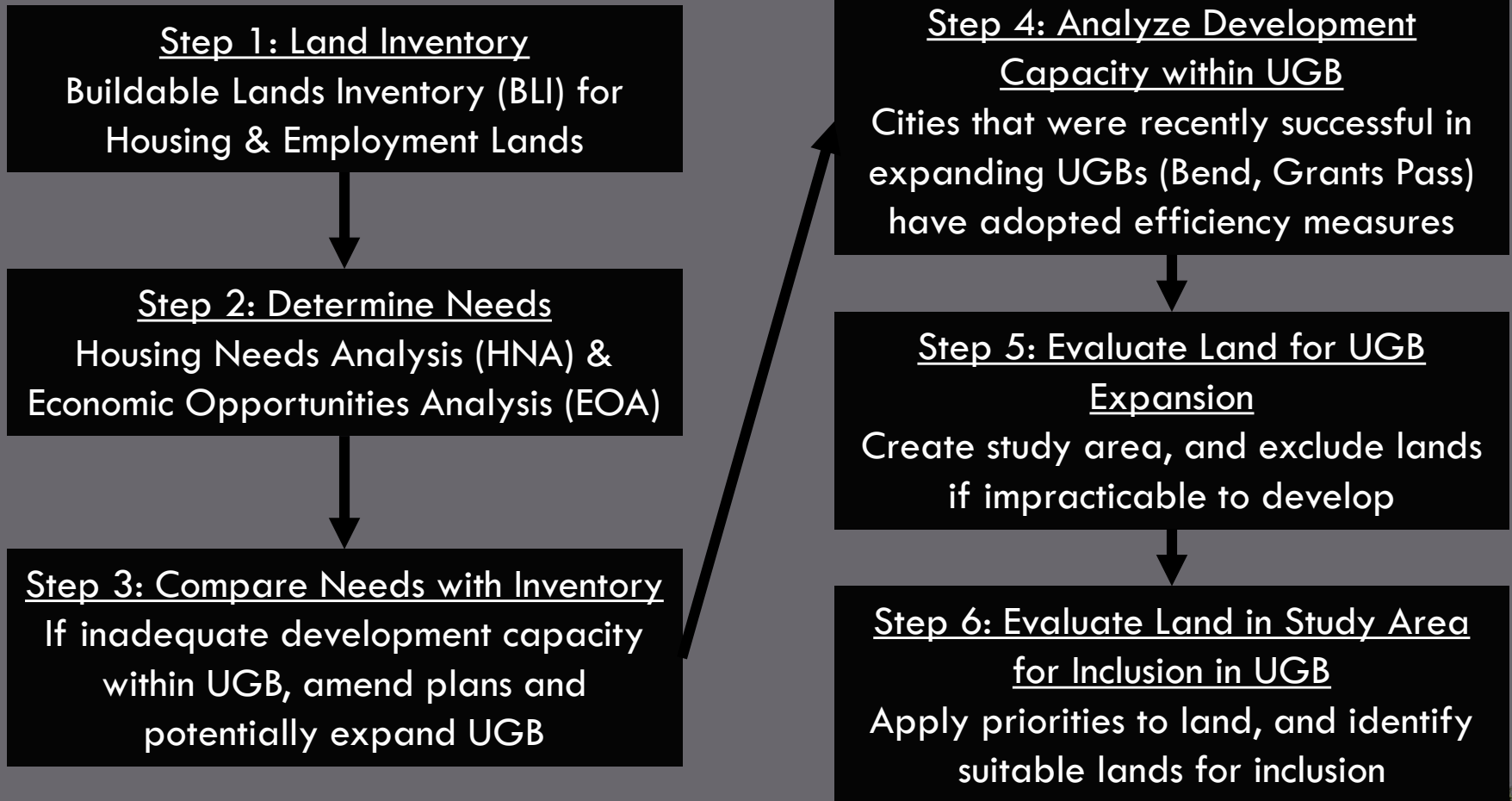
JOINT CC/BOC MEETING, 08.21.19

City of
McMinnville

TODAY'S DISCUSSION

2041	12,739 people	5,002 Homes
2067	28,045 People	11,012 Homes

1) **Review History of Growth Discussion**

2) **Review draft Buildable Lands Inventory**

3) **Review draft Housing Needs Analysis**

4) **Review draft Housing Strategy**

5) **Discuss Next Steps**

JOINT CC/BOC MEETING, 08.21.19

City of McMinnville

STANDARD UGB PROCESS

Step 1: Land Inventory
Buildable Lands Inventory (BLI) for Housing & Employment Lands

Step 2: Determine Needs
Housing Needs Analysis (HNA) & Economic Opportunities Analysis (EOA)

Step 3: Compare Needs with Inventory
If inadequate development capacity within UGB, amend plans and potentially expand UGB

Step 4: Analyze Development Capacity within UGB
Cities that were recently successful in expanding UGBs (Bend, Grants Pass) have adopted efficiency measures

Step 5: Evaluate Land for UGB Expansion
Create study area, and exclude lands if impracticable to develop

Step 6: Evaluate Land in Study Area for Inclusion in UGB
Apply priorities to land, and identify suitable lands for inclusion

JOINT CC/BOC MEETING, 08.21.19

City of
McMinnville

MCMINNVILLE UGB HISTORY

1981: Adopted UGB for 1980-2000 Planning Period

- ❑ **1993-1995:** Residential inventory/projections
- ❑ **1994-1995:** Commercial land inventory and projection
- ❑ **1995-1997:** HB 2709 retrofit to Residential inventory and needs
- ❑ **1999:** Community Growth and Land Use Analysis project
- ❑ **2000-2002:** Residential BLI, adoption, DLCD appeal, LUBA remand
- ❑ **2001-2003:** Economic Opportunities Analysis
- ❑ **2002-2003:** Additional local review produced the McMinnville Growth Management and Urbanization Plan adopted in 2003
- ❑ **2003-2013:** Continued defense of Growth and Expansion plan
- ❑ **2013:** Remand by Oregon Circuit Court of Appeals
- ❑ **2013:** Repeal and "unwinding" of prior UGB work from Comp Plan and Zoning Ordinance

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City of
McMinnville

RESULTS OF EFFORTS

- 2000 – Conducted Analysis for 2003-2023 Planning Period

- Concluded a need to expand the UGB by 1,188 gross acres.

    890 Buildable Acres
    537 to meet identified housing needs.

- Court of Appeals ruling – only 217 acres of rural residential exception lands could be brought into the UGB.

- City did not justify the selection of high value farmland land over other exeptions lands adjacent to the existing UGB.

City of
McMinnville

RESULTS OF EFFORTS

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Results:

City left in a deficit of 673 acres, including 320 acres of residential land.

City of
McMinnville

RESULTS OF EFFORTS

- **2000 – Conducted Analysis for 2003-2023 Planning Period**

- **Concluded a need to expand the UGB by 1,188 gross acres.**

  890 Buildable Acres
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- **Court of Appeals ruling – only 217 acres of rural residential exception lands could be brought into the UGB.**

- **City did not justify the selection of high value farmland land over other exeptions lands adjacent to the existing UGB.**

Results:

City left in a deficit of 673 acres, including 320 acres of residential land.

Costs: $1,000,000 Thousands of hours of staff time.

City of
McMinnville

UGB to Meet Needs <u>2003-2023</u>,

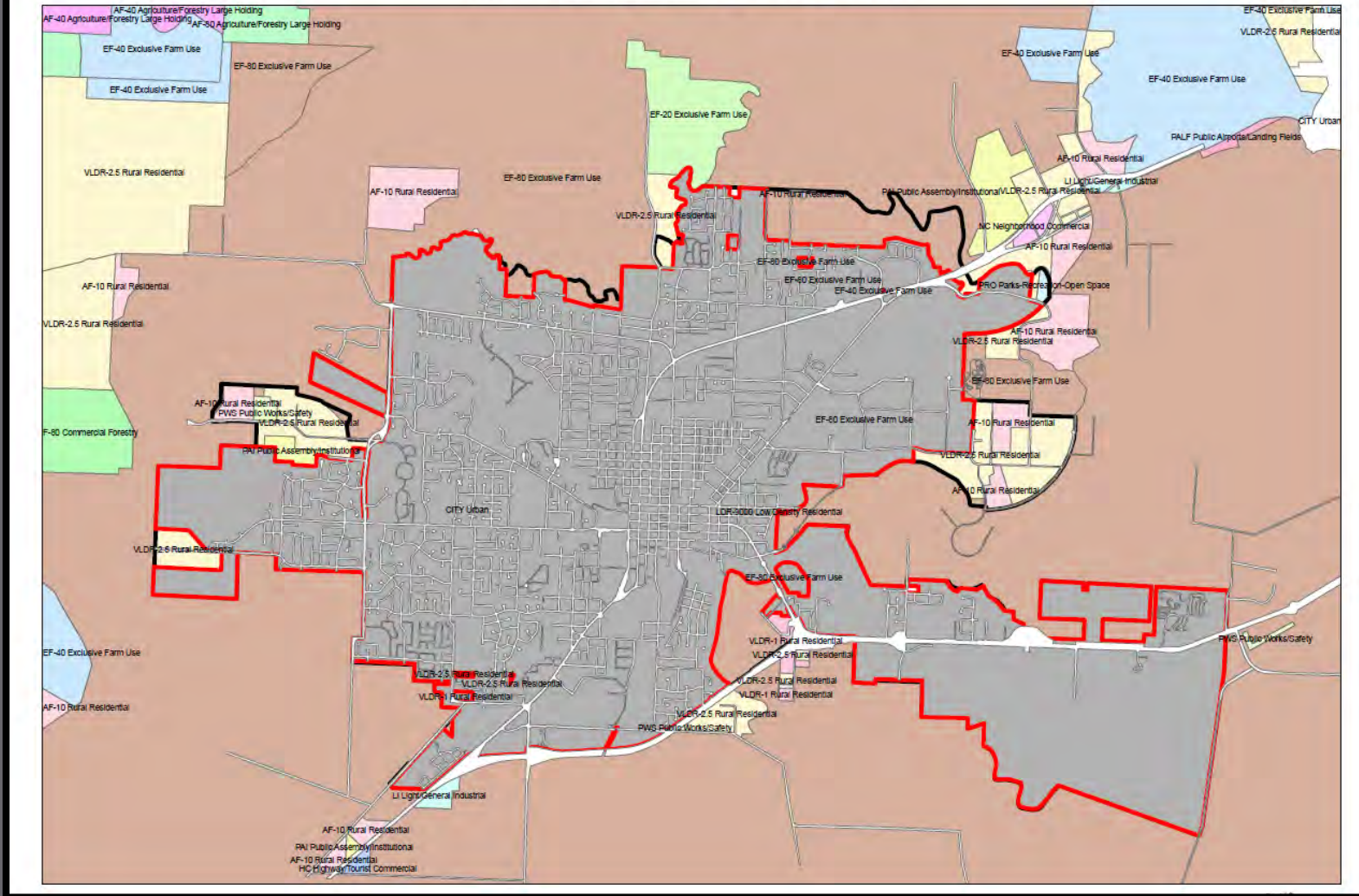~217 <u>total</u> buildable residential acres added of 890 buildable residential acres needed
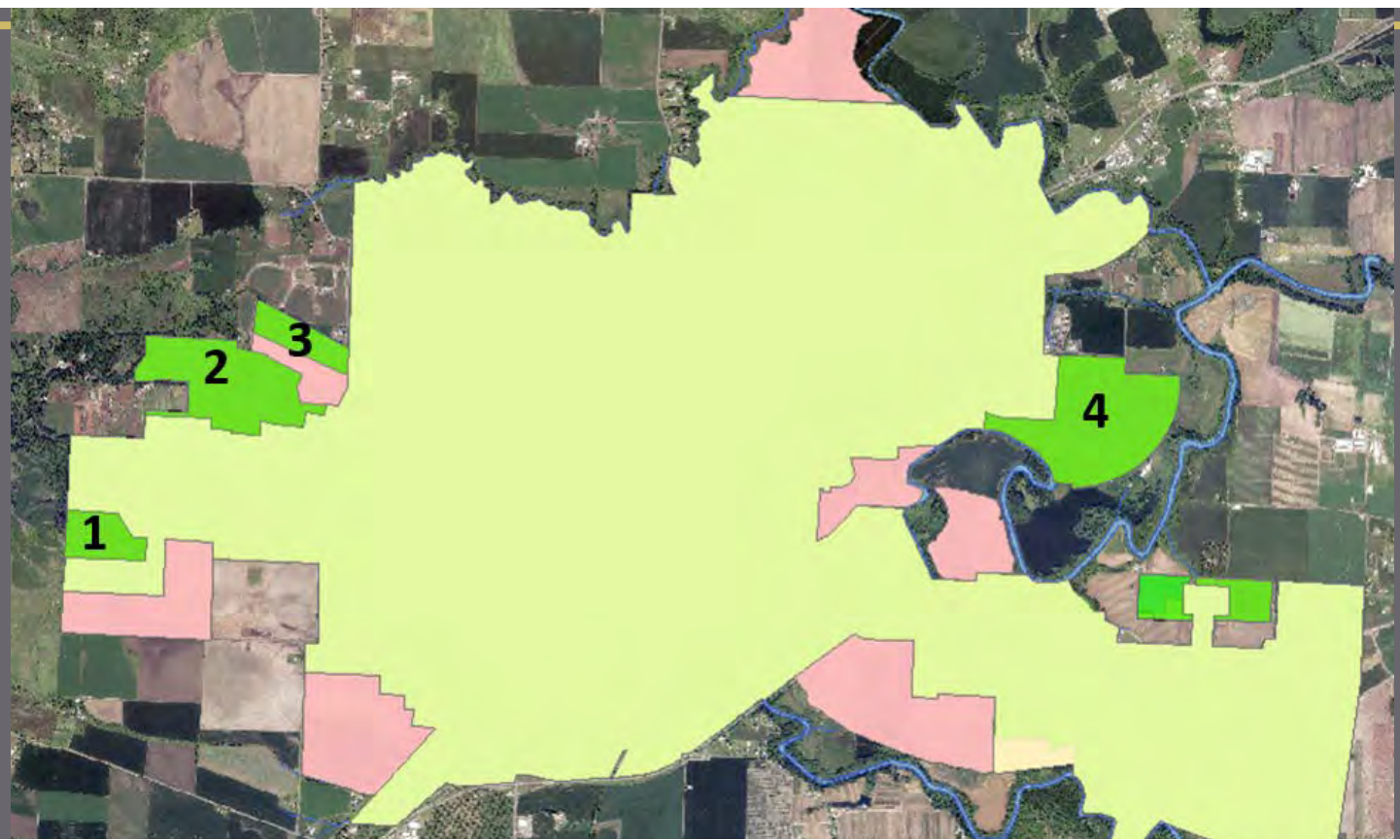
Current UGB = Yellow + Green (Green added to UGB, numbered have res. plan designations)
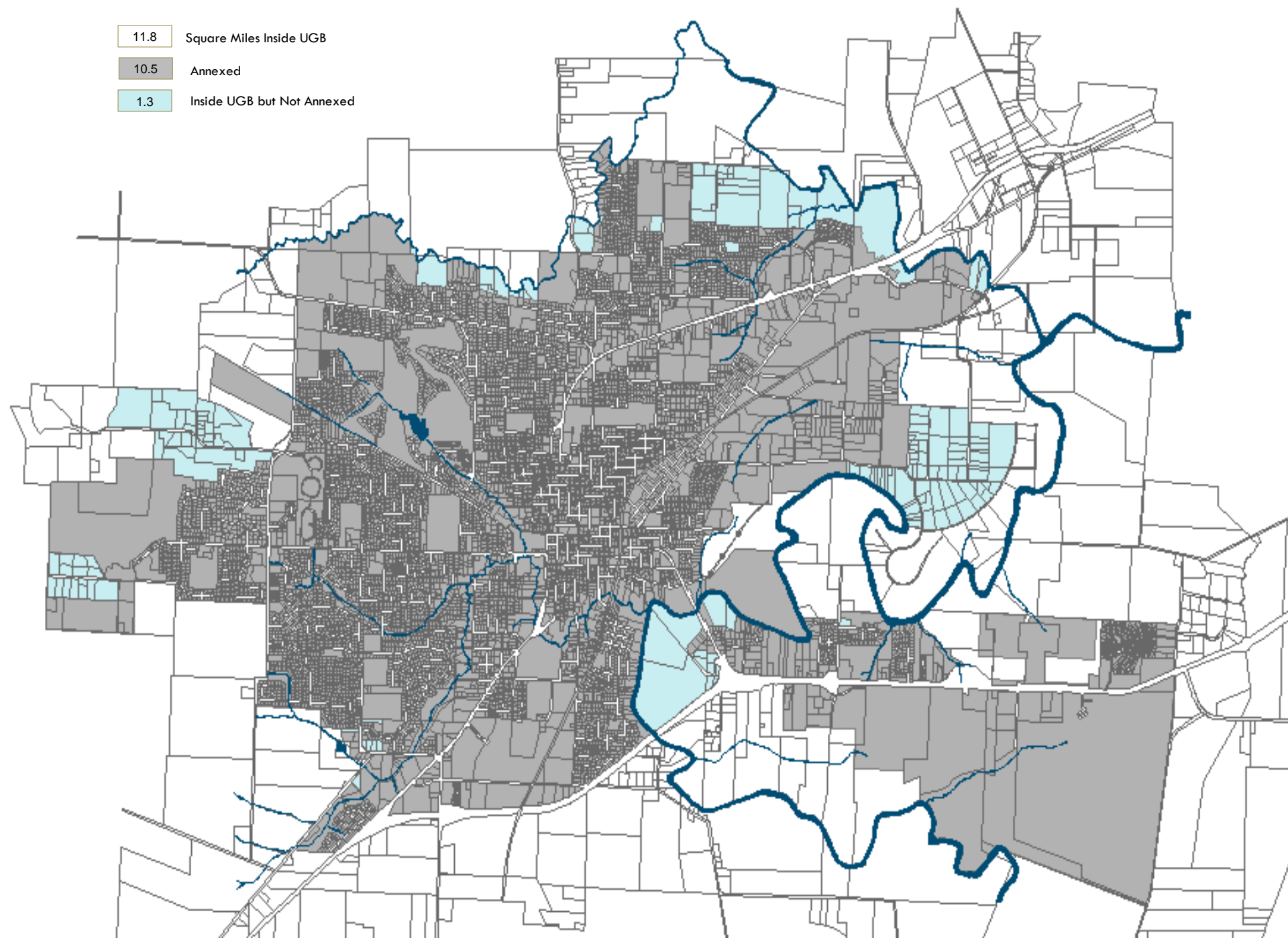Not added to UGB = Red

City of
McMinnville

Yamhill County Zoning Designations

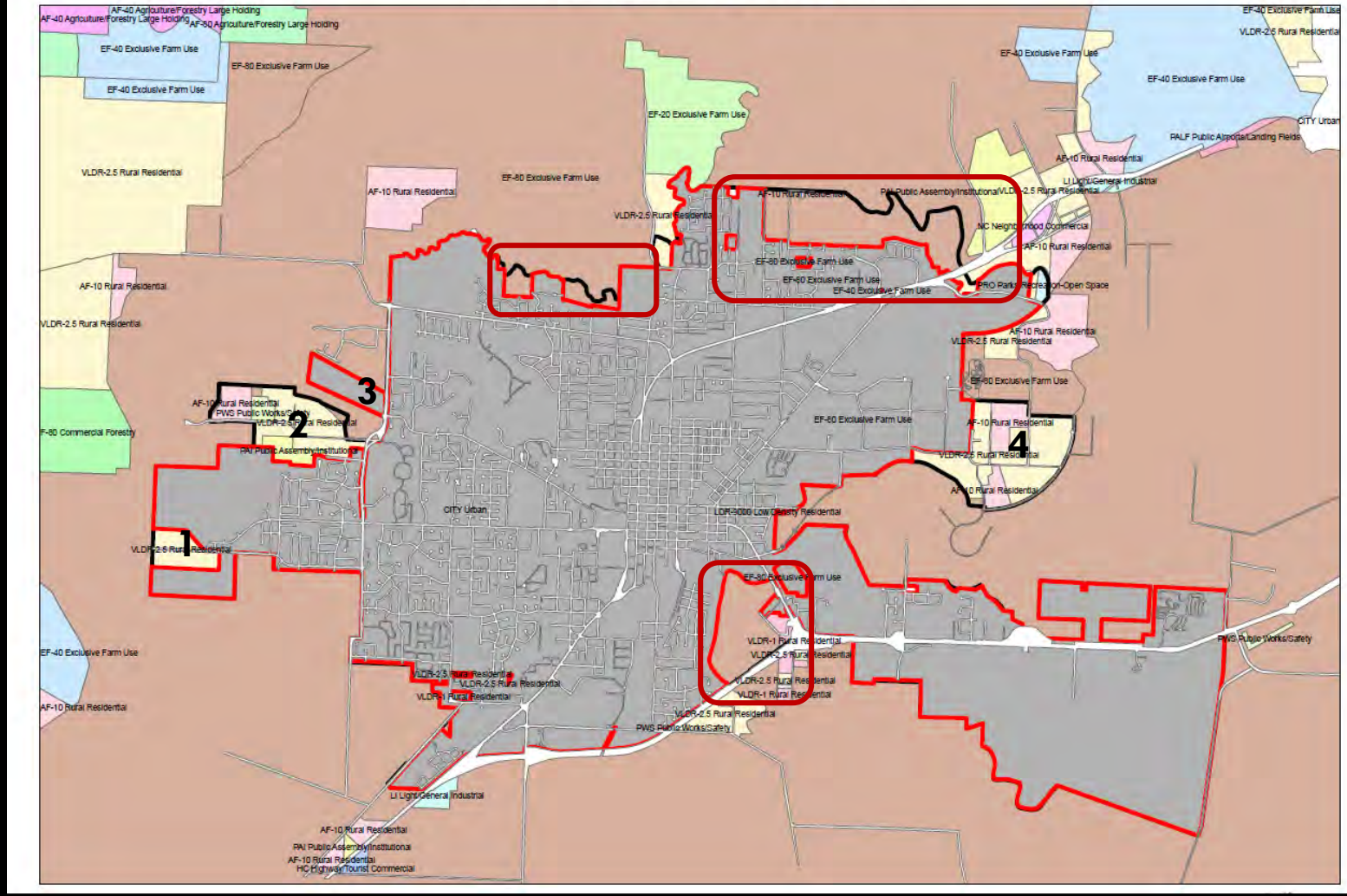JOINT CC/BOC MEETING, 08.21.19

City of McMinnville

11.8	Square Miles Inside UGB
10.5	Annexed
1.3	Inside UGB but Not Annexed

Yamhill County Zoning Designations

City of McMinnville

URBAN GROWTH BOUNDARY
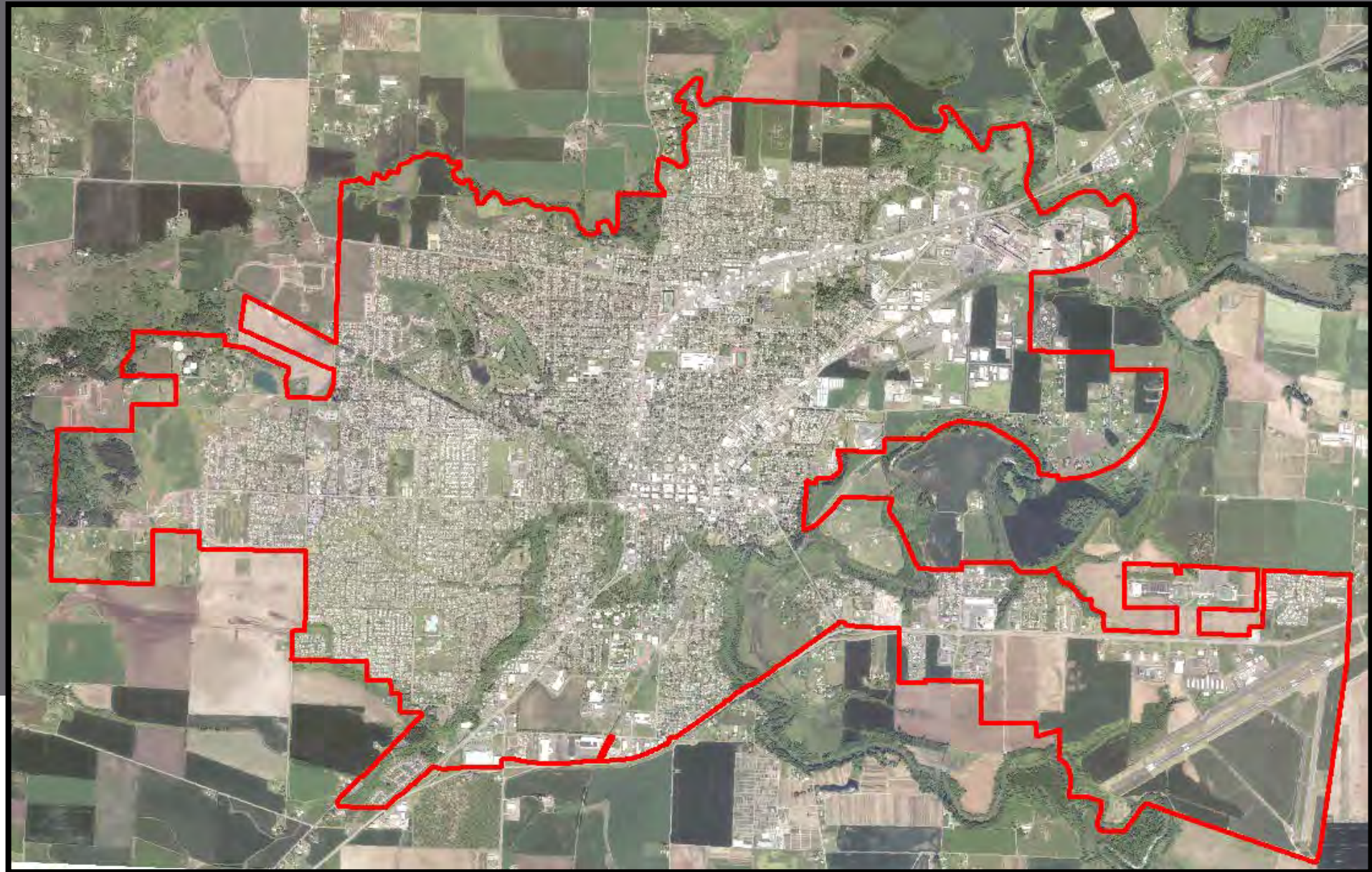
TODAY'S DISCUSSION

2041	**12,739 people**	**5,002 Homes**
2067	**28,045 People**	**11,012 Homes**

UGB Amendments Since 1986

1986	Joe Dancer Park	76 Acres
1989	Evergreen Campus	1 Acres
2004	Evergreen Campus	35 Acres
2005	Future McMinnville School	42 Acres
2011	Rural Exception Land	217 Acres
TOTAL		371 Acres

JOINT CC/BOC MEETING, 08.21.19

City of McMinnville

TODAY'S DISCUSSION

2041	46,549	12,739 People
2067	62,804	28,045 People

UGB Amendments Since 1986

1986	Joe Dancer Park	76 Acres
1989	Evergreen Campus	1 Acres
2004	Evergreen Campus	35 Acres
2005	Future McMinnville School	42 Acres
2011	Rural Exception Land	217 Acres
TOTAL		371 Acres

In that same time, the population grew from 15,460 to 33,810 people, an increase of more than 225%. UGB increased by 6%

City of
McMinnville

WHERE DOES THAT LEAVE US?

LAND SUPPLY IS CONSTRAINED:

- Higher Land Costs
- Lack of Affordable Housing Opportunities
- Lack of Overall Housing Opportunities
- Loss of Economic Opportunities
- Falsely Constrained Population Growth
- More Population Growth in Unincorporated County
- Deficit in Tax Revenue to Fund Public LOS
- Infill in a Vacuum
- Pressure to Efficiently Use Land w/out Long-Term Consideration
- Paralysis to Move Forward

City of McMinnville
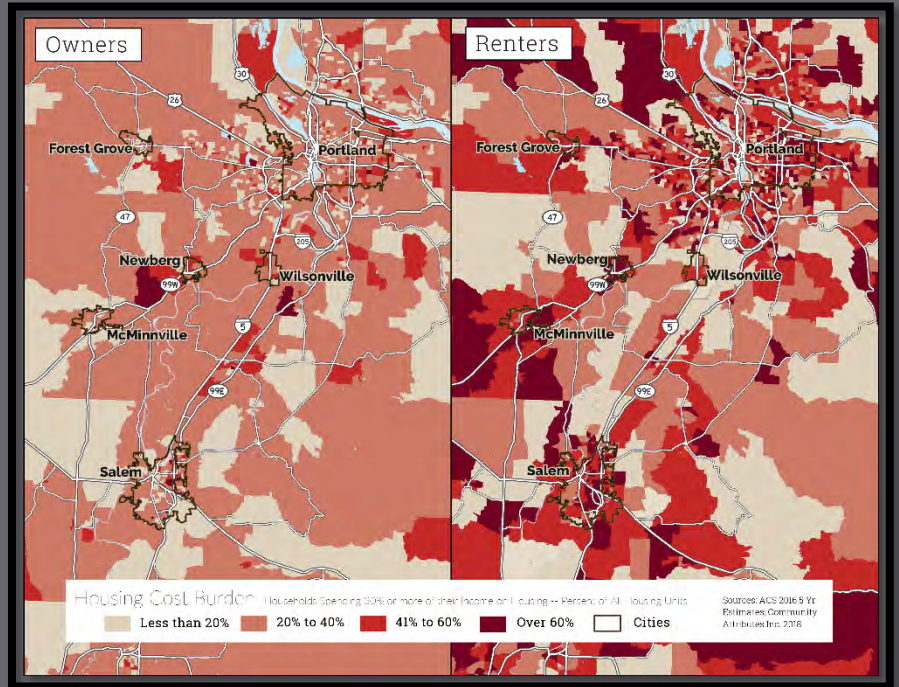
NEEDS: AFFORDABLE HOUSING

Median Household Income: $55,440

Median Listed Home Price = $377,450
Median Price of Home Sold = $317,000

Average rent for an apartment = $1113
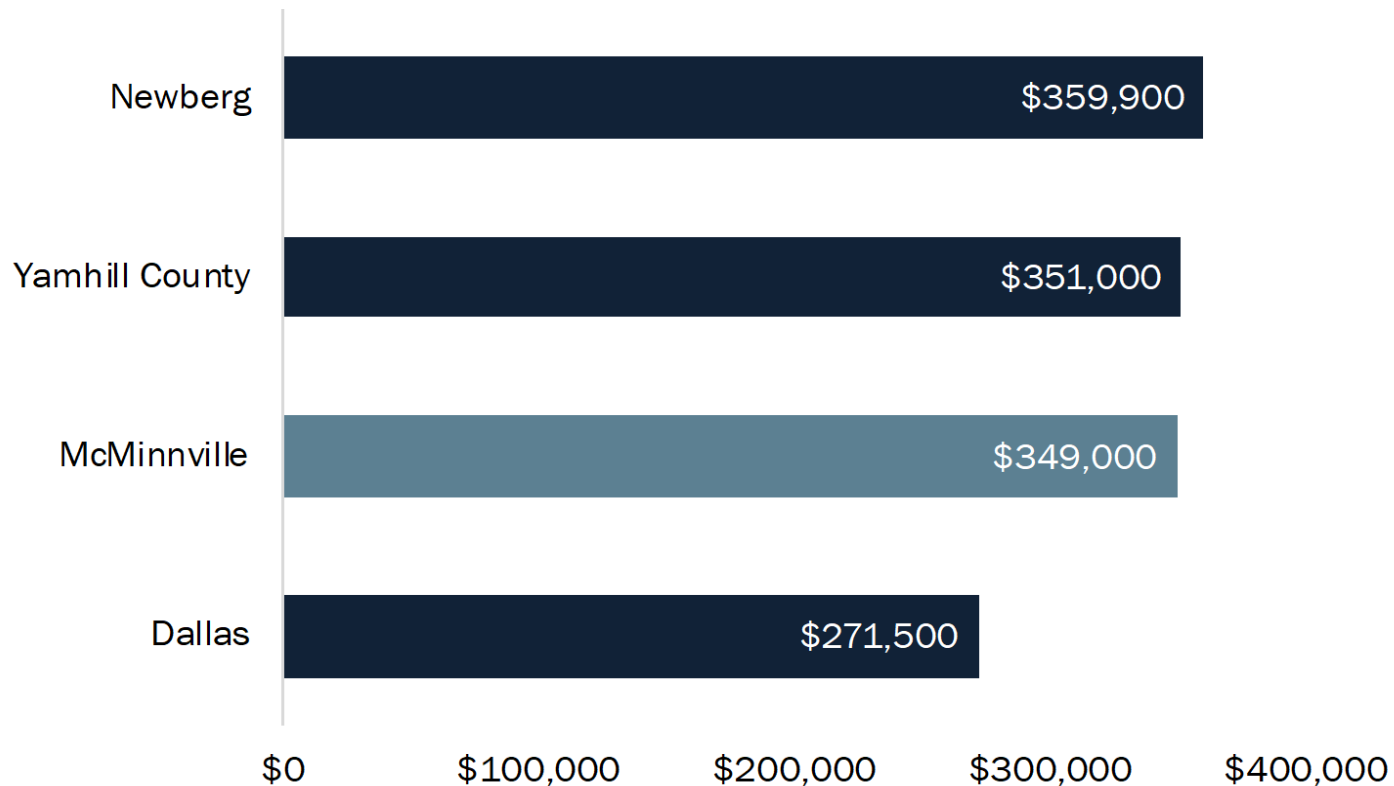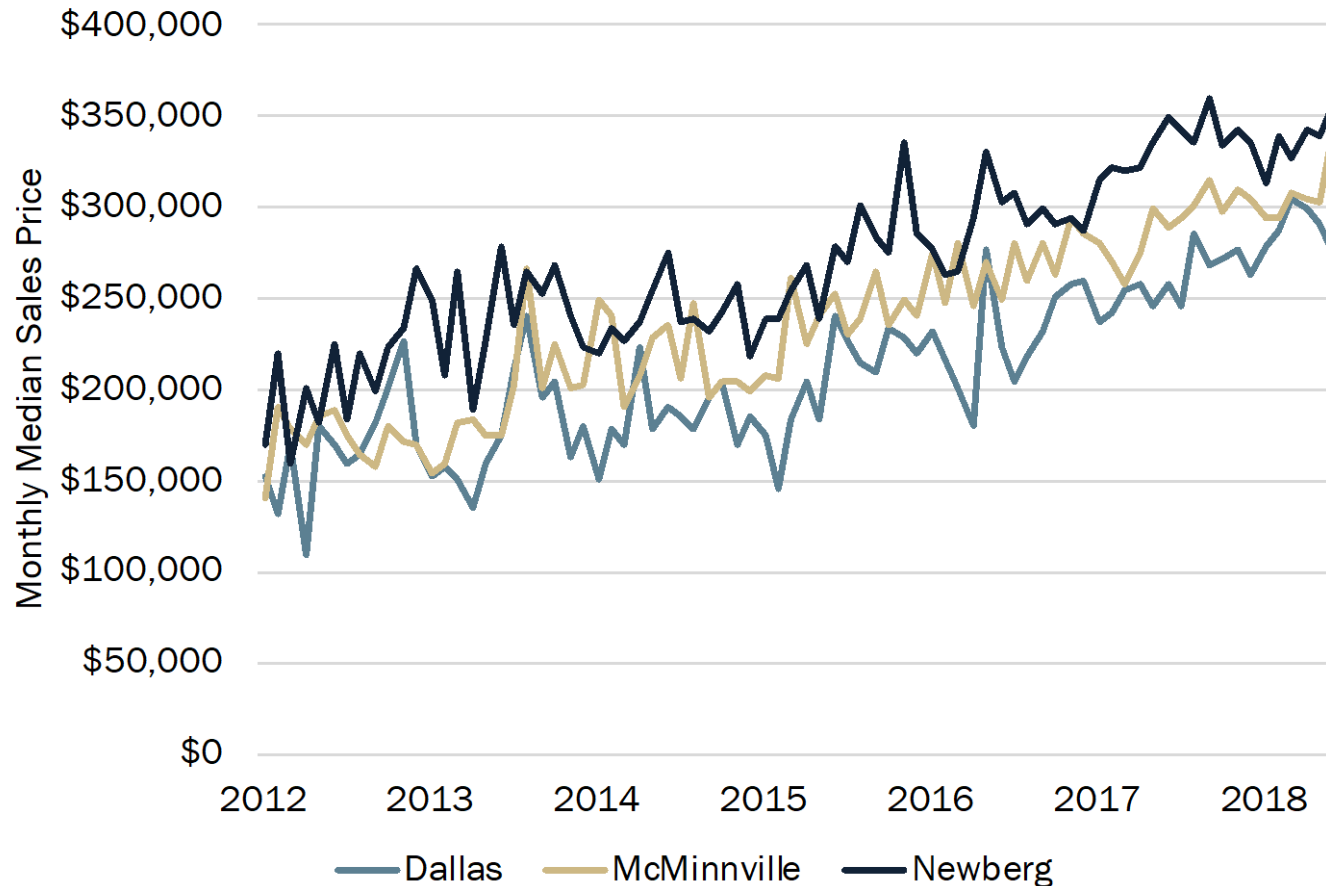**Two bedroom apartment rates = $1048**

City of
McMinnville

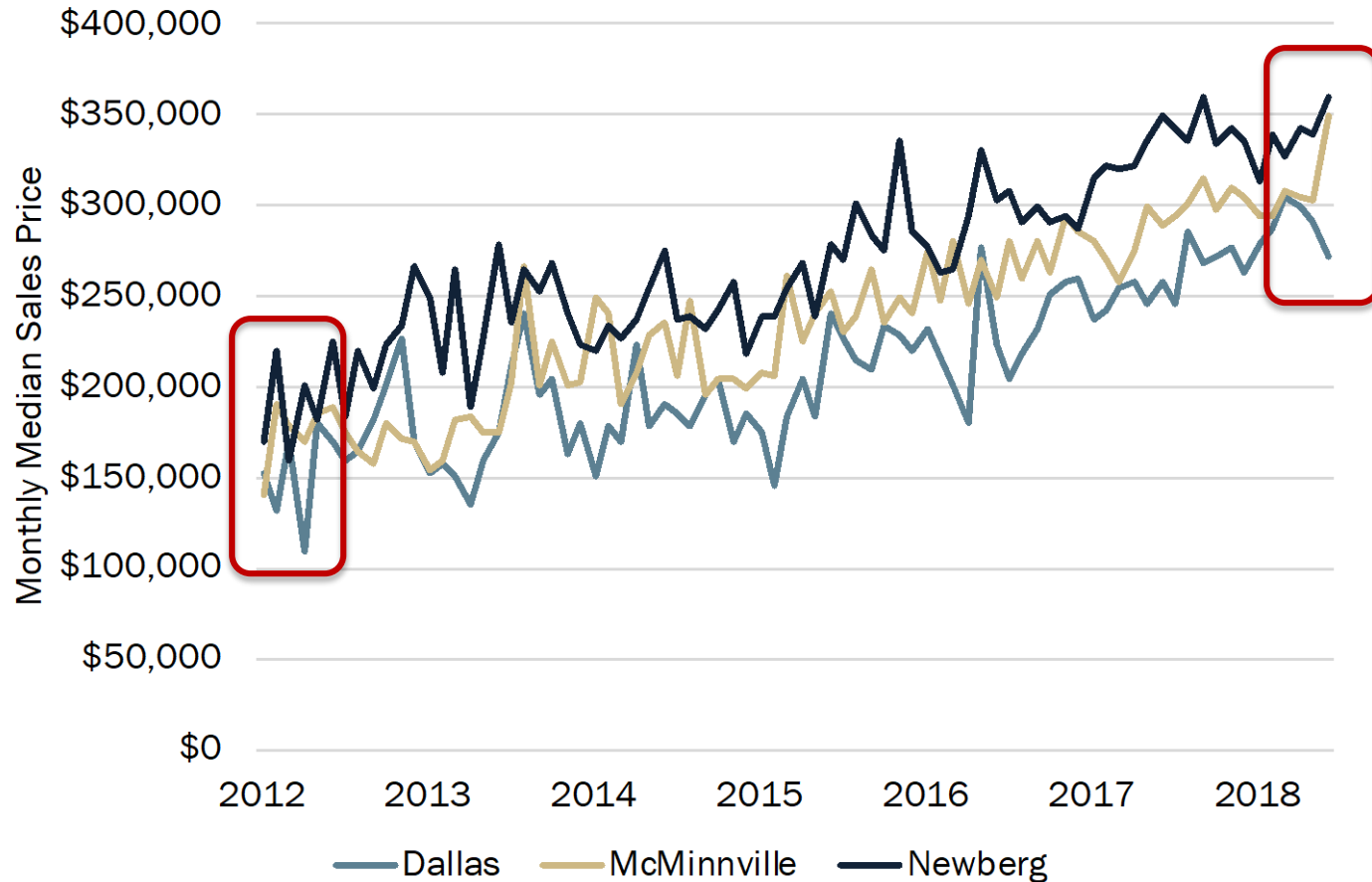# Median Sales Price (single-family), 2018

Source: Redfin.

Median Sales Price, 2012 to 2018

Source: Redfin.

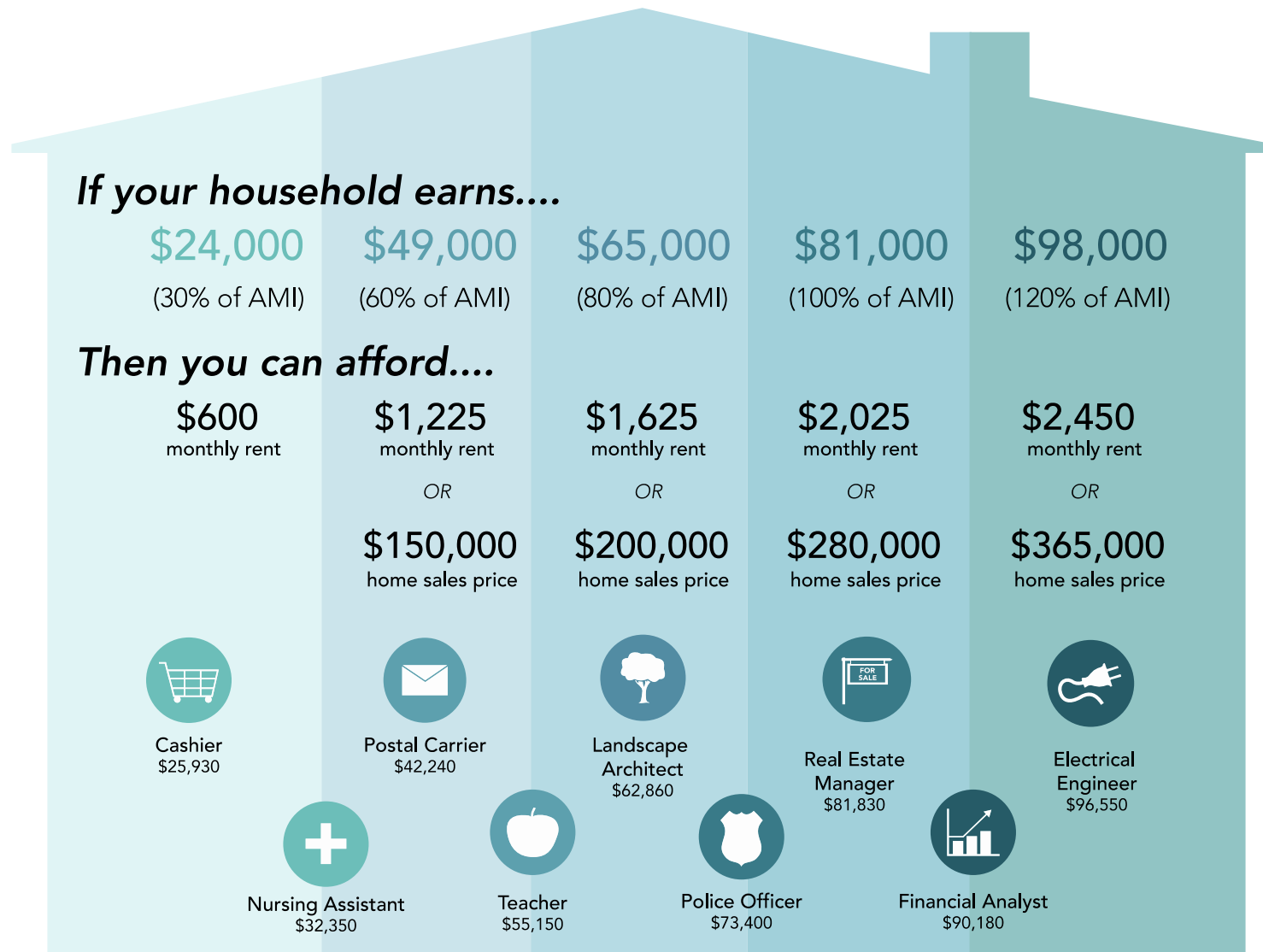# Median Sales Price, 2012 to 2018

Source: Redfin.

Affordable Housing Costs based on Yamhill Co. AMI

If your household earns....

$24,000	$49,000	$65,000	$81,000	$98,000
(30% of AMI)	(60% of AMI)	(80% of AMI)	(100% of AMI)	(120% of AMI)

Then you can afford....

$600	$1,225	$1,625	$2,025	$2,450
monthly rent	monthly rent	monthly rent	monthly rent	monthly rent
	OR	OR	OR	OR
	$150,000	$200,000	$280,000	$365,000
	home sales price	home sales price	home sales price	home sales price

Cashier
$25,930

Postal Carrier
$42,240

Landscape Architect
$62,860

Real Estate Manager
$81,830

Electrical Engineer
$96,550

Nursing Assistant
$32,350

Teacher
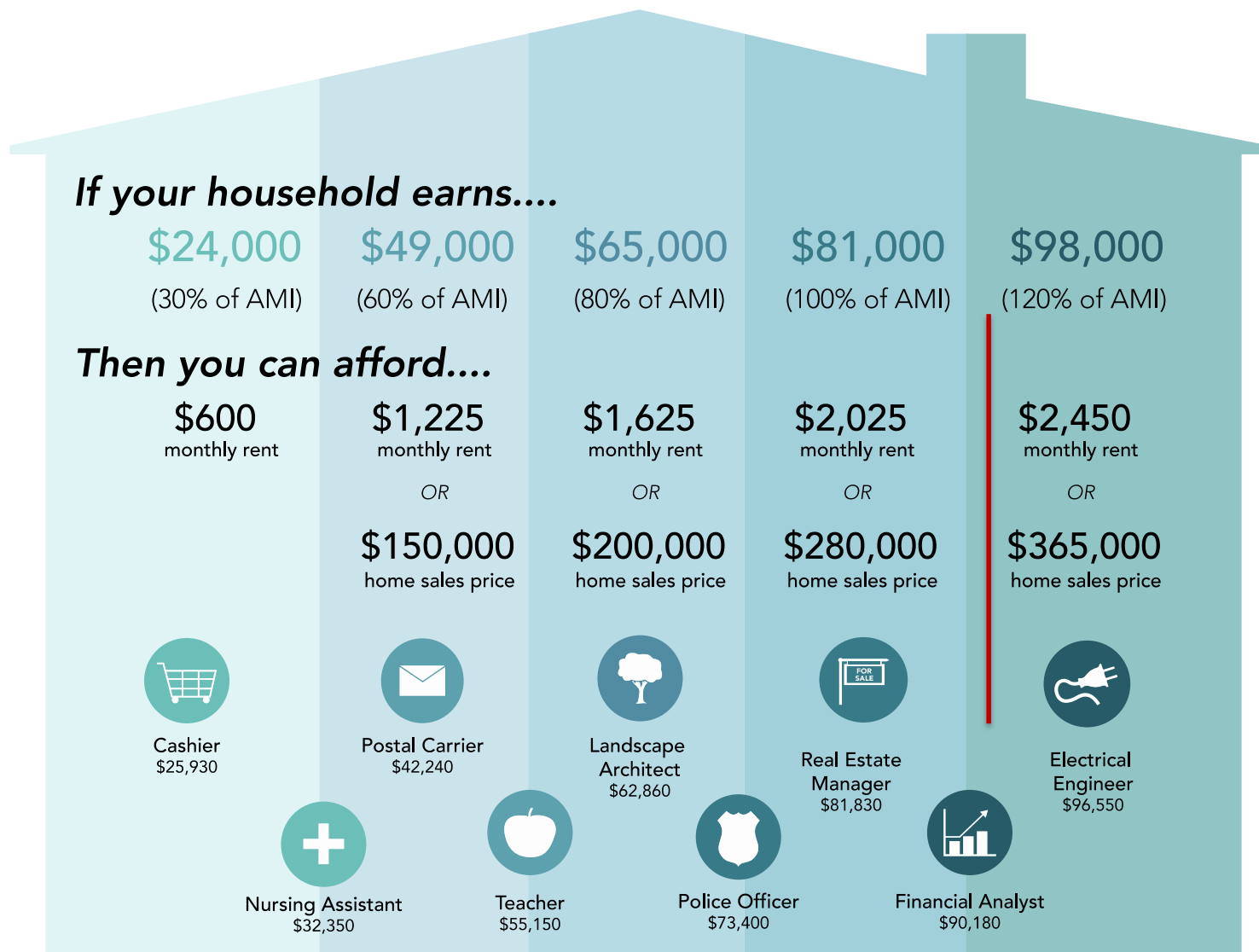$55,150

Police Officer
$73,400

Financial Analyst
$90,180

Source: U.S. Department of Housing and Urban Development 2018; U.S. Census Bureau, 2012-2016, ACS Table B19001. Note: MFI is Median Family Income, determined by HUD for Yamhill County.
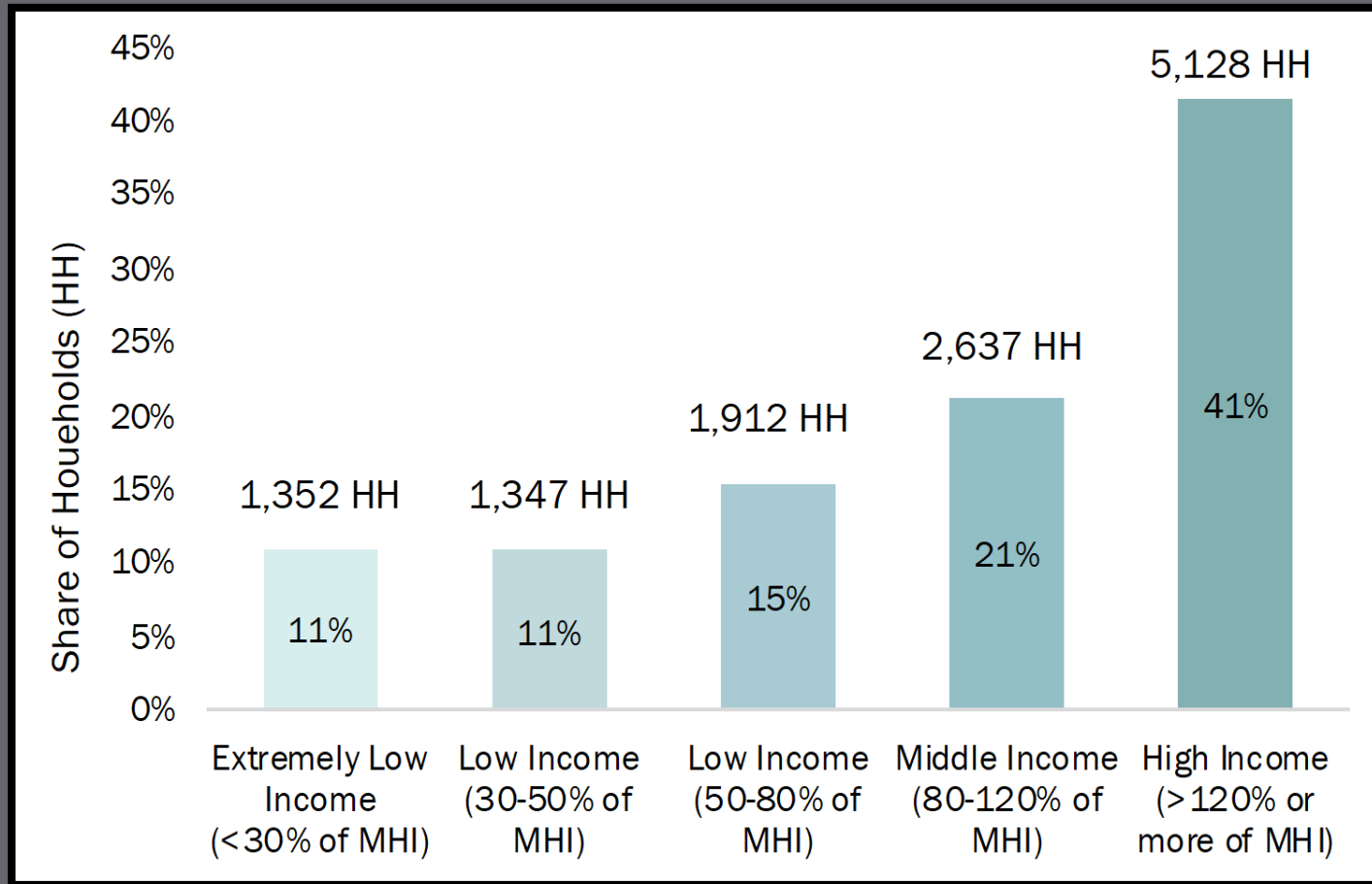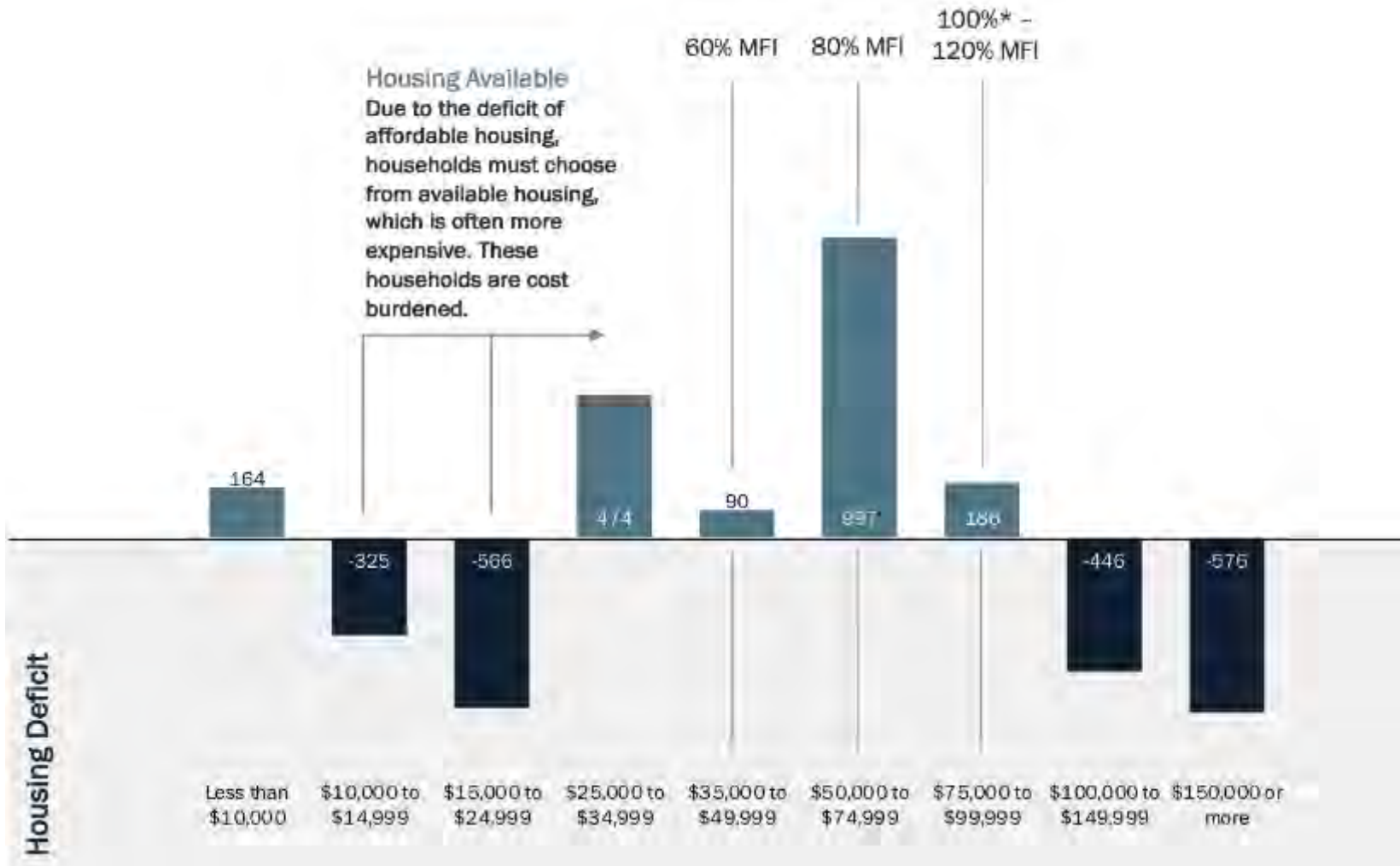
Affordable Housing Costs based on Yamhill Co. AMI

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Electrical Engineer $96,550

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Teacher $55,150

Police Officer $73,400

Financial Analyst $90,180

SHARE OF HOUSEHOLDS BY MHI, 2017

City of McMinnville

Source: U.S. Department of Housing and Urban Development, Median Family Income 2018. U.S. Census Bureau, 2012-2016, ACS Table B19001, B25075, and B25063. Note: MFI is Median Family Income, determined by HUD for Yamhill County.

Yamhill County and Incorporated Cities—Population and Average Annual Growth Rate (AAGR) (2000-2010 and 2010-2015)

	2000	2010	2015	AAGR (2000-2010)	AAGR 2010-2015	Share of County 2000	Share of County 2010	Share of County 2015
Yamhill County	*84,992*	*99,193*	*103,630*	*1.5%*	*0.9%*	*100.0%*	*100.0%*	*100.0%*
Amity	1,478	1,614	1,620	0.9%	0.1%	1.7%	1.6%	1.6%
Carlton	1,514	2,007	2,125	2.8%	1.1%	1.8%	2.0%	2.1%
Dayton	2,119	2,534	2,590	1.8%	0.4%	2.5%	2.6%	2.5%
Dundee	2,598	3,162	3,185	2.0%	0.1%	3.1%	3.2%	3.1%
Lafayette	2,586	3,742	3,905	3.7%	0.9%	3.0%	3.8%	3.8%
McMinnville	26,499	32,187	33,080	1.9%	0.5%	31.2%	32.4%	31.9%
Newberg	18,064	22,068	22,900	2.0%	0.7%	21.3%	22.2%	22.1%
Sheridan	5,561	6,127	6,115	1.0%	0.0%	6.5%	6.2%	5.9%
Willamina (part)	1,128	1,180	1,197	0.5%	0.3%	1.3%	1.2%	1.2%
Yamhill	794	1,024	1,070	2.5%	0.9%	0.9%	1.0%	1.0%
Unincorporated	22,651	23,548	25,843	0.4%	1.9%	26.7%	23.7%	24.9%

Sources: U.S. Census Bureau, April 1, 2000 and 2010 Censuses. Population Research Center, July 1, 2015 Annual Intercensal Estimate. Calculated by Population Research Center (PRC).

Note: The 2000 total population reflects Count Question Resolution (CQR) revisions made by the U.S. Census Bureau.

Note: Willamina's population in Yamhill County is 58% of Willamina's total population in 2010 and 59% in 2015.

**2010 – 2015
McMinnville = 0.5%
Unincorporated = 1.9%**

City of McMinnville

Yamhill County and Incorporated Cities—Population and Average Annual Growth Rate (AAGR) (2000-2010 and 2010-2015)

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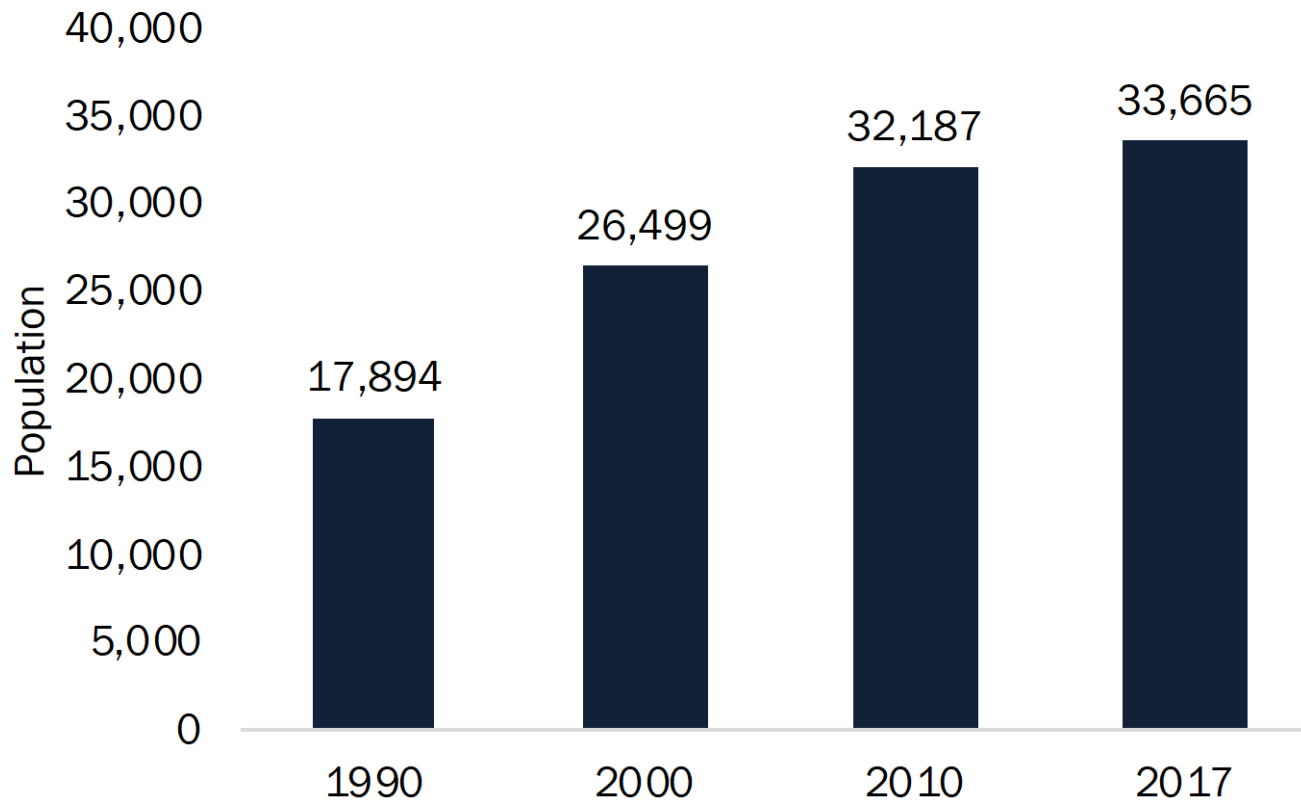
2010 – 2015
McMinnville = 0.5%
Unincorporated = 1.9%

City of McMinnville

Population is Growing…but more slowly

Source: U.S. Decennial Census 1990, 2000, and 2010 and PSU Population Estimate 2017

Historical and Forecast Populations for Yamhill County and its Sub-Areas

	Historical			Forecast				
	2000	2010	AAGR (2000-2010)	2017	2035	2067	AAGR (2017-2035)	AAGR (2035-2067)
Yamhill County	84,992	99,193	1.6%	106,555	135,096	177,170	1.3%	0.9%
Amity UGB	1,481	1,623	0.9%	1,642	1,910	2,276	0.8%	0.5%
Carlton UGB	1,514	2,007	2.9%	2,229	3,013	3,998	1.7%	0.9%
Dayton UGB	2,244	2,708	1.9%	2,837	3,200	3,761	0.7%	0.5%
Dundee UGB	2,672	3,162	1.7%	3,243	4,570	6,697	1.9%	1.2%
Gaston UGB (Yamhill)	110	154	3.4%	157	159	161	0.1%	0.0%
Lafayette UGB	2,586	3,742	3.8%	4,083	5,717	6,937	1.9%	0.6%
McMinnville UGB	26,709	32,527	2.0%	34,293	44,122	62,804	1.4%	1.1%
Newberg UGB	18,558	22,572	2.0%	24,296	34,021	52,135	1.9%	1.3%
Sheridan UGB	5,581	6,210	1.1%	6,340	6,893	7,560	0.5%	0.3%
Willamina UGB (Yamhill)	1,128	1,180	0.5%	1,227	1,272	1,360	0.2%	0.2%
Yamhill UGB	805	1,024	2.4%	1,077	1,338	1,671	1.2%	0.7%
Outside UGBs	21,604	22,284	0.3%	25,132	28,880	27,812	0.8%	-0.1%

Sources: U.S. Census Bureau, 2000 and 2010 Censuses; Forecast by Population Research Center (PRC).

Grew by 0.4% from 2015-2018

JOINT CC/BOC MEETING, 08.21.19

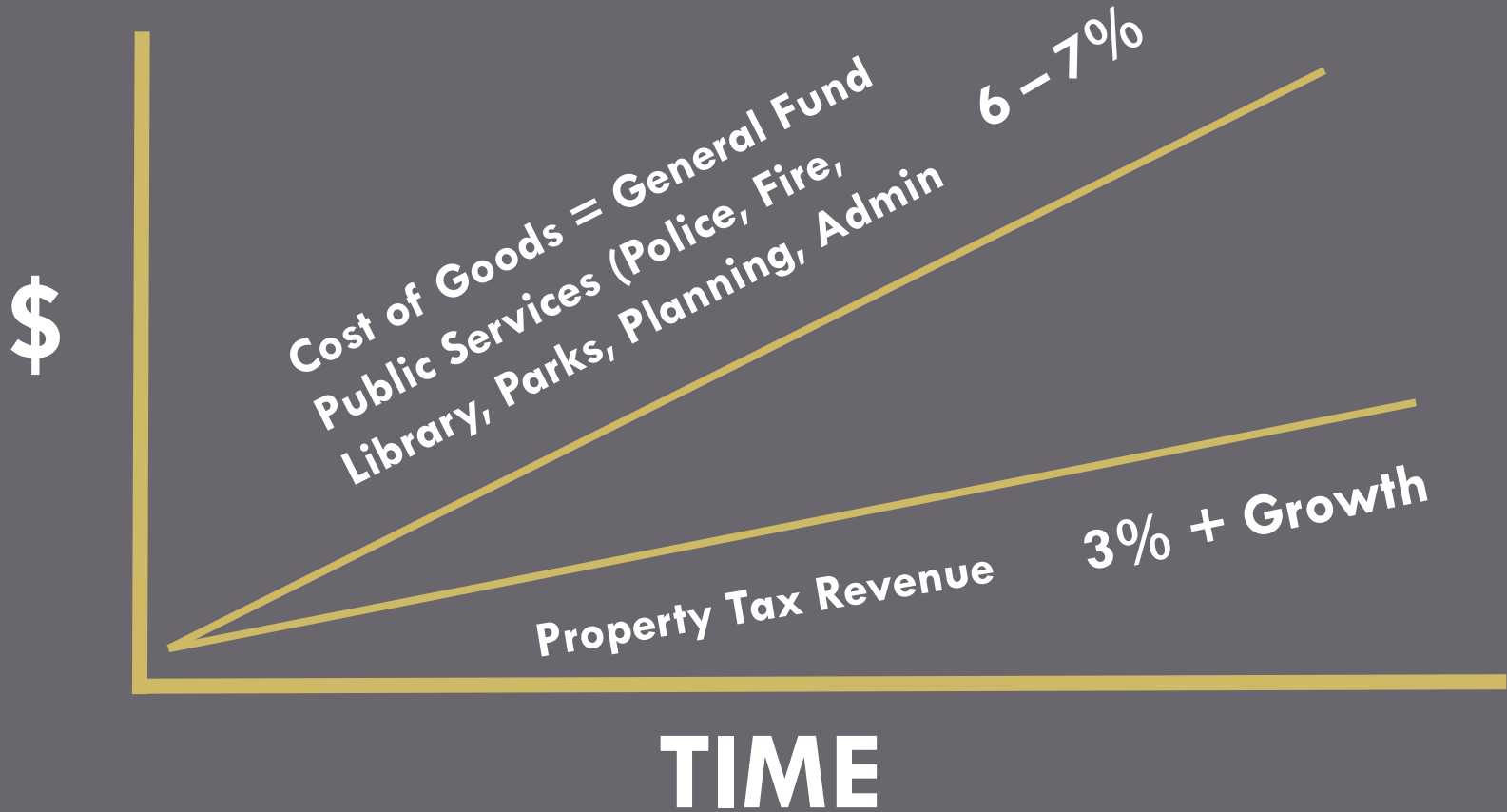City of McMinnville
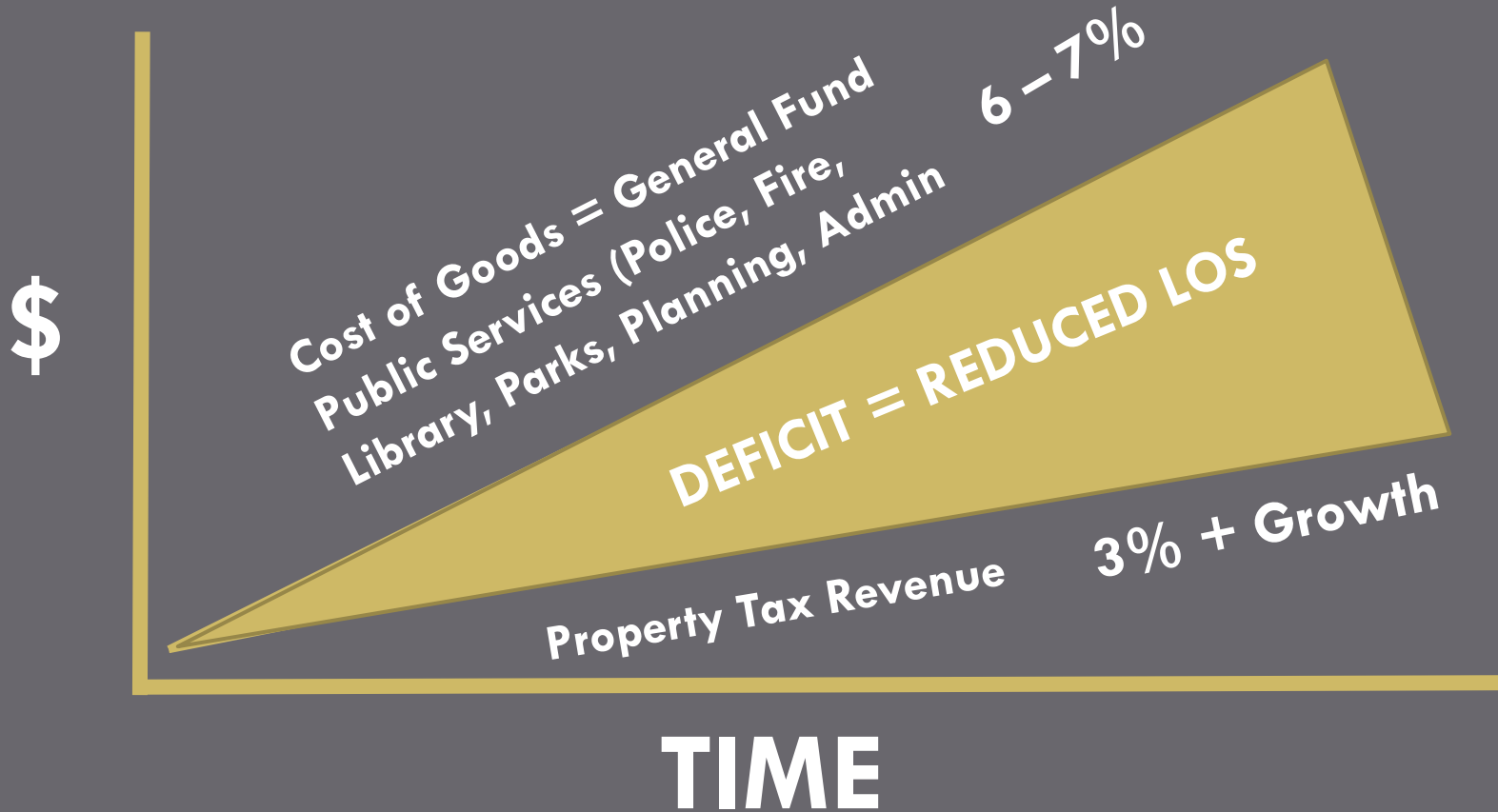
SO . . . WE NEED TO DO SOMETHING

2041	12,739 people	5,002 Homes
2067	28,045 People	11,012 Homes

Buildable Lands Inventory
Housing Needs Analysis
Housing Strategy

Urbanization Study
Economic Opportunities Analysis
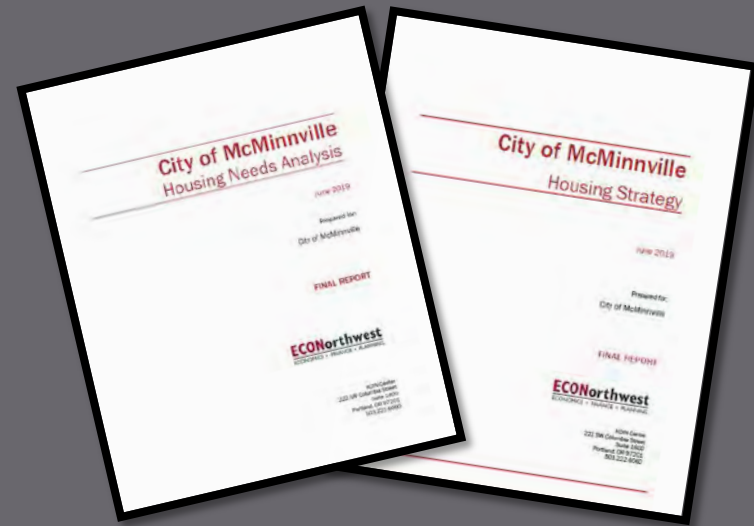
City of McMinnville
Housing Needs Analysis
June 2019
Prepared for:
City of McMinnville
FINAL REPORT
ECONorthwest
ECONOMIC · FINANCE · PLANNING

City of McMinnville
Housing Strategy
June 2019
Prepared for:
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FINAL REPORT
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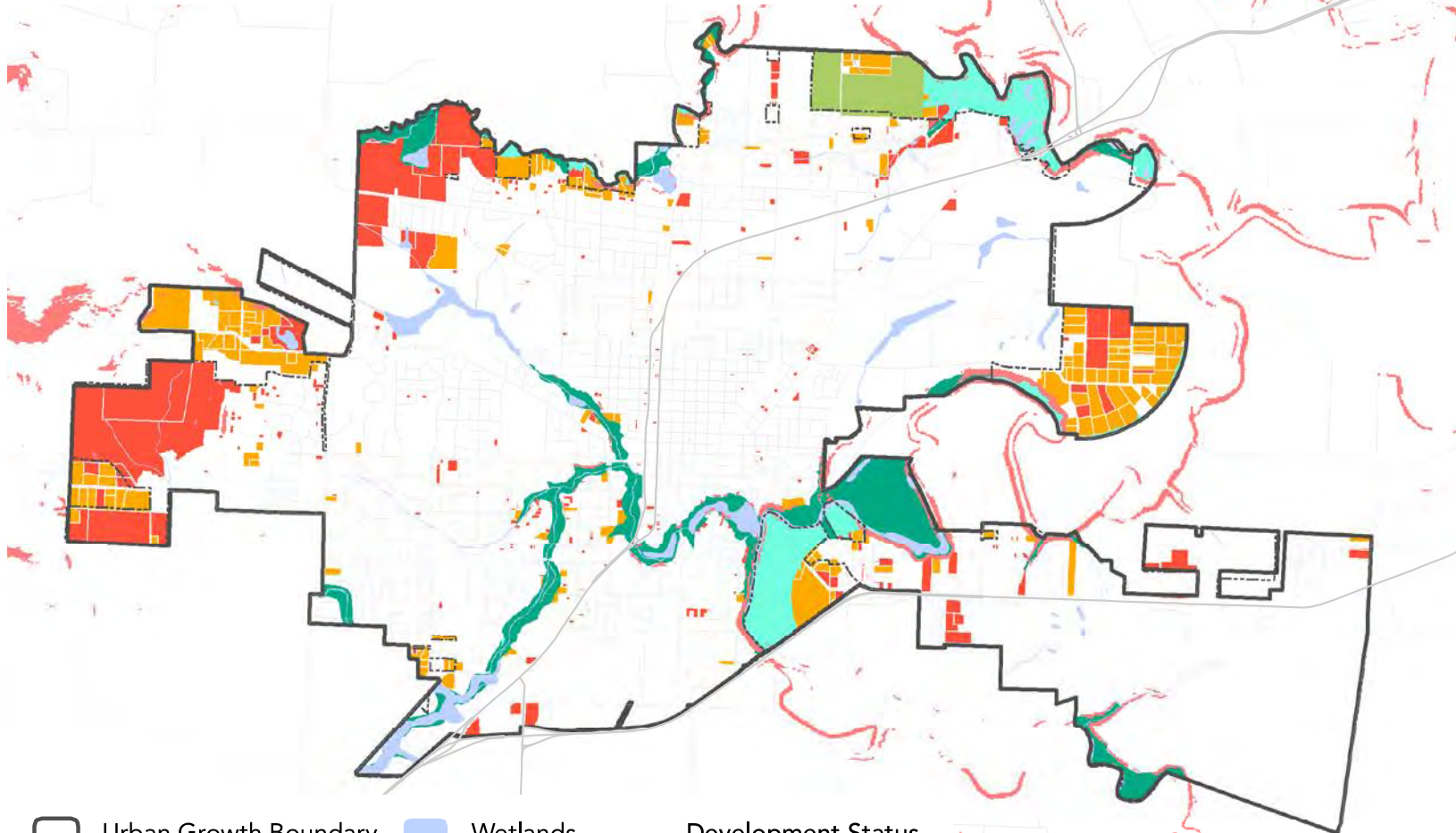## JOINT CC/BOC MEETING, 08.21.19

City of McMinnville

Development Constraints

- Regulated wetlands
- Floodways
- 100-year floodplain
- Steep slopes (greater than 25%)
- Service constraints
- Easement constraints

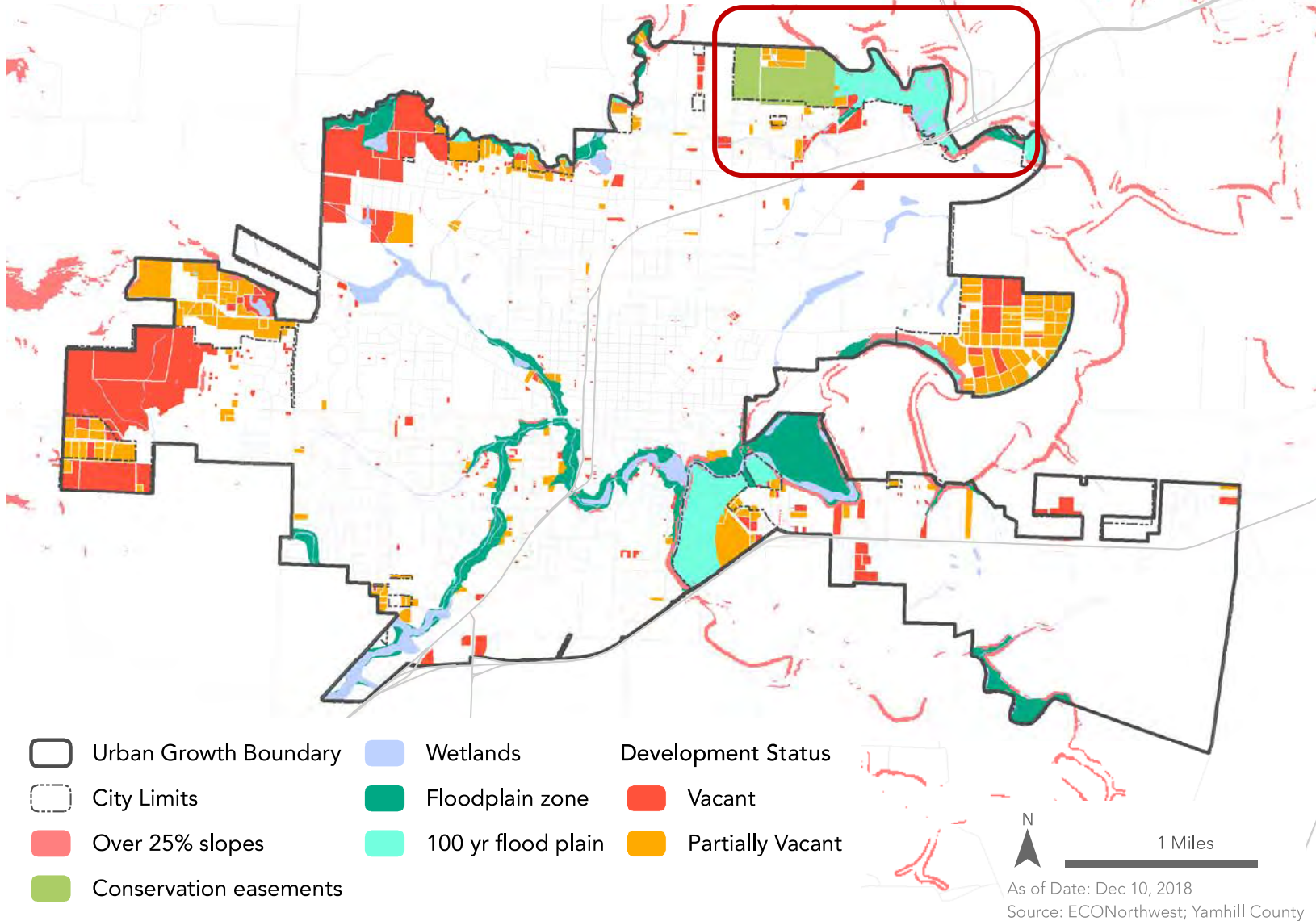# Residential Constraints and Buildable Land

DRAFT

Urban Growth Boundary

City Limits

Over 25% slopes

Conservation easements

Wetlands

Floodplain zone

100 yr flood plain

Development Status

Vacant

Partially Vacant

N

1 Miles

As of Date: Dec 10, 2018
Source: ECONorthwest; Yamhill County

Residential Constraints and Buildable Land

DRAFT

Legend:

- ▢ Urban Growth Boundary
- ⬚ City Limits
- 🟥 Over 25% slopes
- 🟩 Conservation easements
- 🟦 Wetlands
- 🟩 Floodplain zone
- 🟩 100 yr flood plain

Development Status
- 🟥 Vacant
- 🟧 Partially Vacant

N

1 Miles

As of Date: Dec 10, 2018
Source: ECONorthwest; Yamhill County

Potential Service Constraints: West Hills Slope

DRAFT

Urban Growth Boundary

City Limits

Slopes > 15%

16% - 25%

26% - 163%

Development Status

Vacant

Partially Vacant

Developed

Exempt - Government

Exempt - Church

Exempt - Cemetery

Exempt - Other

N

0.3 Miles

As of Date: Nov 21, 2018
Source: ECONorthwest; Yamhill County
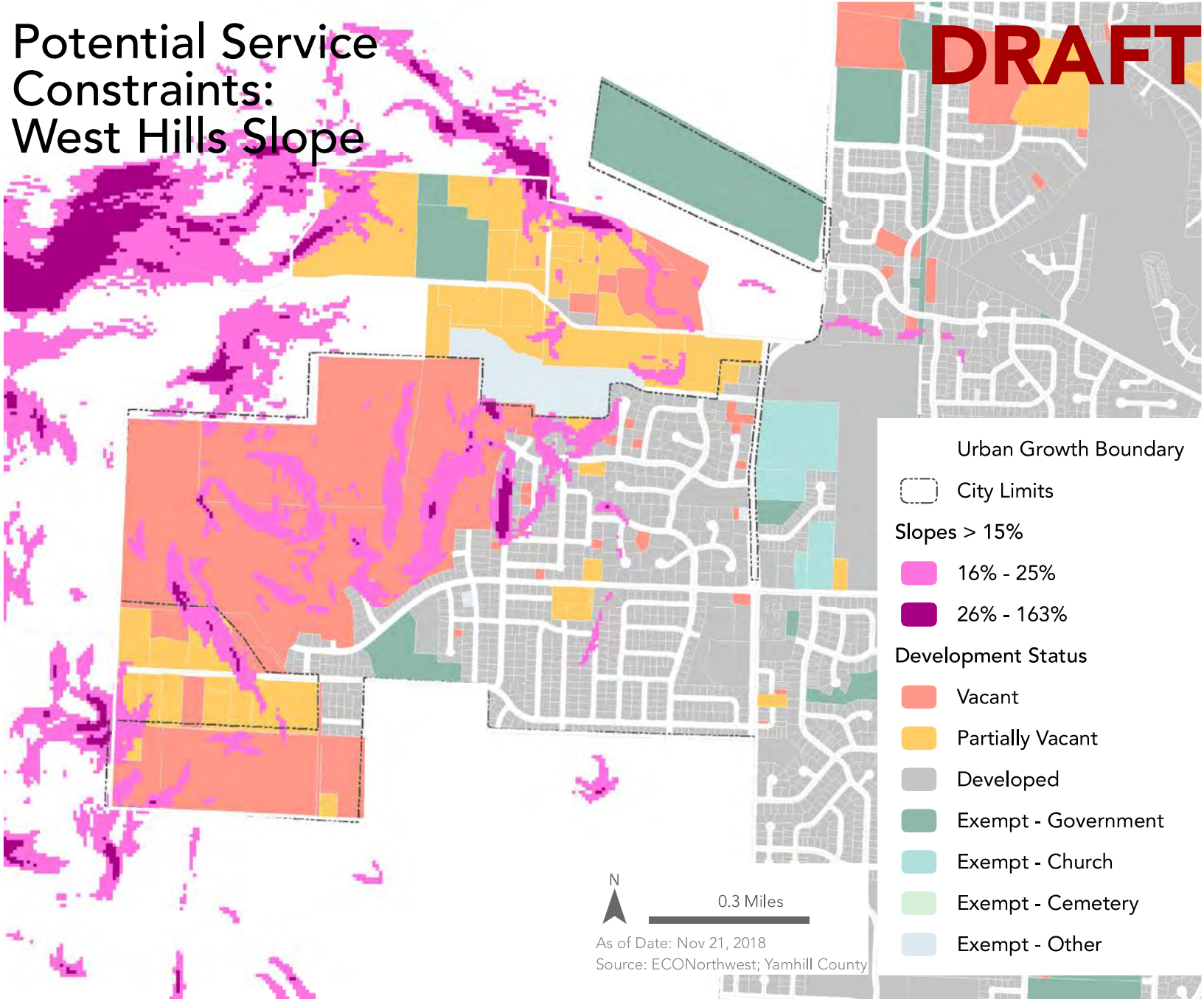
Potential Service Constraints: West Hills Slope

DRAFT
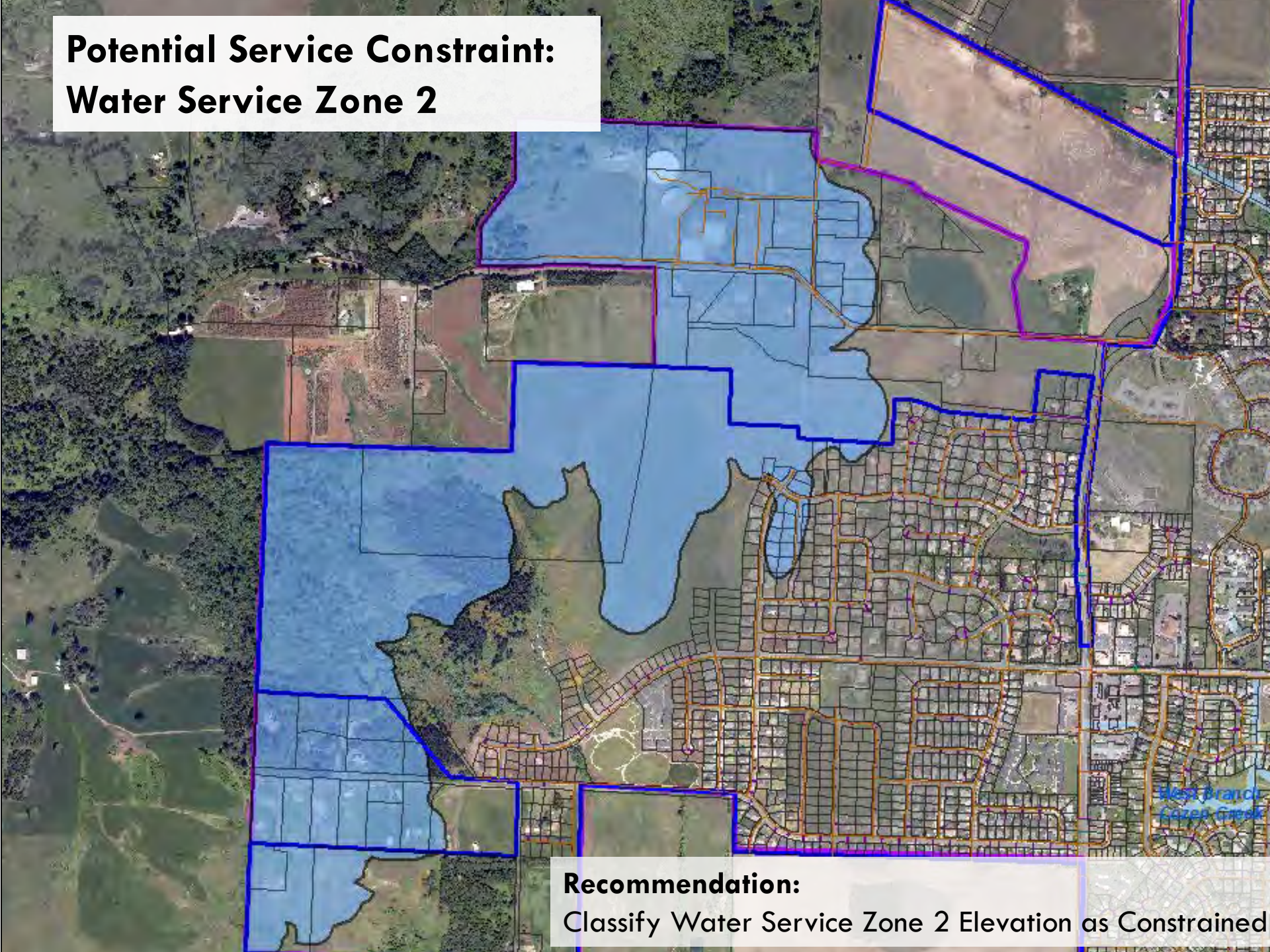
N
0.3 Miles
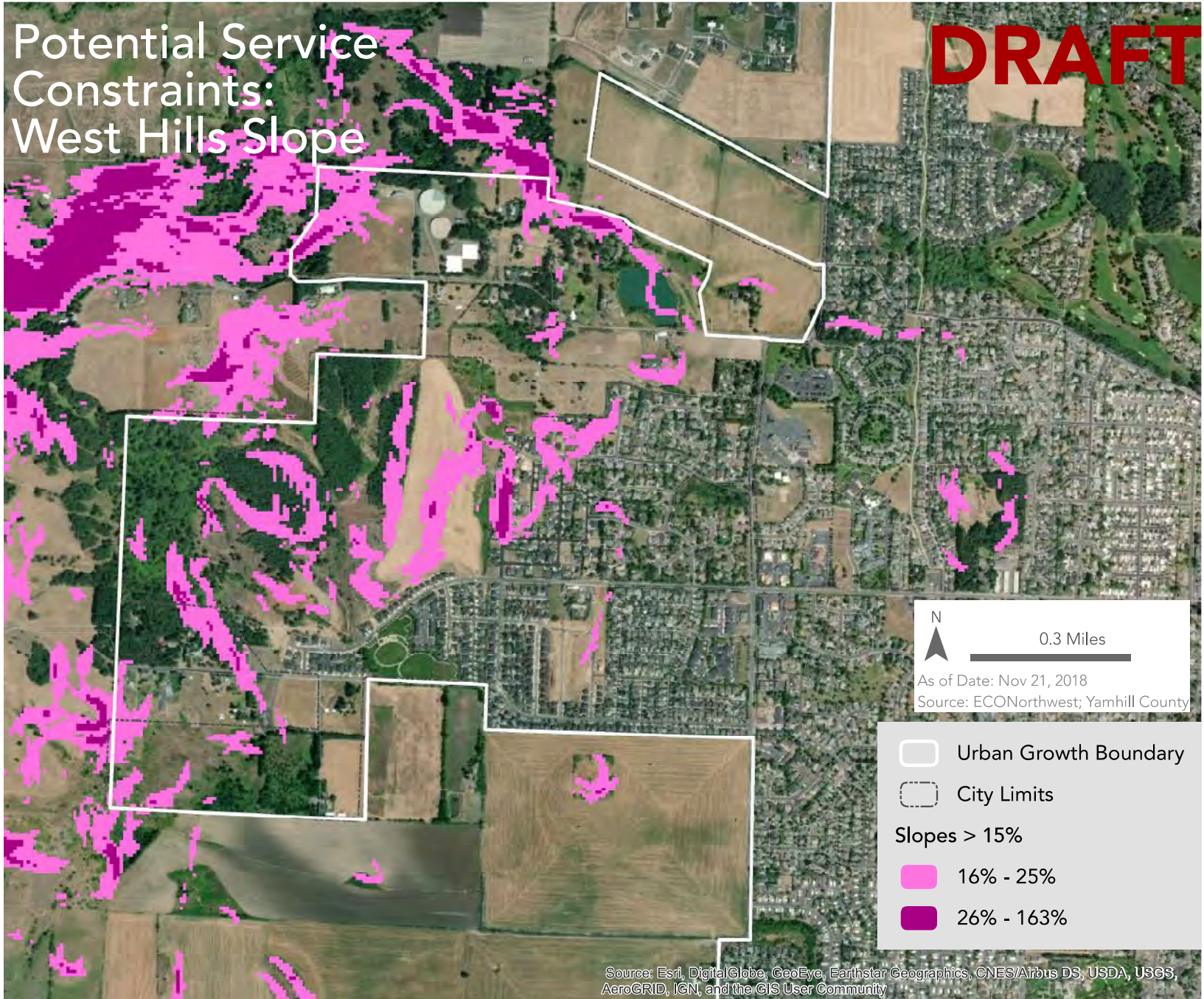
As of Date: Nov 21, 2018
Source: ECONorthwest; Yamhill County

Urban Growth Boundary

City Limits

Slopes > 15%

16% - 25%

26% - 163%

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
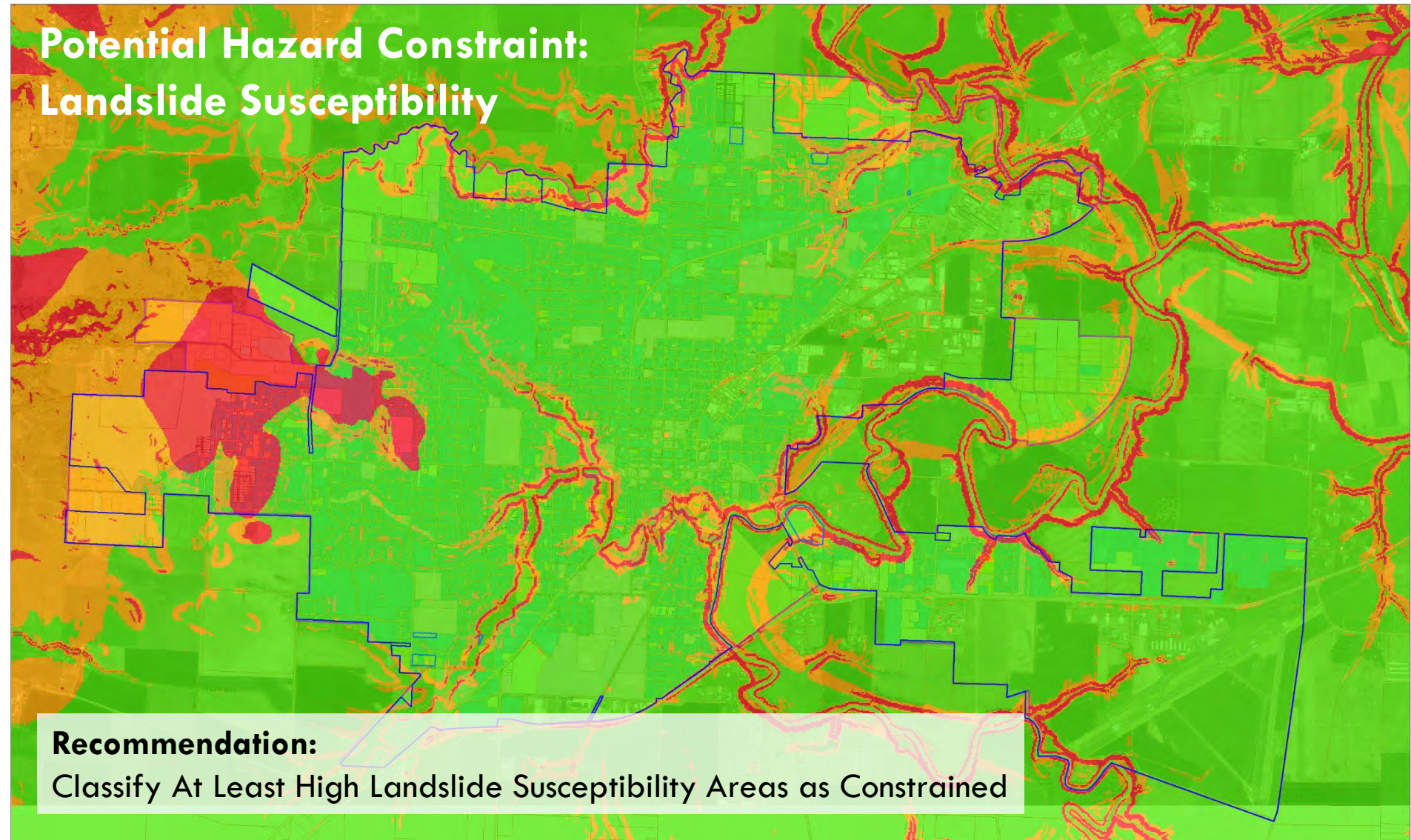
Potential Service Constraint: Water Service Zone 2

Recommendation:
Classify Water Service Zone 2 Elevation as Constrained

Potential Hazard Constraint: Landslide Susceptibility

Recommendation:
Classify At Least High Landslide Susceptibility Areas as Constrained

Low Susceptibility: "Landsliding unlikely". Less than 7% (green)
Moderate Susceptibility: "Landsliding possible" 7-17% (orange)
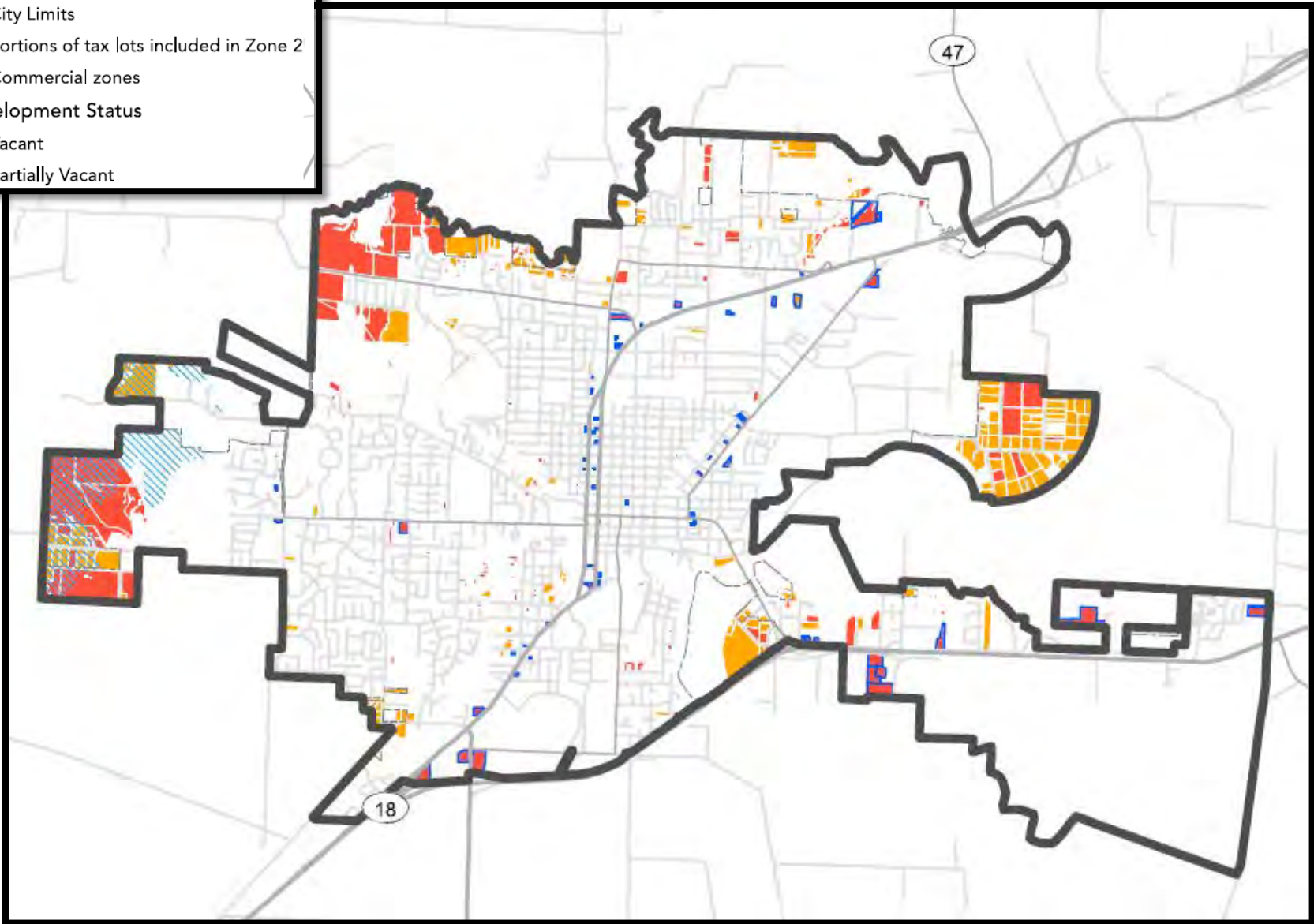**High Susceptibility:** "Landsliding likely" >17% (red)
Very High Susceptibility: "Existing landslides" (not present in planning area)

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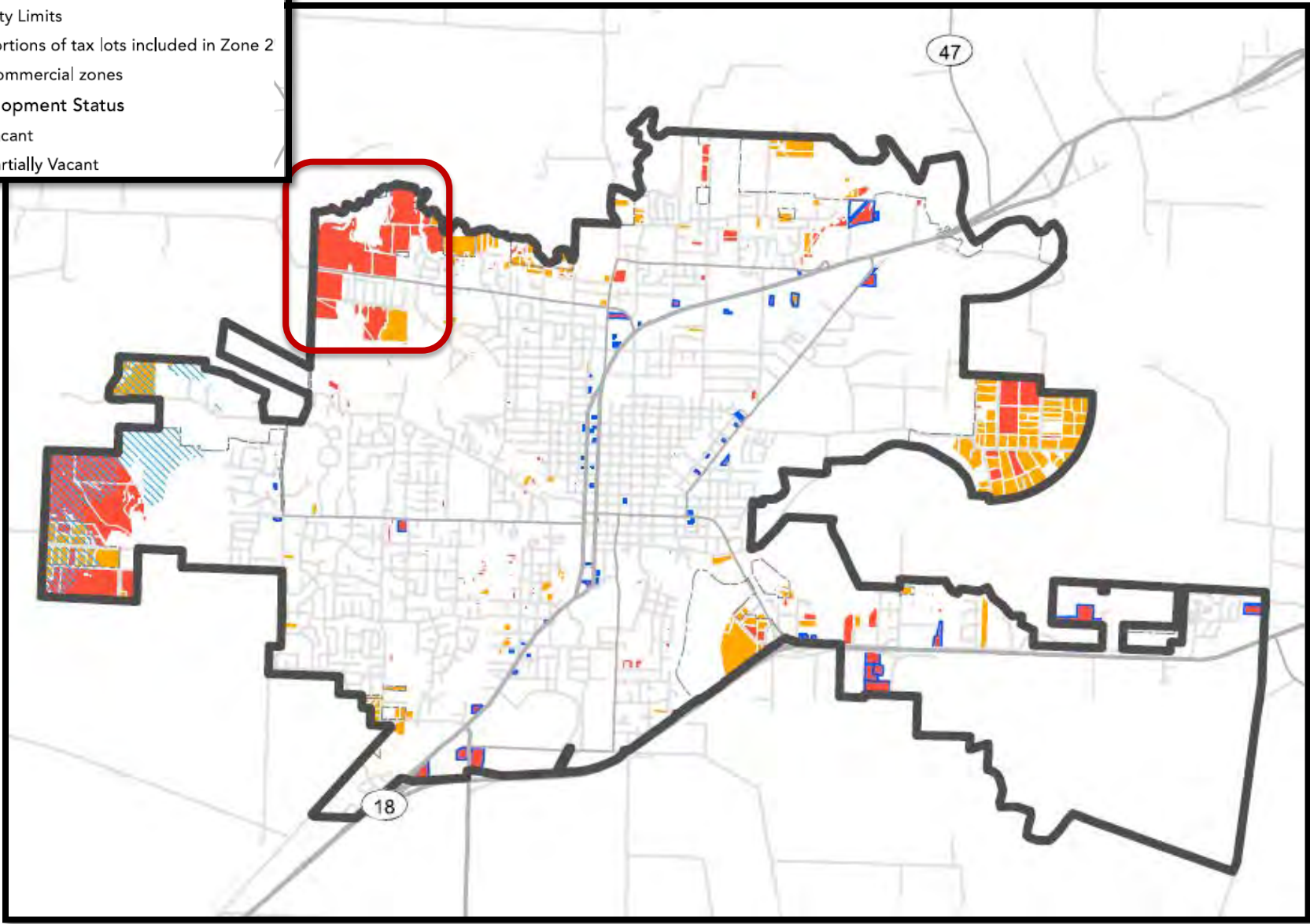City Limits
Portions of tax lots included in Zone 2
Commercial zones
Development Status
Vacant
Partially Vacant

Legend:
- Urban Growth Boundary
- City Limits
- Portions of tax lots included in Zone 2
- Commercial zones

Development Status
- Vacant
- Partially Vacant

Buildable acres in vacant and partially vacant tax lots by zone, McMinnville UGB, 2018

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**

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661 in res. zones

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661 in res. zones

MONOPOLY OR REALITY?

2041	12,739 people	5,002 Homes
2067	28,045 People	11,012 Homes

Oregon Land Use does not define buildable lands inventory as "likely" to develop in the next twenty years, it is more like playing Monopoly.

City of McMinnville

MONOPOLY OR REALITY?

2041	12,739 people	5,002 Homes
2067	28,045 People	11,012 Homes

Oregon Land Use does not define buildable lands inventory as "likely" to develop in the next twenty years, it is more like playing Monopoly.

I like Monopoly, but it does not solve this problem.

City of McMinnville

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

Current UGB = Yellow + Green (Green added to UGB, numbered have res. plan designations)
Not added to UGB = Red

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City of McMinnville

Yamhill County Zoning Designations

| 2041 | 12,739 people | 5,002 Homes |
| 2067 | 28,045 People | 11,012 Homes |

City of McMinnville

Fox Ridge (2)

2041	12,739 people	5,002 Homes
2067	28,045 People	11,012 Homes
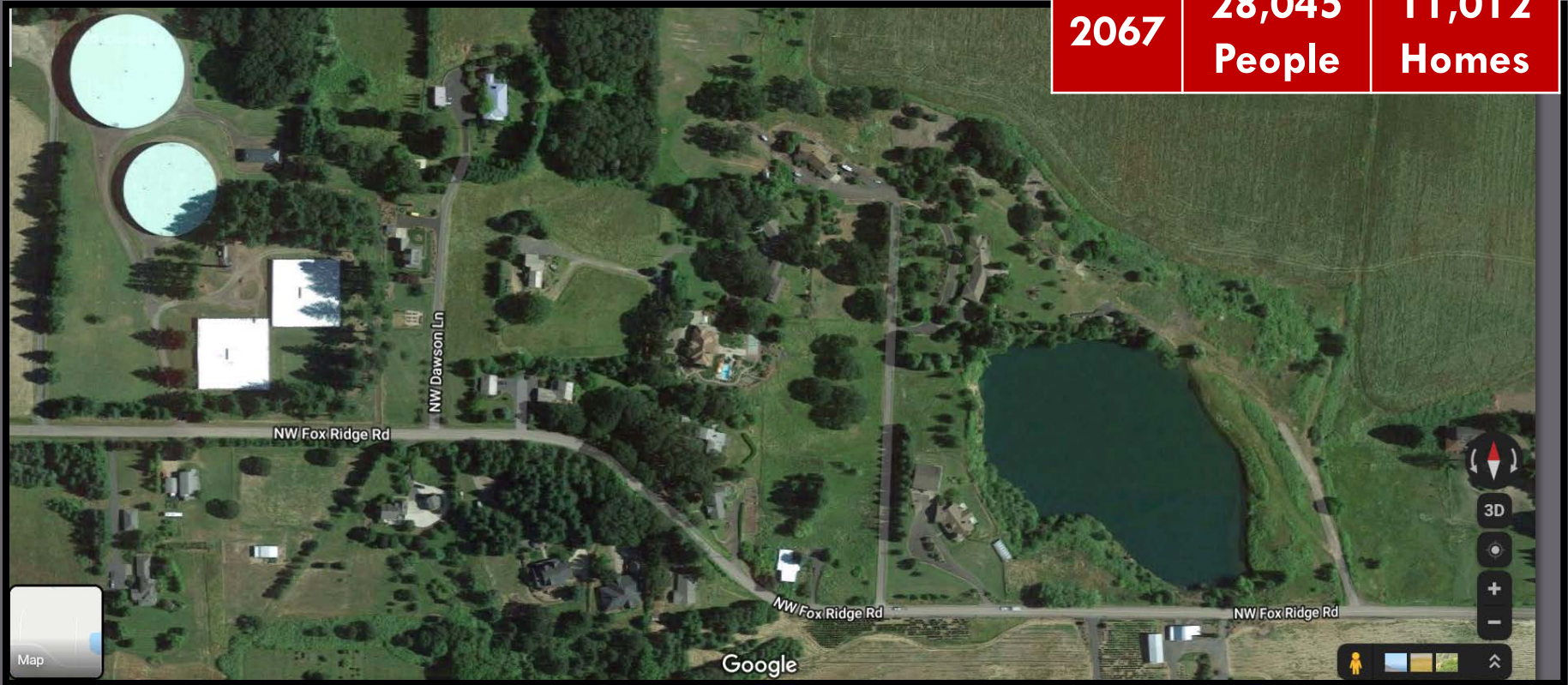
NW Dawson Ln

NW Fox Ridge Rd

NW Fox Ridge Rd

NW Fox Ridge Rd

Map

Google

City of McMinnville

Riverside Drive (4)

2041	**12,739 people**	**5,002 Homes**
2067	**28,045 People**	**11,012 Homes**

City of **McMinnville**

Riverside Drive (4)

2041	12,739 people	5,002 Homes
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City of McMinnville

All the perks of country living within a 5 minute drive of downtown McMinnville. Great room design in this custom built home with real hardwood floors,beautiful fireplace, and soaring vaulted ceiling. Large windows open to gorgeous views of vineyards and hills. Flat 2 1/2 acres offer privacy and room to play
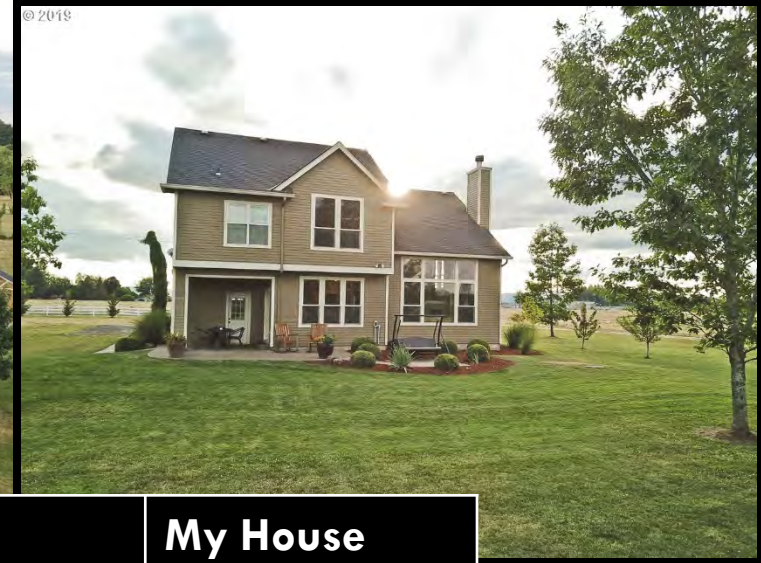
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City of
McMinnville

All the perks of count... ...innville. Great room design in ...eautiful fireplace, and soaring ...iews of vineyards and hills. F...

	5455 SE Riverside Dr.	My House
Structure	2,318 sf	2,687 sf
Lot	108,900 sf	10,000 sf
Levy Rate	$11.63/$1000	$17.15/$1000
Taxes	$3,349 ($287,296)	$6,312 ($368,149)

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City of McMinnville

DRAFT RESIDENTIAL HOUSING NEEDS ANALYSIS

JOINT CC/BOC MEETING, 08.21.19

City of McMinnville

DRAFT RESIDENTIAL HOUSING NEEDS ANALYSIS

JOINT CC/BOC MEETING, 08.21.19

PLANNING HORIZON(S)

2041	12,739 people	5,002 Homes
2067	28,045 People	11,012 Homes

2018-2021	GAP YEARS
2021-2026	5 YEAR PLANNING HORIZON
2021-2031	10 YEAR PLANNING HORIZON
2021-2041	20 YEAR PLANNING HORIZON
2021-2067	50 (46) PLANNING HORIZON

City of McMinnville

NEED – POPULATION FORECAST

	2041	12,739 people	5,002 Homes
	2067	28,045 People	11,012 Homes

Population Forecast Change						
2018-2021	3 Years	1,479	1,479	1,479	1,479	1,479
2021-2026	5 Years		2,747	2,747	2,747	2,747
2026-2031	5 Years			2,828	2,828	2,828
2031-2041	10 Years				5,685	5,685
2041-2067	26 years					15,305
SUM		1,479	2,747	5,575	11,260	26,565
		2018-2021	2021-2026	2021-2031	2021-2041	2021-2067

12,739

City of McMinnville

NEED – POPULATION FORECAST

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2021-2026	5 Years		2,747	2,747	2,747	2,747
2026-2031	5 Years			2,828	2,828	2,828
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2041-2067	26 years					15,305
SUM		**1,479**	**2,747**	**5,575**	**11,260**	**26,565**
		2018-2021	**2021-2026**	**2021-2031**	**2021-2041**	**2021-2067**

12,739	28,045

City of McMinnville

Persons per Household (Average)

2000	2013-2017 (Baseline)	Basis
2.66	2.55	OAR 660-024 Section 8a established a "safe harbor" assumption for average household size—which is the figure from the most recent Census. While McMinnville is not eligible for the safe harbor, the Census figure provides a factual basis.
U.S. Census Bureau, 2000 Decennial Census, Table H012.	U.S. Census Bureau, 2012-2016 ACS, 5-year estimates, Table B25010.	

NEED – HOUSING UNITS

	2041	12,739 people	5,002 Homes
	2067	28,045 People	11,012 Homes

Housing Need						
New Units Needed						
2018-2021	3 years	581	581	581	581	581
2021-2026	5 Years		1,078	1,078	1,078	1,078
2026-2031	5 Years			1,111	1,111	1,111
2031-2041	10 Years				2,232	2,232
2041-2067	26 years					6,010
SUM		**581**	**1,078**	**2,189**	**4,421**	**10,431**
		2018-2021	**2021-2026**	**2021-2031**	**2021-2041**	**2021-2067**

*Plus Population in Group Quarters (5% of population, per ACS)   **5,002**   **11,012**
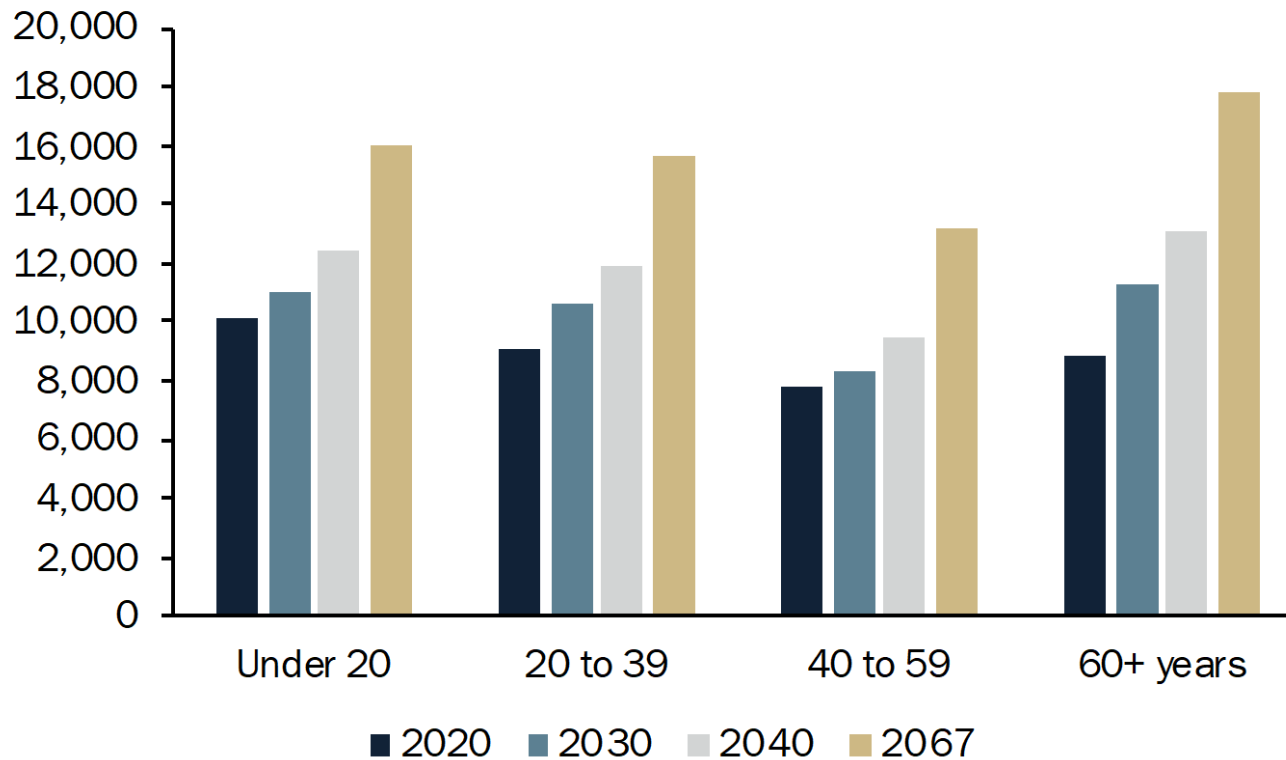
City of McMinnville

The population is aging…
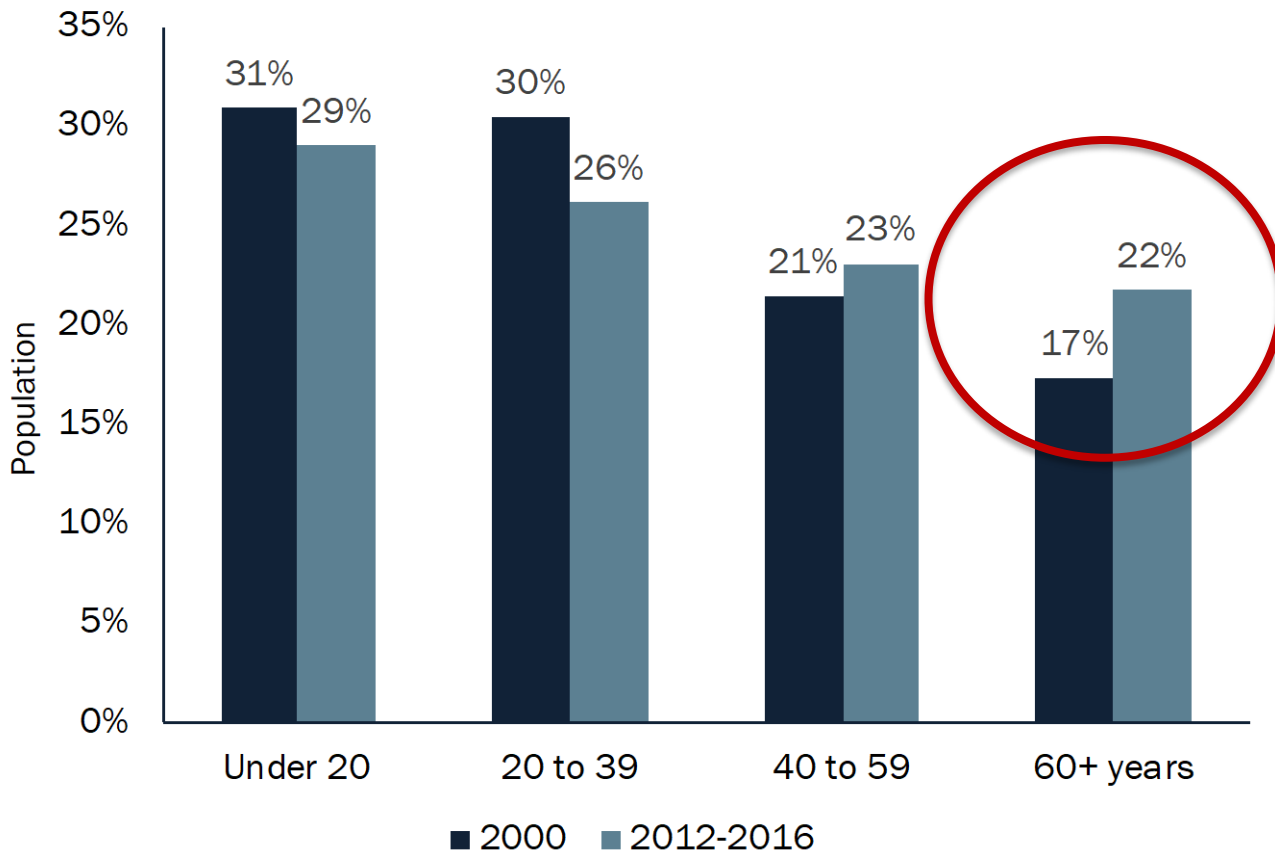
Source: U.S. Census, Decennial Census 2000 and ACS 2012-2016
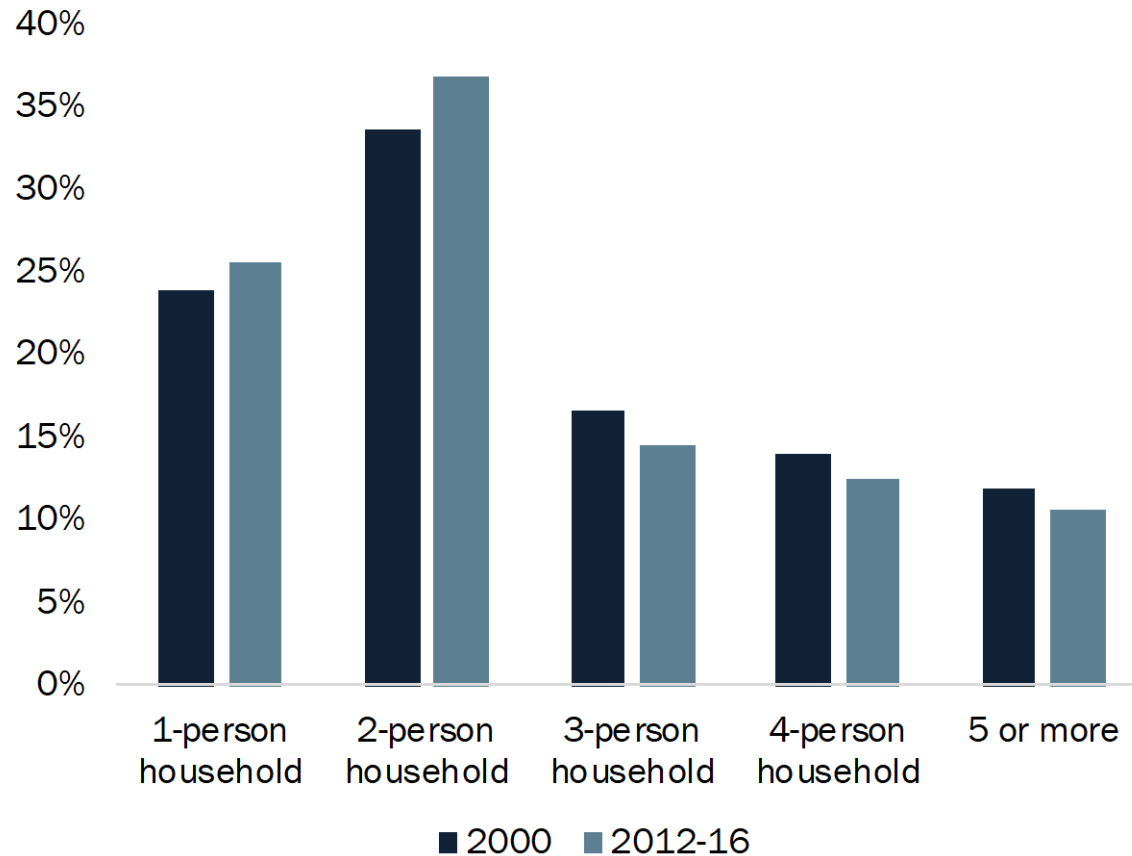
McMinnville Population Forecast by Age

Source: Population Research Center, PSU. Yamhill County Forecast, June 30 2017.
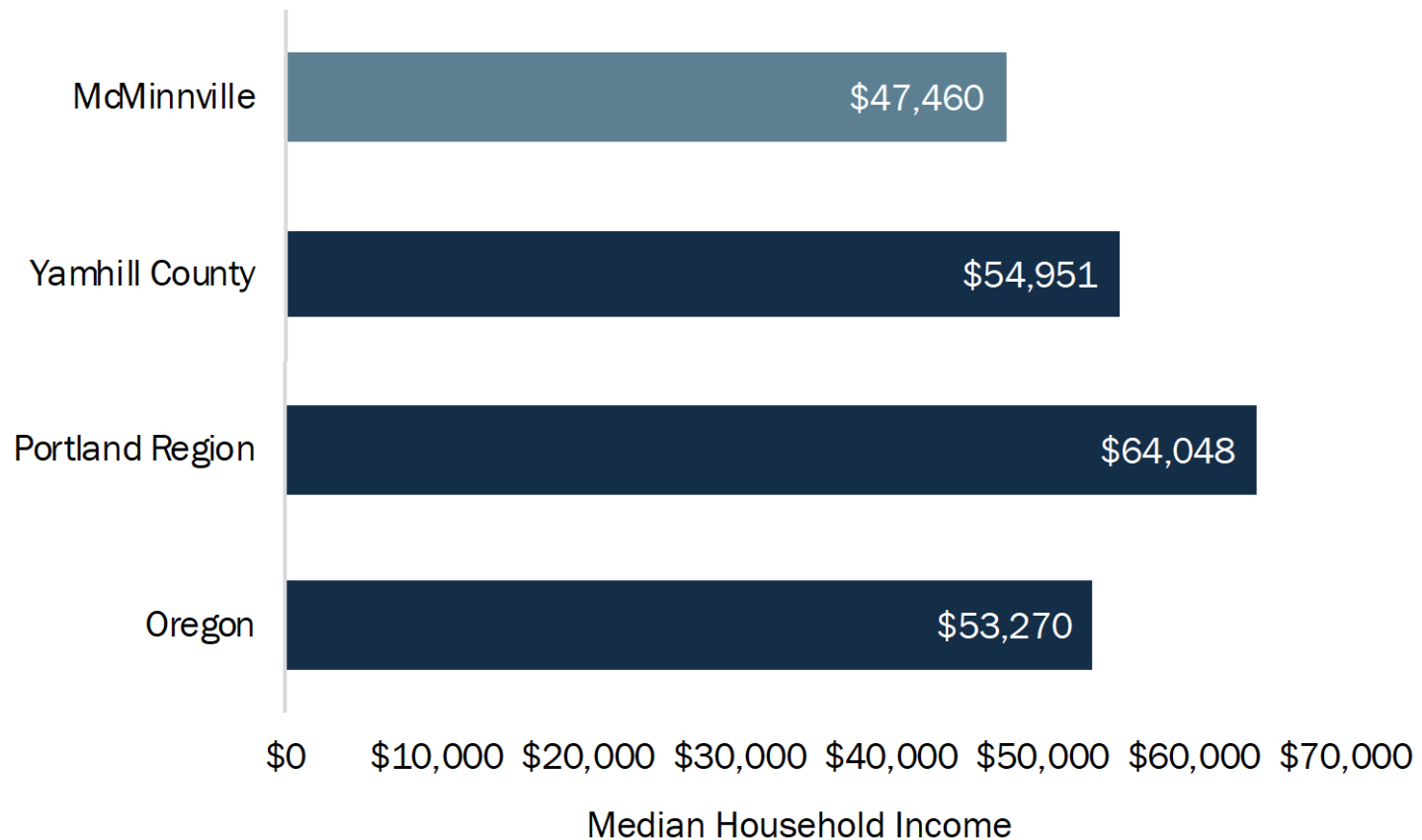
And becoming more diverse…

- From 2000 to 2016, McMinnville's population that is Hispanic/Latino grew from **15%** to **22%**

- **14%** of McMinnville's population is foreign-born

    - **78%** of that share immigrated from Mexico

Source: U.S. Census, Decennial Census 2000 and ACS 2012-2016

More 1 and 2 person households…

Source: U.S. Census, Decennial Census 2000 and ACS 2012-2016

Income is lower than the County…

Median Household Income

Location	Median Household Income
McMinnville	$47,460
Yamhill County	$54,951
Portland Region	$64,048
Oregon	$53,270

Summary of trends: implications for housing needs

- Increased demand for:
    - Smaller SFD Homes
    - A wider range of housing types
    - Multigenerational housing
    - Housing in walkable neighborhoods near services

Housing Mix

Single-Family Detached
Single-family detached
Manufactured & mobile homes
Cottage Housing

Single-Family Attached
Townhouses

Multifamily
Duplexes
Tri- and 4-Plexes
Apartments

Housing Mix

| Housing Type	2000 Census	2013-2017 Census	Building Permit Issued 2000 – July 2018
Single-Family Detached	67%	68%	62%
Single-Family Attached	8%	9%	8%
Multifamily	24%	23%	31%
Source	U.S. Census Bureau, 2000 Decennial Census, Table H030.	U.S. Census Bureau, 2013-2017 ACS, 5-year estimates, Table B25024.	City of McMinnville, building permits, 2000 to July 2017

Housing Tenure

Change in Tenure
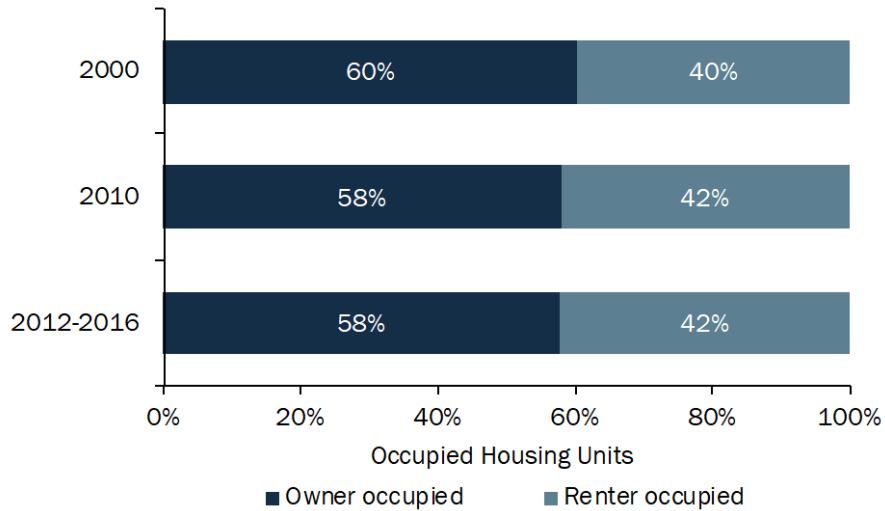
Tenure by Type of Unit, 2016

Source: U.S. Census 2000 and 2010, SF3 H032; U.S. Census, ACS 2012-2016, B25003
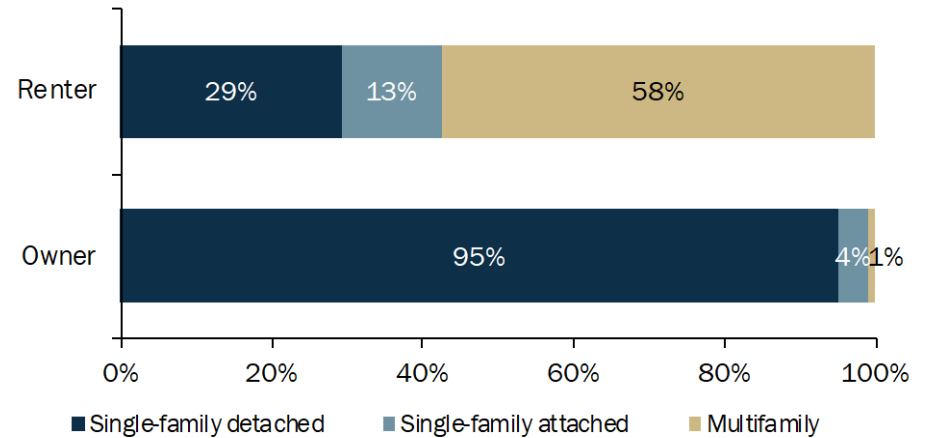
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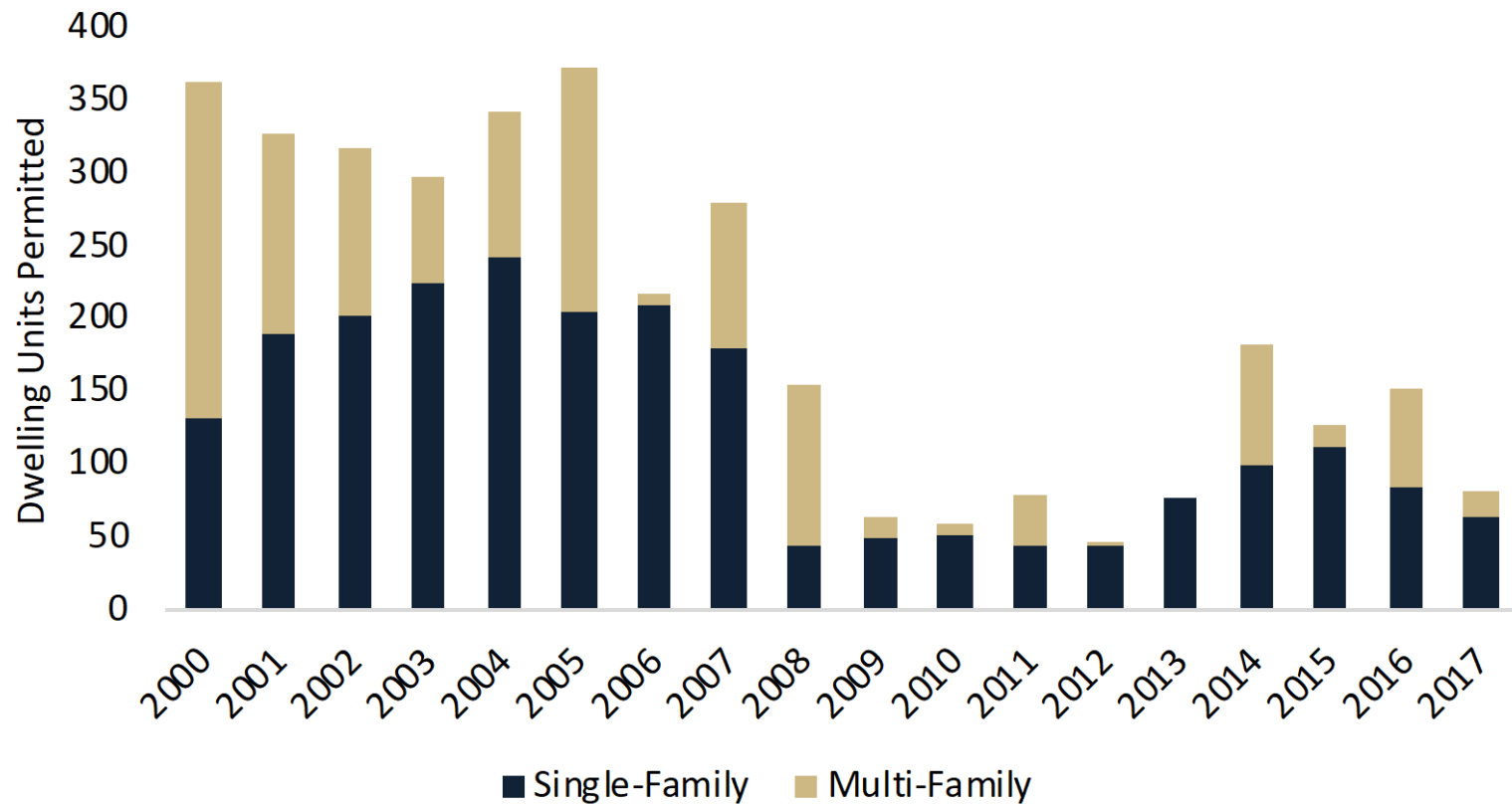
Source: City of McMinnville Building Permit Database.

Recent Development Trends

Historical housing density by (1) housing type and plan designation and by (2) zone, 2000 – July 2018

	Single-Family Detached	Single-Family Attached	Duplex	Multifamily	Total
Residential	4.8 units/acre	12.3 units/acre	7.0 units/acre	16.5 units/acre	6.0 units/acre
Commerical	Too few to report	Too few to report	Too few to report	31.2 units/acre	31.2 units/acre

C-3	O-R	R-1	R-2	R-3	R-4
31.2 units/acre	7.6 units/acre	4.1 units/acre	5.8 units/acre	6.8 units/acre	7.9 units/acre

Source: City of McMinnville Building Permits, 2000 – July 2018.

Redevelopment and Infill   **8% = 373 Units**

Committee chose to assume that 8% of new homes would be achieved through redevelopment and infill.

FUTURE HOUSING MIX

| 2041 | 12,739 people | 5,002 Homes |
| 2067 | 28,045 People | 11,012 Homes |

Figure 3:

	Single Family Detached	Single Family Attached	Multifamily	Change to Overall Mix 2041***	Change to Overall Mix 2067***	Deficit Acreage of Land in 2021-2041 Planning Horizon*
Baseline Existing Mix	68%**	9%	23%	68, 9, 23	68, 9, 23	483
Baseline 2000 – 2018 Mix	62%	8%	31%	66, 9, 25	65, 8, 26	449
Future Horizon Scenario #1	60%	10%	30%	66, 9, 25	64, 9, 26	441
Future Horizon Scenario #2	55%	12%	33%	65, 10, 26	62, 10, 27	420

Committee chose Future Horizon Scenario #2 55%,12%, 33%

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City of McMinnville

Housing Need Forecast

Summary of McMinnville's Forecasted Housing Needs, McMinnville UGB, 2021-2026, 2021-2031, 2021-2041, and 2021-2067

	5-Year (2021 to 2026)	10-Year (2021 to 2031)	20-Year (2021 to 2041)	46-Year (2021 to 2067)
Total New Dwelling Units	1,079	2,190	4,424	10,435
Less Infill/Redevelopment (8%)	(86)	(175)	(354)	(835)
equals New Dwelling units on Vacant or Partially Vacant Lands	993	2,015	4,070	9,600
Total New Dwelling Units per Year	216	219	221	227
Infill / Redevelopment per Year	17	18	18	18
On Vacant or Partially Vacant Lands per year	199	201	204	209

Note: Summary presents housing accommodated through infill / redevelopment and housing requiring vacant / partially vacant lands.
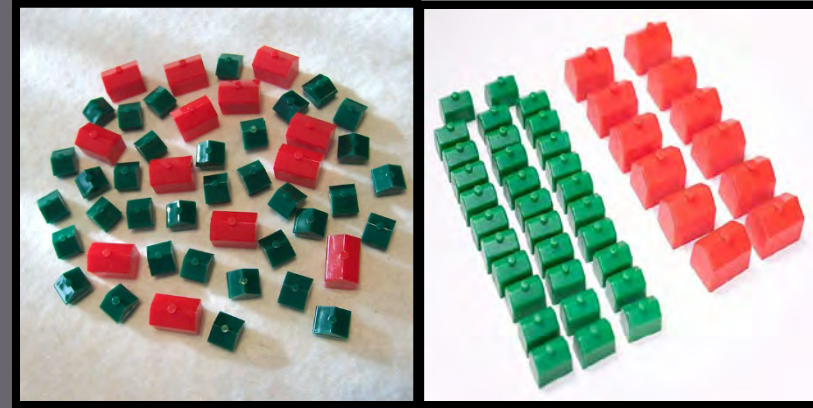
LOCAL DECISIONS FOR CALCULATIONS

- Redevelopment Potential – 8%, 373 Units
- Housing Mix and Density – 55%, 12%, 33%

McMinnville 2000-2020		McMinnville 2003-2023	
66/34	?	60/12/28	50 Units

Putting it into Perspective

- Redevelopment Potential – 8%, 373 Units
- Housing Mix and Density – 55%, 12%, 33%

Newberg		Redmond		Grants Pass		Corvallis		Bend	
60/8/32	120 Units	60/15/25	146 Units	67/8/25	198 Units	50/6/44	11%	55/10/35	n/a

DRAFT RESIDENTIAL HOUSING STRATEGY

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City of McMinnville

DRAFT RESIDENTIAL HOUSING STRATEGY

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City of McMinnville

2041	12,739 people	5,002 Homes
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City of McMinnville

| 2041 | 12,739 people | 5,002 Homes |
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JOINT CC/BOC MEETING, 08.21.19

City of McMinnville

PLANNING – CONNECTING PEOPLE

City of McMinnville

PLANNING — BUILDING A PUZZLE

City of McMinnville

MCMINNVILLE IN 2041 - HOUSING

- 5000 New Homes
- 12,739 People

HOW DO WE PROTECT THE SMALL TOWN CHARM AND AESTHETIC OF MCMINNVILLE WHILE PROVIDING HOUSING CHOICE FOR OUR DIVERSE COMMUNITY AND ENSURE THAT EVERYONE LIVES IN A QUALITY HOUSING SITUATION.

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City of
McMinnville

McMinnville's Great Neighborhood Principles: The City of McMinnville is currently in the process of adopting Great Neighborhood Principles. These principles are meant to create equity and inclusion for all residents in McMinnville to ensure that all residents live in a great neighborhood regardless of their income.

1. **Natural Feature Preservation** – Preserve significant natural features of the land.

2. **Scenic Views** – Preserve scenic view in areas that everyone can access.

3. **Parks and Open Spaces** – Provide open and recreational spaces for everyone to enjoy.

4. **Pedestrian Friendly** – Pedestrian friendly for all ages and abilities.

5. **Bike Friendly** – Bike friendly for all ages and abilities.

6. **Connected Streets** – Increased connectivity between places and destinations.

7. **Accessibility** – Should be accessible for people of all ages and abilities.

8. **Human Scale Design** – Buildings and spaces are designed to be comfortable at a human scale and foster human interaction with the built environment.

9. **Mix of Activities** – Easy and convenient access to many of the destinations, activities and local services that residents use on a daily basis.

10. **Urban Rural Interface** – Complement adjacent rural areas and transition between urban and rural uses.

11. **Housing for Diverse Incomes** – Housing opportunities for people and families with a wide range of incomes, and for people and families in all stages of life.

12. **Housing Variety** – Variety of building forms and architectural variety to avoid monoculture design.

13. **Unique and Integrated Design** – Unique features, designs and focal points create neighborhood character and identity.

City of McMinnville

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7. **Accessibility** – Should be accessible for people of all ages and abilities.

8. **Human Scale Design** – Buildings and spaces are designed to be comfortable at a human scale and foster human interaction with the built environment.

9. **Mix of Activities** – Easy and convenient access to many of the destinations, activities and local services that residents use on a daily basis.

10. **Urban Rural Interface** – Complement adjacent rural areas and transition between urban and rural uses.

11. **Housing for Diverse Incomes** – Housing opportunities for people and families with a wide range of incomes, and for people and families in all stages of life.

12. **Housing Variety** – Variety of building forms and architectural variety to avoid monoculture design.

13. **Unique and Integrated Design** – Unique features, designs and focal points create neighborhood character and identity.
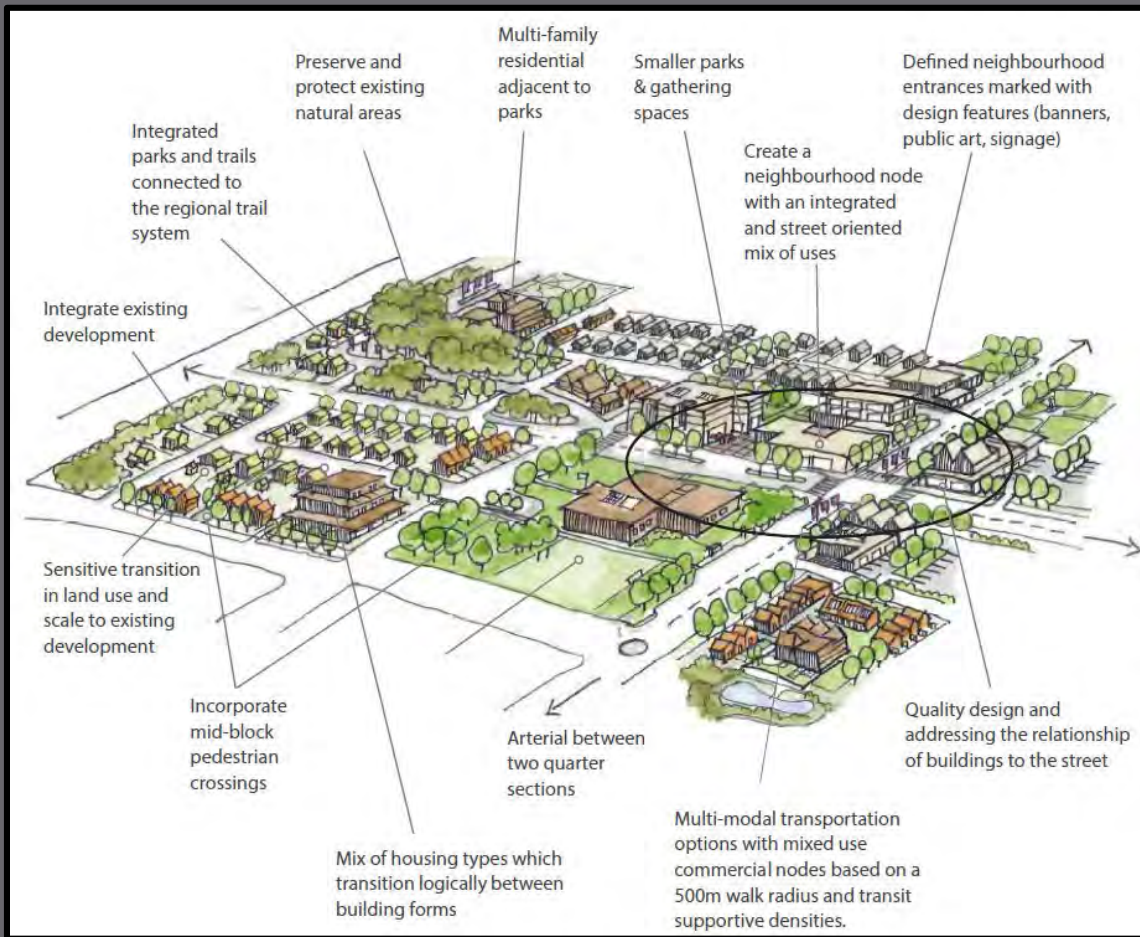
City of McMinnville

McMinnville's Great Neighborhood Principles: The City of McMinnville is currently in the process of adopting Great Neighborhood Principles. These principles are meant to create equity and inclusion for all residents in McMinnville to ensure that all residents live in a great neighborhood regardless of their income.

1. **Natural Feature Preservation** – Preserve significant natural features of the land.

2. **Scenic Views** – Preserve scenic view in areas that everyone can access.

3. **Parks and Open Spaces** – Provide open and recreational spaces for everyone to enjoy.

4. **Pedestrian Friendly** – Pedestrian friendly for all ages and abilities.

5. **Bike Friendly** – Bike friendly for all ages and abilities.

6. **Connected Streets** – Increased connectivity between places and destinations.

7. **Accessibility** – Should be accessible for people of all ages and abilities.

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BUILDING NEIGHBORHOODS

2041	12,739 people	5,002 Homes
2067	28,045 People	11,012 Homes

Integrate existing development

Integrated parks and trails connected to the regional trail system

Preserve and protect existing natural areas

Multi-family residential adjacent to parks

Smaller parks & gathering spaces

Create a neighbourhood node with an integrated and street oriented mix of uses

Defined neighbourhood entrances marked with design features (banners, public art, signage)

Sensitive transition in land use and scale to existing development

Incorporate mid-block pedestrian crossings

Arterial between two quarter sections

Mix of housing types which transition logically between building forms

Multi-modal transportation options with mixed use commercial nodes based on a 500m walk radius and transit supportive densities.

Quality design and addressing the relationship of buildings to the street

City of McMinnville

Figure 3:

	Single Family Detached	Single Family Attached	Multifamily	Change to Overall Mix 2041***	Change to Overall Mix 2067***	Deficit Acreage of Land in 2021-2041 Planning Horizon*
Baseline Existing Mix	68%**	9%	23%	68, 9, 23	68, 9, 23	483
Baseline 2000 – 2018 Mix	62%	8%	31%	66, 9, 25	65, 8, 26	449
Future Horizon Scenario #1	60%	10%	30%	66, 9, 25	64, 9, 26	441
Future Horizon Scenario #2	55%	12%	33%	65, 10, 26	62, 10, 27	420

55% SFD, 13% MH
30 – 50% MHI
1,014 Dwellings

City of
McMinnville

RESPONDING TO NEED

Figure 2:

	Extremely Low Income (≤ 30% of MHI) **483 HH** in 20 Year Forecast **11%** of total units	**Very Low Income** (30 – 50% of MHI) **482 HH** in 20 Year Forecast **11%** of total units	**Low Income** (50-80% of MHI) **683 HH** in 20 Year Forecast **15%** of total units	**Middle Income** (80 - 120% of MHI) **943 HH** in 20 Year Forecast **21%** of total units	**High Income** (≥ 120% of MHI) **1,833 HH** in 20 Year Forecast **41%** of total units
Single Family Detached	Tiny Home Villages Mobile Homes	Tiny Home Villages Mobile Homes Manufactured Homes Single Family Detached – Habitat and CHB, Section 8	Tiny Home Villages Mobile Homes Manufactured Homes Cottage Clusters Small Lot Subdivisions Single Family Detached – Habitat and CHB, Section 8	Single Family Detached Cottage Clusters Small Lot Subdivisions	Single Family Detached Cottage Clusters Small Lot Subdivisions
Single Family Attached		Common Wall Duplexes – Section 8 Townhomes – Section 8	Common Wall Duplexes – Section 8 Townhomes – Section 8	Common Wall Duplexes Townhomes	Common Wall Duplexes Townhomes
Multi-Family	Duplexes – Section 8 Triplexes – Section 8 Quadplexes – Section 8 Apartments – Section 8 Apartments - Subsidized	Duplexes – Section 8 Triplexes – Section 8 Quadplexes – Section 8 Apartments – Section 8 Apartments - Subsidized	Duplexes – Section 8 Triplexes – Section 8 Quadplexes – Section 8 Apartments – Section 8 Apartments - Subsidized	Duplexes Triplexes Quadplexes Apartments Condos	High End Duplexes High End Triplexes High End Quadplexes Apartments Condos

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City of McMinnville

MANAGING DENSITY

Figure 4:

Types of Zoning	Option #1 – Existing	Option #2 - Great Neighborhood Principles	Option #3 – Hybrid with High Density	Option #4 – Hybrid with High Density and Low Density
Traditional McMinnville Zoning: R1, R2, R3 and R4 Zoning. Zones are identified by minimum lot sizes, density standards and allowed housing types. Lowest density zone, R1, has the least amount of allowed housing types. High density zone has the most amount of allowed housing types. Currently no design and development standards for housing types.	X			
Catch-All Residential Zone: A zone that has a targeted minimum density and requires a developer to show how they will be achieving that with a variety of different housing types (single family detached – all sizes), cottage clusters, duplexes, triplexes, quadplexes, townhomes, apartments, etc.) and has design and development standards for each housing type. Zone could also include a targeted affordable housing component for developments.		X	X	X
High Density Residential Zone: Only multifamily allowed. Need to define what is multifamily (duplexes, triplexes, quadplexes and apartments). Design and Development Standards for each housing type.			X	X
Single Family Residential Zone: This is the traditional single family detached residential zone. Typically allows for duplexes on corner lots.				X

City of McMinnville

Types of Zoning	Option #1 – Existing	Option #2 - Great Neighborhood Principles	Option #3 – Hybrid with High Density	Option #4 – Hybrid with High Density and Low Density
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Catch-All Residential Zone: A zone that has a targeted minimum density and requires a developer to show how they will be achieving that with a variety of different housing types (single family detached – all sizes), cottage clusters, duplexes, triplexes, quadplexes, townhomes, apartments, etc.) and has design and development standards for each housing type. Zone could also include a targeted affordable housing component for developments.		X	X	X
High Density Residential Zone: Only multifamily allowed. Need to define what is multifamily (duplexes, triplexes, quadplexes and apartments). Design and Development Standards for each housing type.			X	X
Single Family Residential Zone: This is the traditional single family detached residential zone. Typically allows for duplexes on corner lots.				X

Existing Conditions

60% Single Family Houses
20% Large Apartments (10+ units)
20% Small Apartments (2 to 9 units)

One High Rise Apartment

Six-Story Wood Framed Apartments

Little or no new development in suburban edges and rural areas
Larger buildings near jobs and transit lines
Some infill in high density areas
Filling in parking lots and replacement of small apartments with larger buildings
Accessory Dwelling Units and Small Apartment Buildings

A Combined Approach

Accessory Dwelling Units and Small Apartment Buildings
New highrises
Filling in parking lots and replacement of small apartments with larger buildings

Evenly Distributing Across all Zones

Strategy:
fine-grained land use pattern
form-based design standards

VS.

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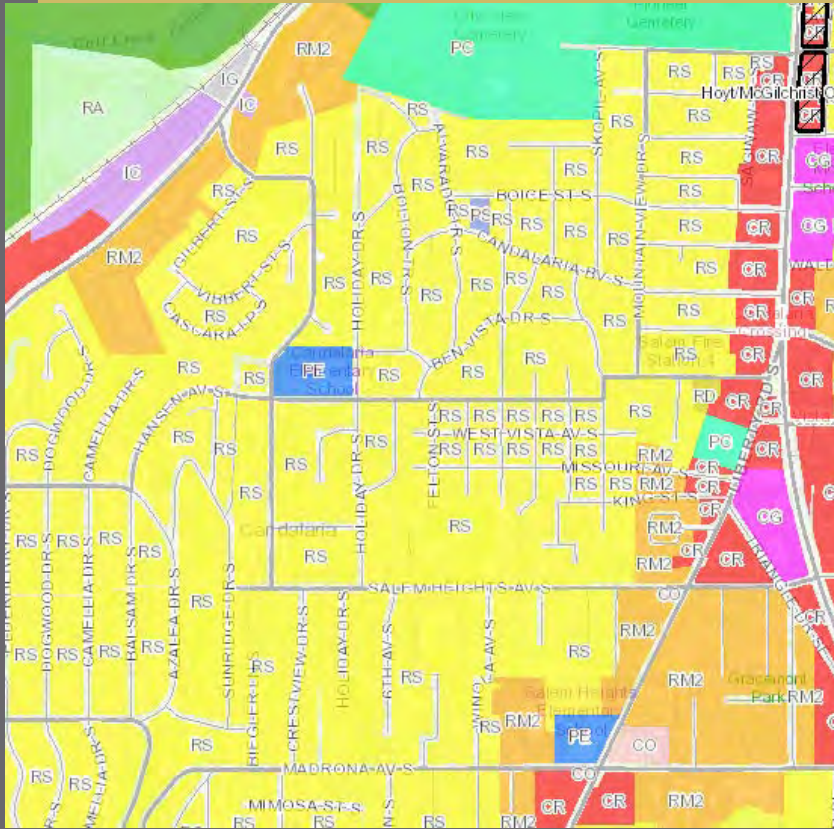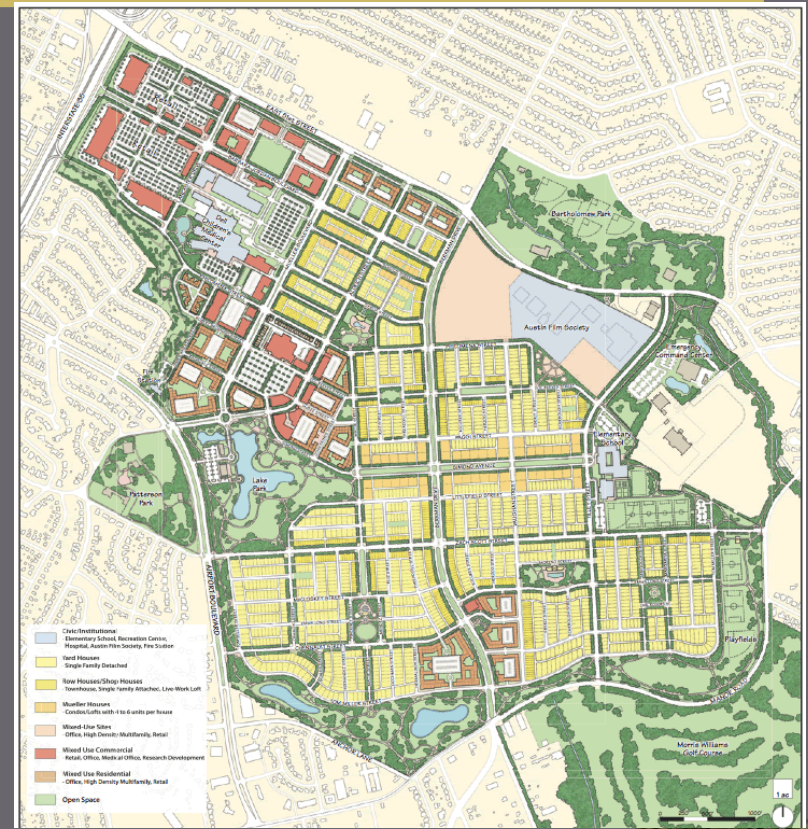
Planned Developments - Residential by Gross Density
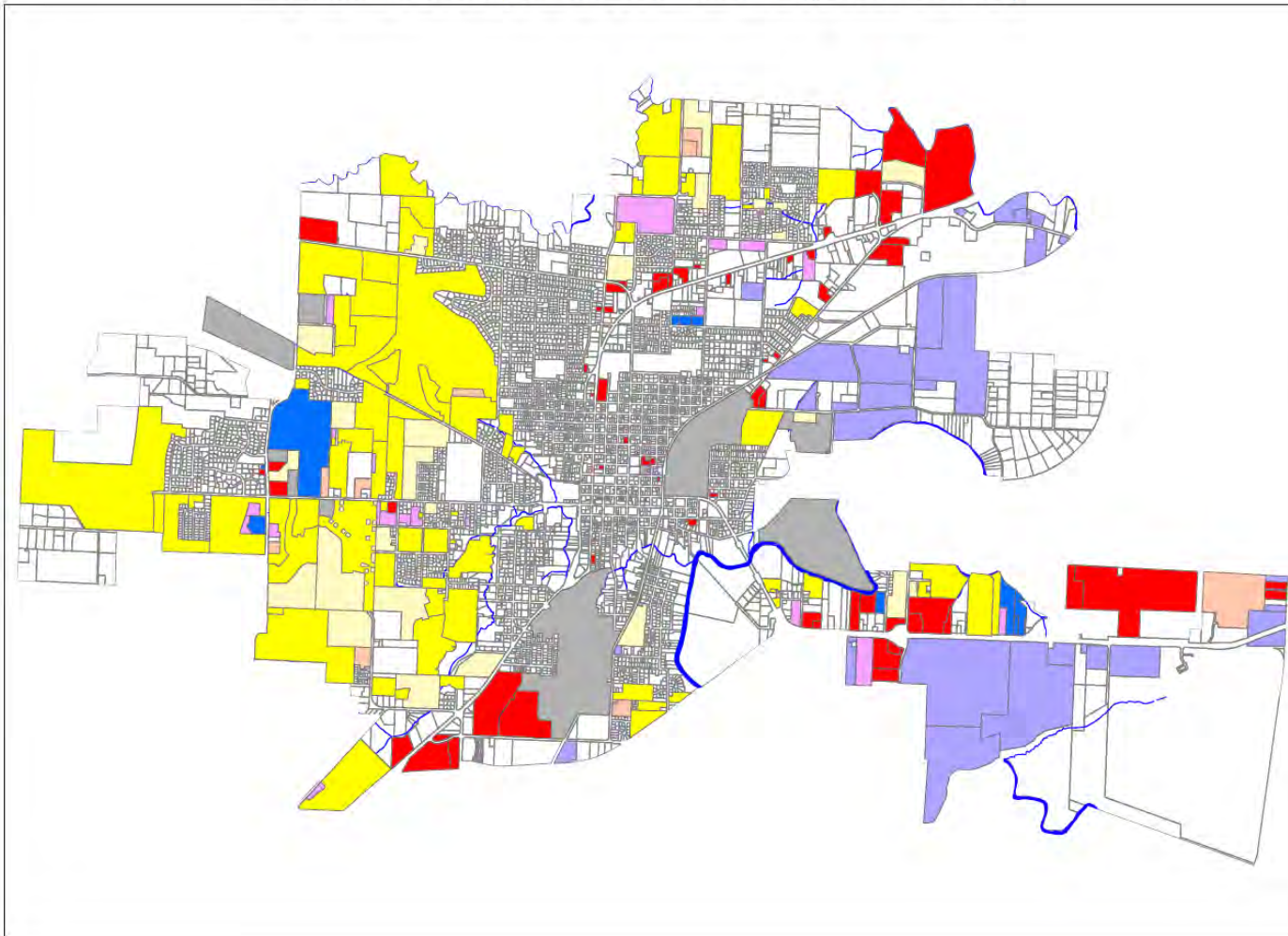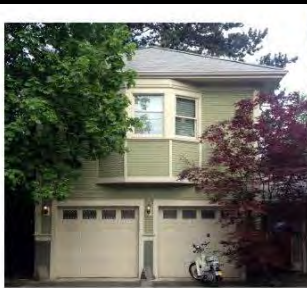
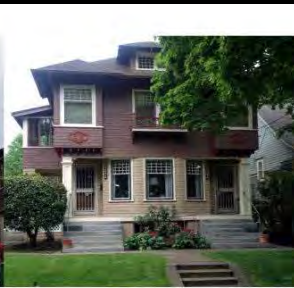JOINT CC/BOC MEETING, 08.21.19

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ADU/CARRIAGE HOUSE

DUPLEX - Side by Side/Stacked

TRIPLEX

FOURPLEX

MANSION APARTMENT

BUNGALOW COURT

TOWNHOME

APARTMENT BUILDING - Small

APARTMENT BUILDING - Large

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DESIGN AND DEVELOPMENT STANDARDS

City of McMinnville

WHAT THIS MEANS FOR THE CITY

- A commitment to a higher density housing strategy – "Are we ready for it?"

- A paradigm shift in zoning from homogenous single-family residential zones to neighborhoods that are inclusive and diverse with a variety of housing types

- A high density residential zone strategically located – Where?

- A growth analysis that is built around McMinnville values and what is best for future residents.

City of
McMinnville

BLI Results

Urban Growth Boundary
City Limits
Portions of tax lots included in Zone 2
Commercial zones

Development Status
Vacant
Partially Vacant

2041	12,739 people	5,002 Homes
2067	28,045 People	11,012 Homes

Yamhill County Zoning Designations

2041	12,739 people	5,002 Homes
2067	28,045 People	11,012 Homes

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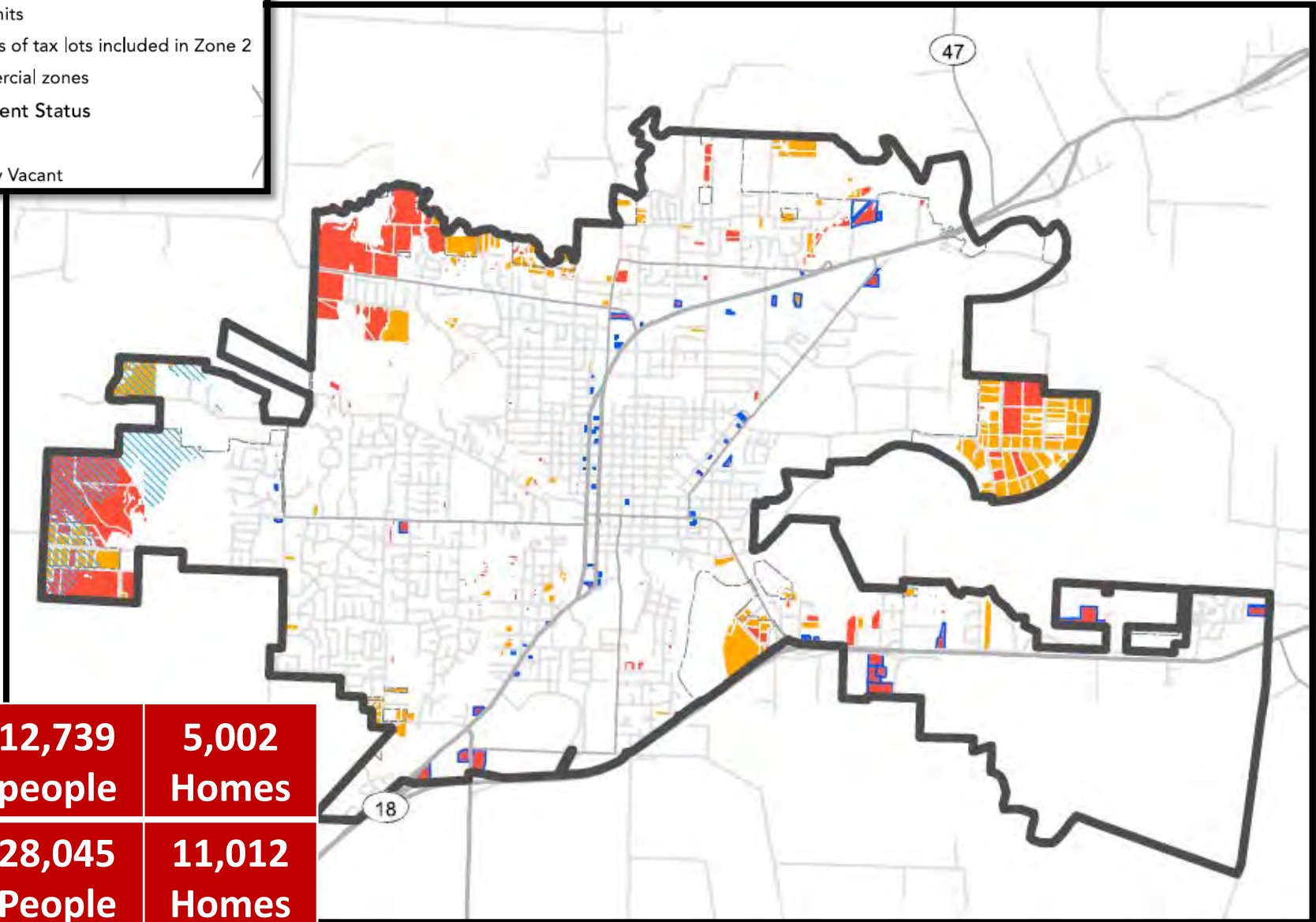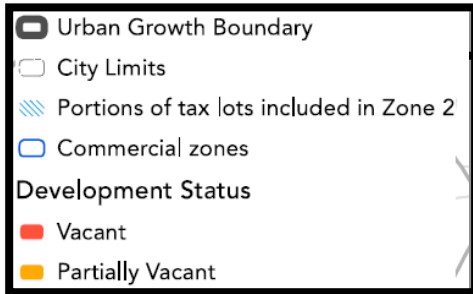
PERSPECTIVE

Population has grown by over 113% and UGB has grown by 7%

McMinnville has been working on expanding its UGB for 25 Years.

Yamhill County has 458,240 Acres. McMinnville's UGB is 7,552, less than 2% of the county in geographic area but with 31% of the population.

Yamhill County has 192,251 EFU acres. If the city expanded by 800 acres into EFU land, the city would absorb 0.4% of Yamhill County EFU land. 4/10 of 1%

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NEXT STEPS

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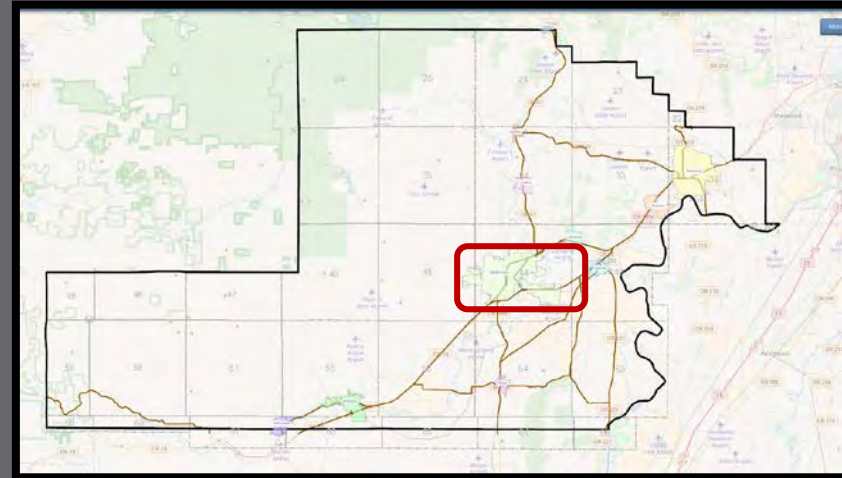
PLANNING UNDERWAY

- **HNA/RESIDENTIAL BLI**

- **EOA/EMPLOYMENT BLI**

- **URBANIZATION/URBAN BLI**

- **CITY CENTER HOUSING STRATEGY**

- **FORM BASED RESIDENTIAL DESIGN STANDARDS**

City of
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URBANIZATION STUDY

YAMHILL RIVER GREENWAY – IMAGINE:
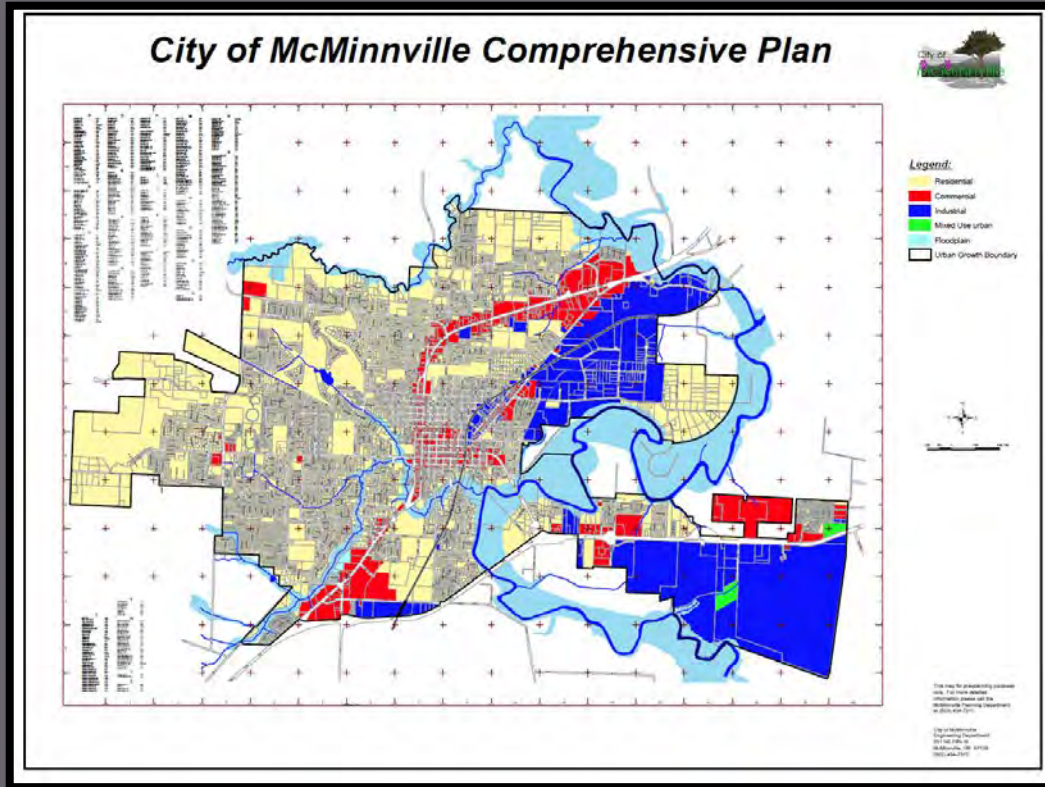
City of McMinnville Comprehensive Plan

City of McMinnville

URBANIZATION STUDY

CONNECTIVITY:
BIKE/PED TRAILS

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PLANNING NEXT STEPS

1. INITIATE URBAN RESERVE AREA PLANNING

2. GENERAL FACILITY PLANNING

3. URBAN GROWTH BOUNDARY ANALYSIS

4. UGB FRAMEWORK PLAN,
   SPECIFIC FACILITY PLANNING

5. UGB AREA PLANS, ANNEXATION

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INITIATE URBAN RESERVE AREA WORK *IMMEDIATELY*

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Redmond Community Vision Map
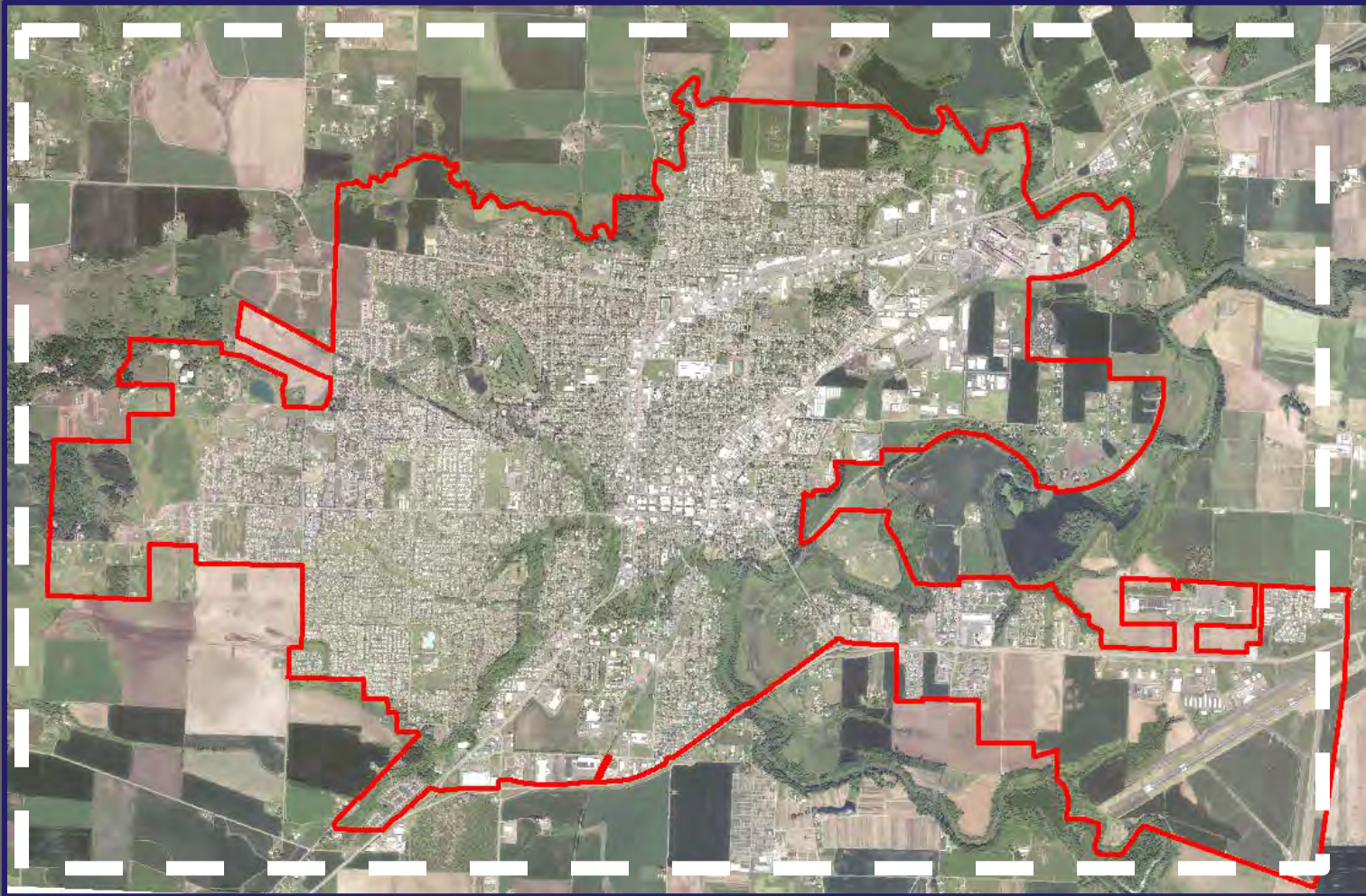
LONG TERM VISION - URA

Big picture 50-year growth plan.

Future certainty for growth areas.

Oversize public facilities to serve future growth area.
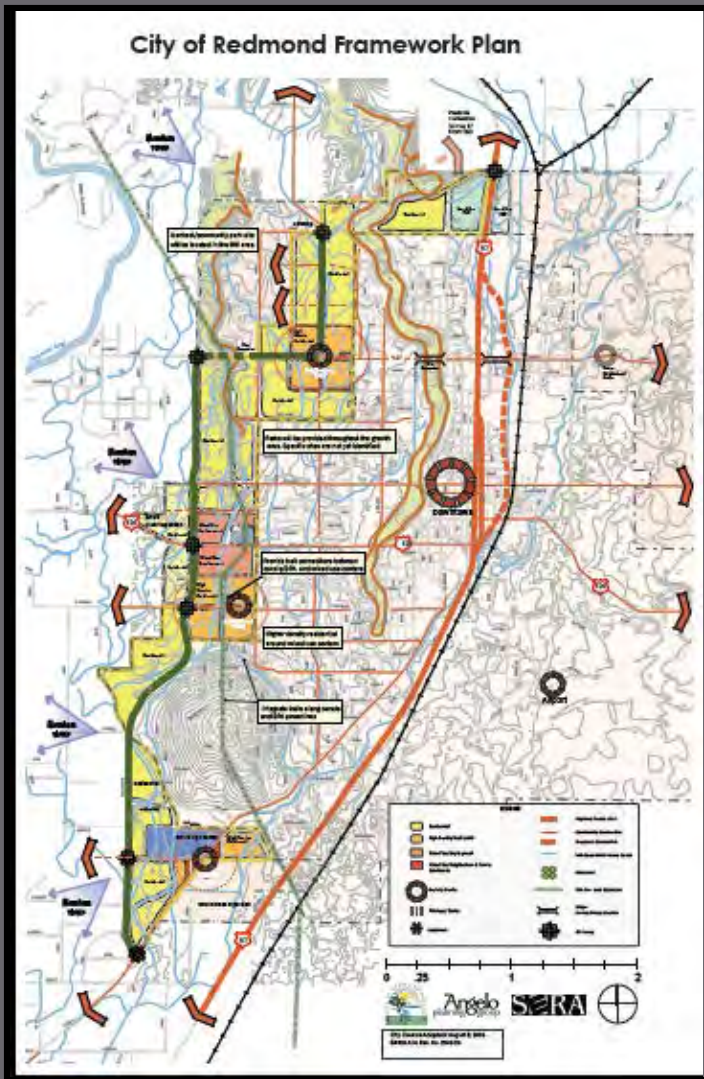
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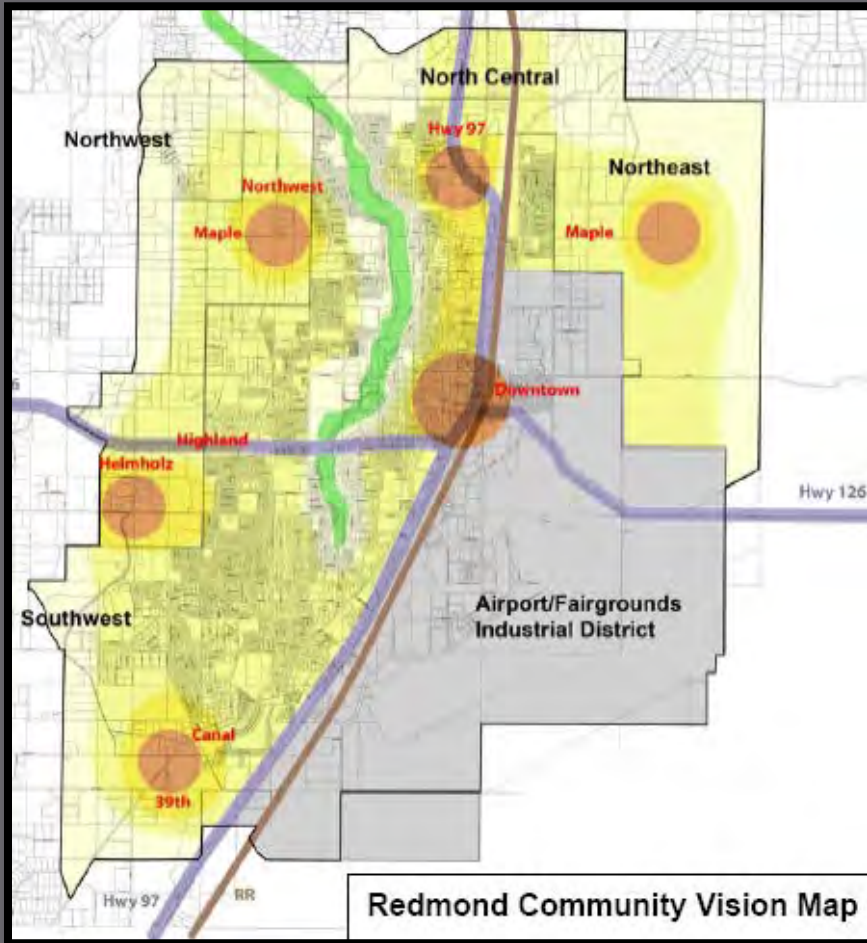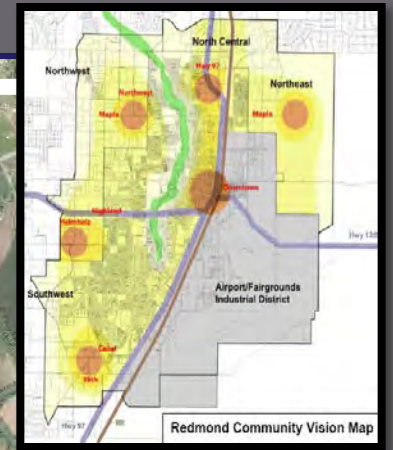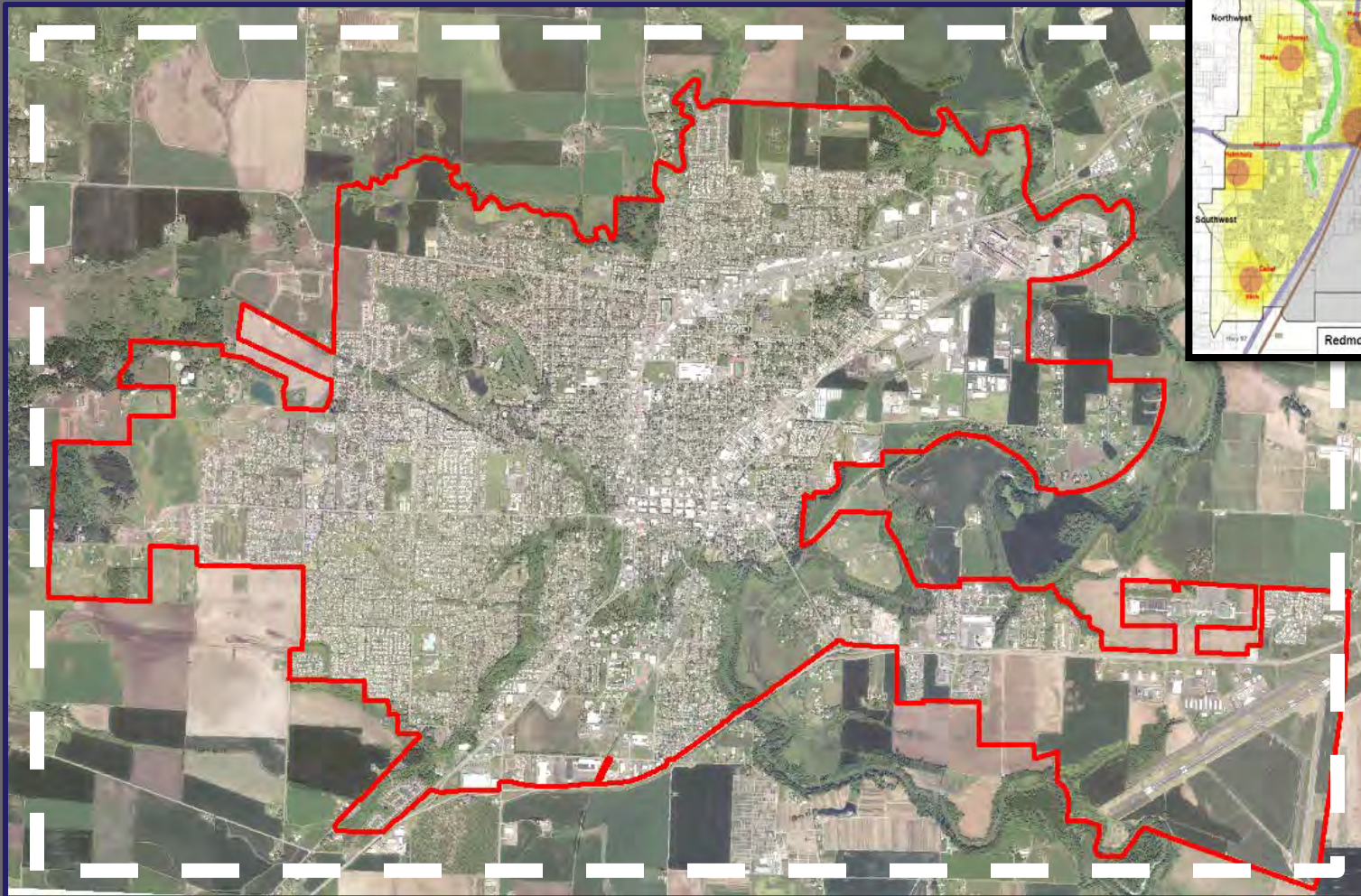
FOLLOW UP WITH UGB AMENDMENT

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City of Redmond Framework Plan
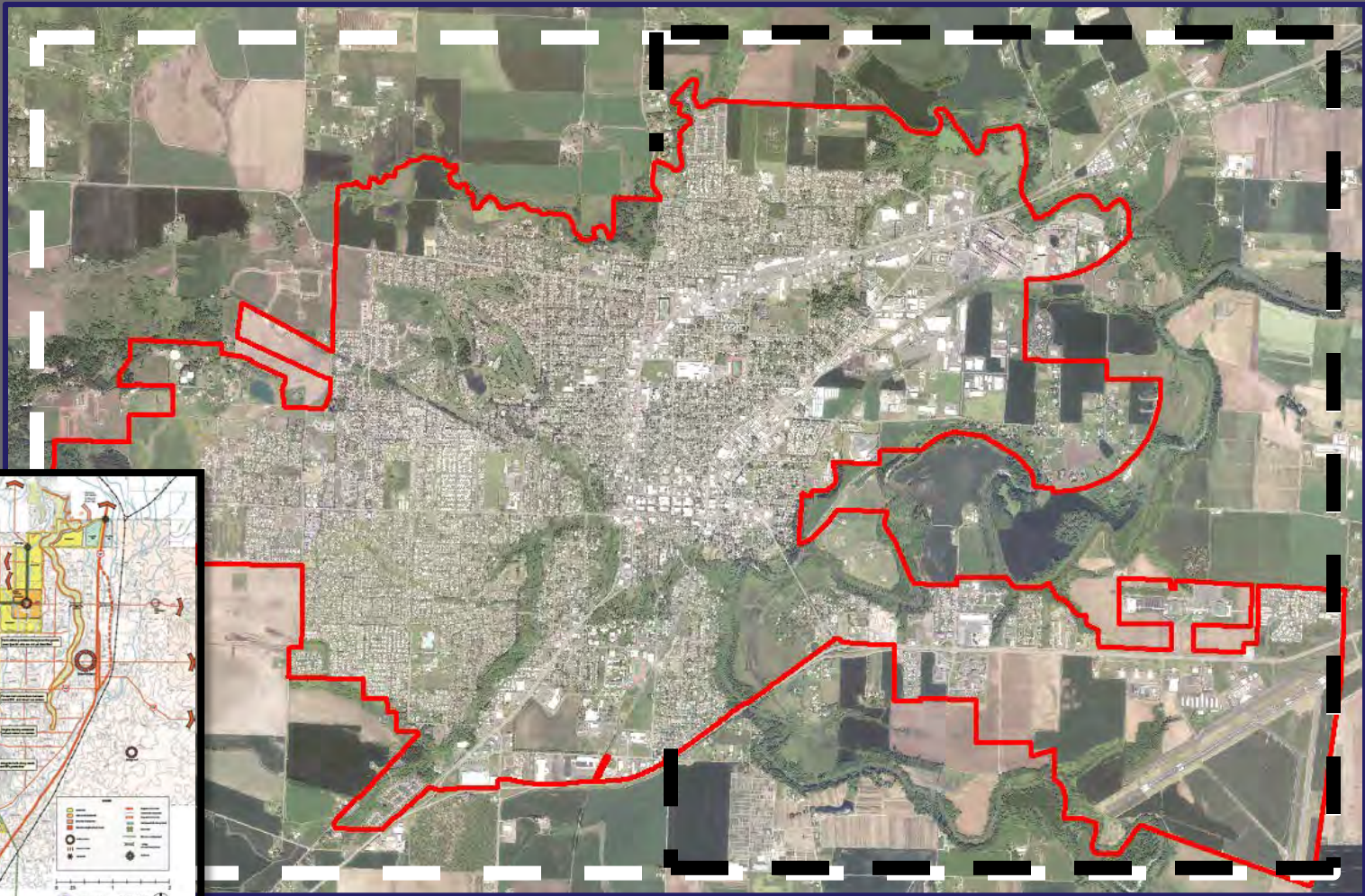
FRAMEWORK PLAN – UGB

Conceptual guide for future lands in the UGB holding zone.

General guidance to community form and design.

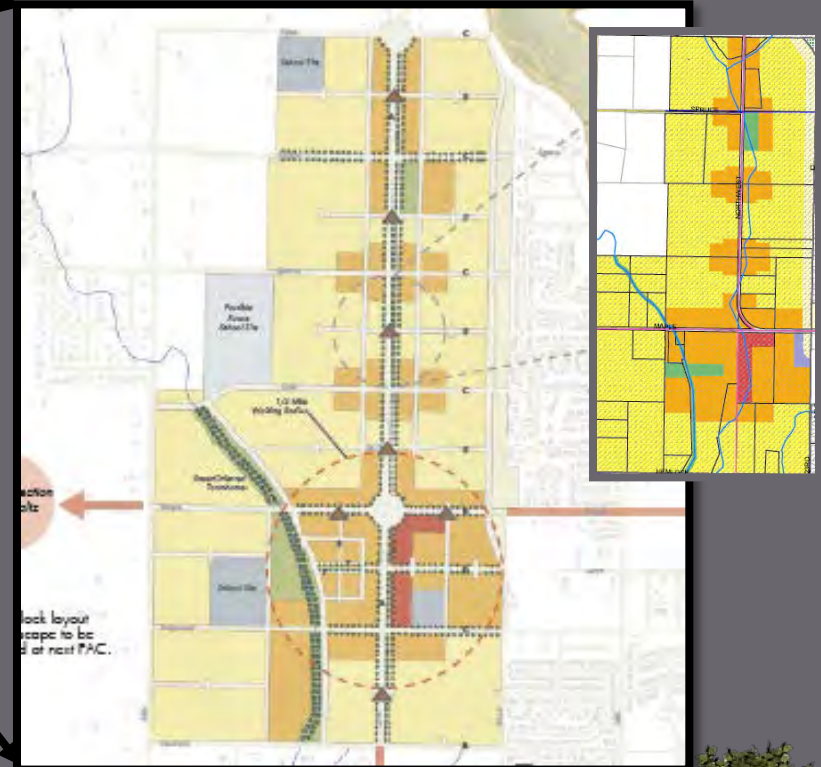**Promote residential service centers that are bike and pedestrian friendly with public spaces.**
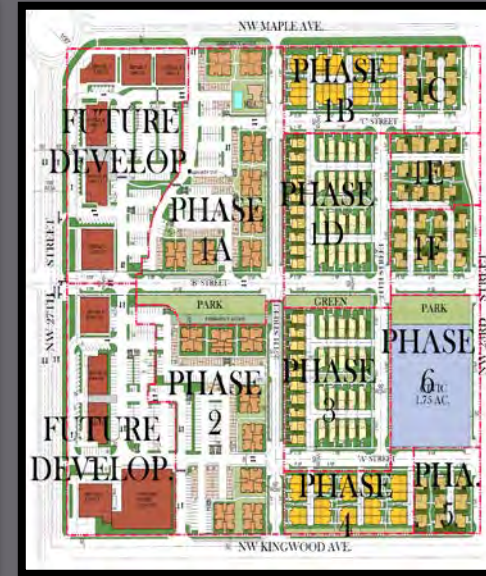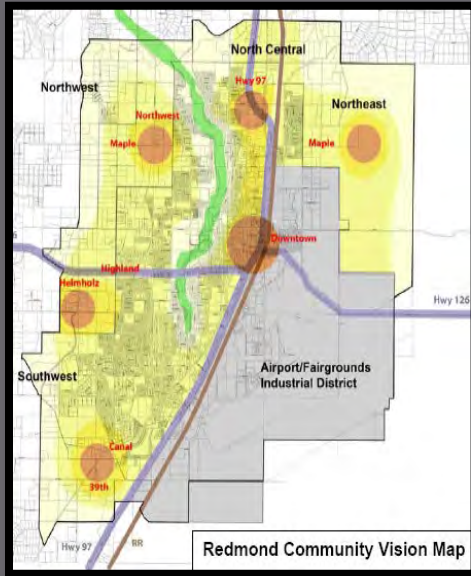
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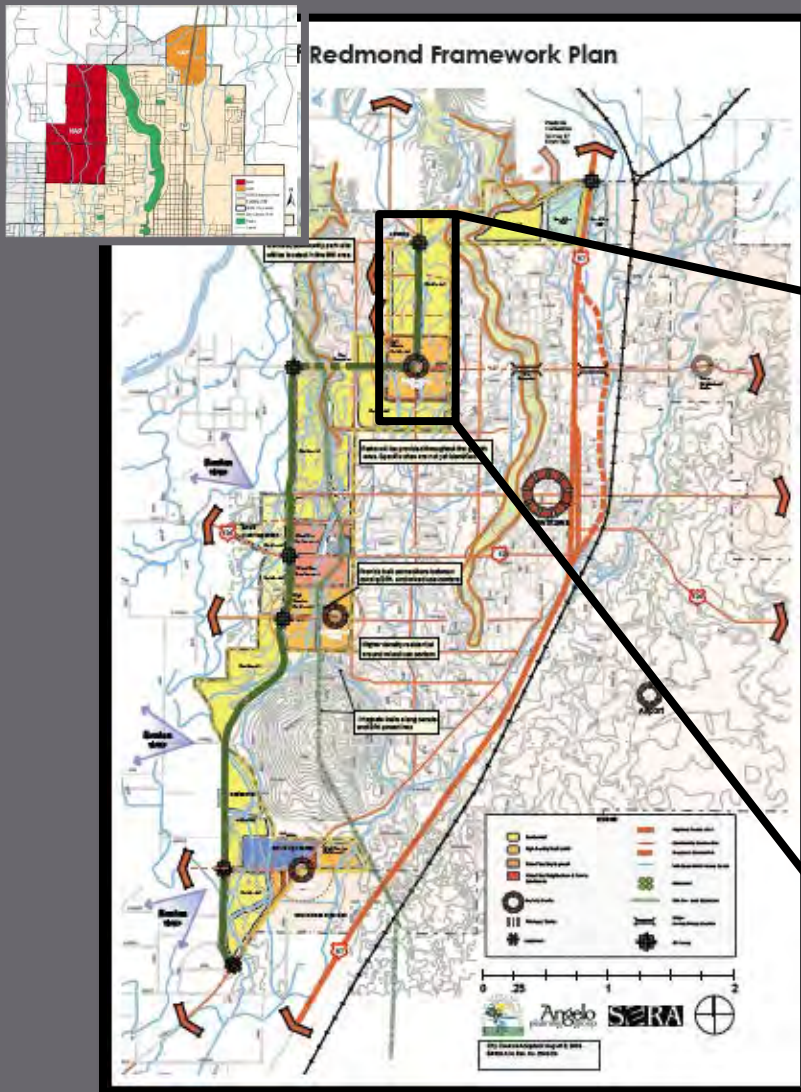
AREA PLANS:

- **Public facilities are cohesive and adequate**
- **Schools**
- **Mix of housing units**

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LONG-TERM PLANNING: URA TO SITE

City of McMinnville

INFRASTRUCTURE PLANNING

- ❑ Wastewater Master Plan Update
- ❑ Transportatio
- ❑ n System Plan Update
- ❑ Parks Master Plan Update
- ❑ Water Master Plan Update
- ❑ Public Facilities Plan Update
- ❑ School Facilities Plan Update
- ❑ Utility Planning
- ❑ Natural Resources Plan

20 YEARS

Accommodate 3,000 new homes within existing UGB and 2,000 new homes in 363 acres outside of UGB.

50 YEARS

Accommodate 7,000 new homes outside of the UGB.

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CHALLENGES

2041	12,739 people	5,002 Homes
2067	28,045 People	11,012 Homes

- **Maintain Small Town Charm**

- **Push a High Density Product in a Town that is resistant.**

- **Mostly Infill – not easy development, hard to master plan great neighborhood principles**

- **Plans in Place by June, 2021 = $$$$, Time**

City of McMinnville

COMMUNITY DIALOGUE

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PARTNERSHIP WITH COUNTY

- **Coordinate Comprehensive Plan Amendments / Zone Map Amendments**

- **Discuss development of Urban Holding Zone**

- **Update Joint Land Management Agreement.**

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PLANNING *McMINNVILLE'S* FUTURE

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