

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

Project Advisory Committee  
Meeting # 1

July 17, 2018

# Agenda

- Introductions (5 minutes)
- PAC Charter (10 minutes)
- Overview of the project (30 minutes)
- Issue identification and desired outcomes (55 minutes)
- Public involvement throughout the project (15 minutes)
- Next steps (5 minutes)

# PAC Roles

- Advise the project team on matters regarding housing needs, market conditions, buildable lands inventory, and housing strategy
- Work collaboratively with, and provide guidance to, the staff and consultant project team in the preparation of the study
- Review, provide input on, and recommend a draft products to City Council and Planning Commission

# PAC Process

- Meeting 1: Project Kick-off
- Meeting 2: Housing Needs/BLI Findings
- Meeting 3: Policy Implications and Options for Housing
- Meeting 4: Develop the Housing Strategy
- Meeting 5: Finalizing the Housing Strategy

# Overview of a Housing Needs Analysis and Buildable Lands Inventory

# Why is McMinnville doing an HNA/BLI

- How much growth in 5, 10, 20, and 50 years?
- How much land?
- Where is the buildable land?
  - Vacant; unconstrained physically or by policy
- What development patterns make sense?
- Does McMinnville have enough buildable residential land?

# Goal 10: Housing

“Buildable lands for residential use shall be inventoried and plans shall encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density.”

# Needed Housing Types (ORS 197.303)

- Housing that includes, but is not limited to, attached and detached single-family housing and multiple family housing for both owner and renter occupancy;
- Government assisted housing;
- Mobile home or manufactured dwelling parks as provided in ORS 197.475 to 197.490; and;
- Manufactured homes on individual lots planned and zoned



- Goal 10, ORS 197.296, and OAR 660-008 require:
  - Housing needs analysis
    - Analysis of national, state and local trends
    - Historical density and mix
    - Needed housing by price and type
  - 20-year supply of buildable land
- Additionally, the study will look at 5, 10, 20, and 50 year increments

# Steps in the HNA/BLI

1. Project the number of new housing units needed in the next 20 years
2. Review relevant national, state, and local demographic and economic trends and factors that may affect housing mix
3. Describe the demographic characteristics of the population, and, household trends that relate to demand for different types of housing
4. Determine the types of housing that are likely to be affordable to the projected households based on household income
5. Estimate the number of additional needed units by structure type
6. Determine the needed density ranges for each plan designation and the average needed net density for all structure types

# Housing: Demand v. Need

- *Housing need* is based on the principle that a community's plan for housing should meet the needs of households at all income levels.
- *Housing market demand* is what households demonstrate they are willing to purchase in the marketplace.
- **Need**
  - Type
  - Tenure
  - Financial
  - Condition
  - Crowding
  - Special Populations
- **Demand**
  - Evidenced by recent development trends (e.g., type, price, and mix)

# Parts of a Housing Needs Analysis

- *Demand* is a function of population and employment growth
- *Supply* is a function of land base and housing stock
- Demand
  - Population
  - Demographics
    - Age
    - Household composition
  - Income
  - Housing costs
- Supply
  - Vacant, partially vacant, and redevelopable land
  - Housing stock and characteristics

# Determining Housing Demand

- Builds from population forecasts
- Requires assumptions about:
  - Persons in group quarters
  - Household size
  - Mix
  - Vacancy rates
- Needed units/density gives needed acres

## Typical Method for Calculating Needed Dwelling Units

Future population

-Current population

=population increase

-persons in group quarters

=persons in new dwelling units

+persons per dwelling unit

=occupied dwelling units

-demolitions

+vacant dwelling units

+ additional units needed to accommodate decreased household size of existing households

= Total needed dwelling units

# Steps in the Buildable Lands Inventory

1. Gather and Assemble Data
2. Classify Land
3. Identify Constraints
4. Identify Redevelopment Potential
5. Verification
6. Summarize Results

Figure 1. Framework for land and constraint classification in a buildable land inventory.

			Presence of Improvements	
			Developable	Developed
Constraining Conditions	Prohibitively constrained	Committed	No Capacity	
		Protected	No Capacity	
	Partially Constrained		Partial Capacity	Potential Infill/ Redevelopment Capacity
	Unconstrained		Full Capacity	

# Work Plan

Task	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
1. Project Kickoff	1											
2. BLI												
3. HNA												
4. Housing Strategy												
5. Comp Plan/Zoning Ordinance Amendments												
6. Final Products												



# Issue Identification and Desired Outcomes: Discussion



# Questions for Discussion

- What are the housing key issues in McMinnville?
- 5 yr, 10 yr, 20yr, 50 yr
- What outcomes should the city strive for from this project?

# Public Involvement

# Public Involvement Program

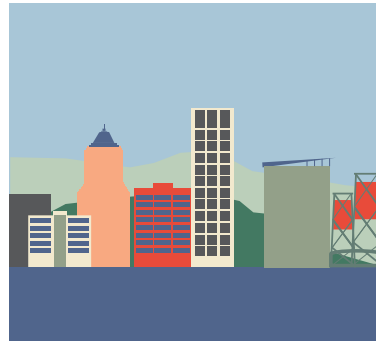
- Stakeholder Engagement
  - 5 PAC Meetings
- Broader Public Engagement
  - Project Website. Managed by City; content provided by ECO
  - Social Media Presence. Outlet to announce meetings and present key findings
  - Online Forum. Linked to project website; outlet to discuss policy issues and choices for addressing housing needs
  - Open House. Present results of HNA / engage in public discussion
  - Online Open House. Linked to Open House
  - Online Survey. An option to solicit opinions about specific policies (not reflected in current budget)

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