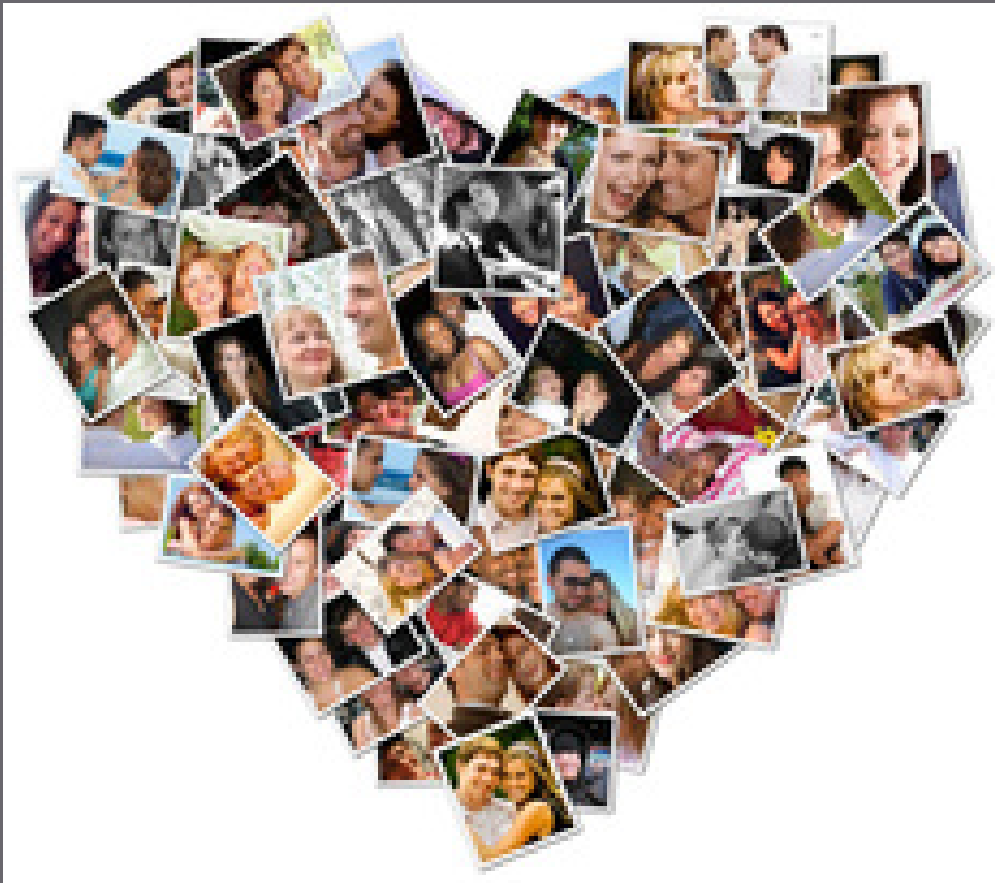


HOUSING STRATEGY



Planning for
Great Neighborhoods
in the Future

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SETTING THE STAGE FOR THE CONVERSATION

Did you know that the built environment lasts for 100+ years?

A generation is approximately 20 years.

The built environment serves at least 5 generations.



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NEED – POPULATION FORECAST

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

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NEED – NEW HOUSING UNITS

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)

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HOUSING MIX AND DENSITY

State Law requires:

- Identification of needed housing mix
- Identification of average overall needed density

State Law provides flexibility for:

- How to achieve these
- Finer-grain of housing types, as long as needs are met

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HOUSING DETERMINED BY CHOICES

I want to own
my own home

I need a yard for
my kids to play

My kids are
gone and I
want to
downsize.

I want a small
house

I want a big
house

I just need
shelter

I want my
extended
family to live
with me

I don't want to
maintain a yard.

What can I
afford?

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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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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.

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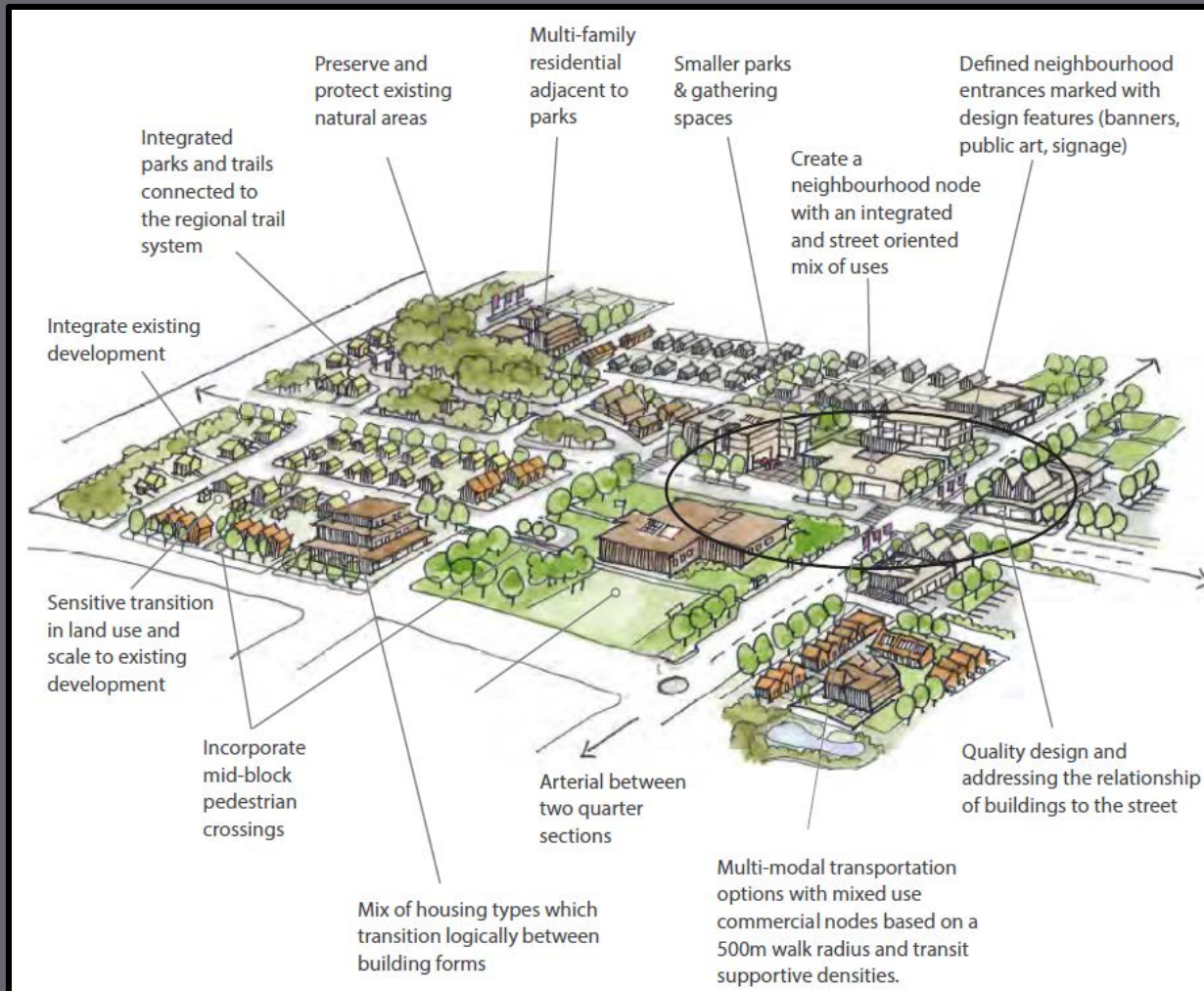
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GREAT NEIGHBORHOOD PRINCIPLES



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RESPONDING TO NEED

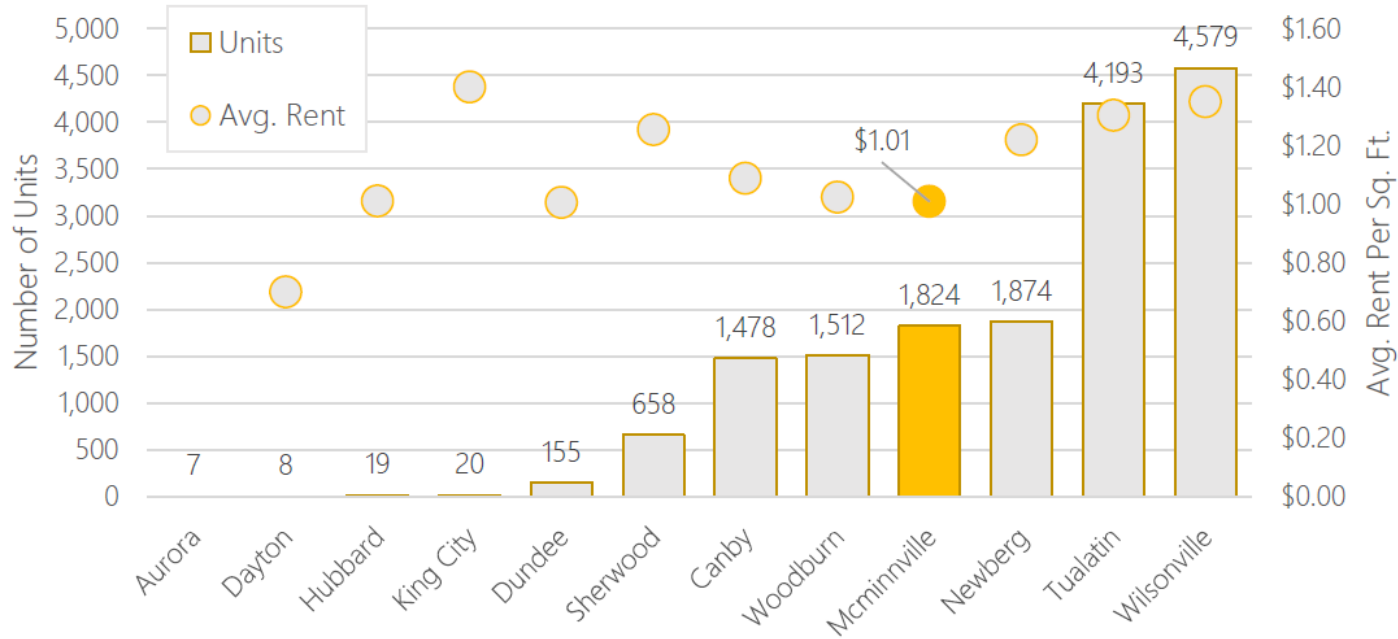
Figure 1:

Assumptions Inherent in Traditional Statutory Model			
	Less Affordable More Affordable		
	←	→	→
	1	2	3
A-Housing Type	Single-Family Detached	Single-Family Attached	Multi-Family
B-Density	Low Density	Medium Density	High Density
C-Affordability	High Cost	Medium Cost	Low Cost
Strategy	↓	↓	↓
Housing Mix Strategy	Reduce Share Compared to Historic	Increase Share Compared to Historic	Increase Share Compared to Historic
Housing Density Strategy	Increase Density of SFD	Increase Density of SFA	Increase Density of MFH
Leads To:	↓	↓	↓
Presumptive Outcome	<ul style="list-style-type: none"> • Lower % SFD in Mix • Increase Density of SFD • <u>Lower Cost:</u> • Less of the most expensive housing type • Make this housing type more affordable by increasing its density 	<ul style="list-style-type: none"> • Greater % SFA in Mix • Increase Density of SFA • <u>Lower Cost:</u> • More of a more afford. housing type • Make this housing type more affordable by increasing its density 	<ul style="list-style-type: none"> • Greater % of MFH in Mix • Increase Density of MFH • <u>Lower Cost:</u> • More of the most afford. housing type • Make this housing type more affordable by increasing its density
Action:	“Lock In” a mix and density, and determine how to achieve those with the strategy		

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Figure 18. Regional Multifamily Residential Summary

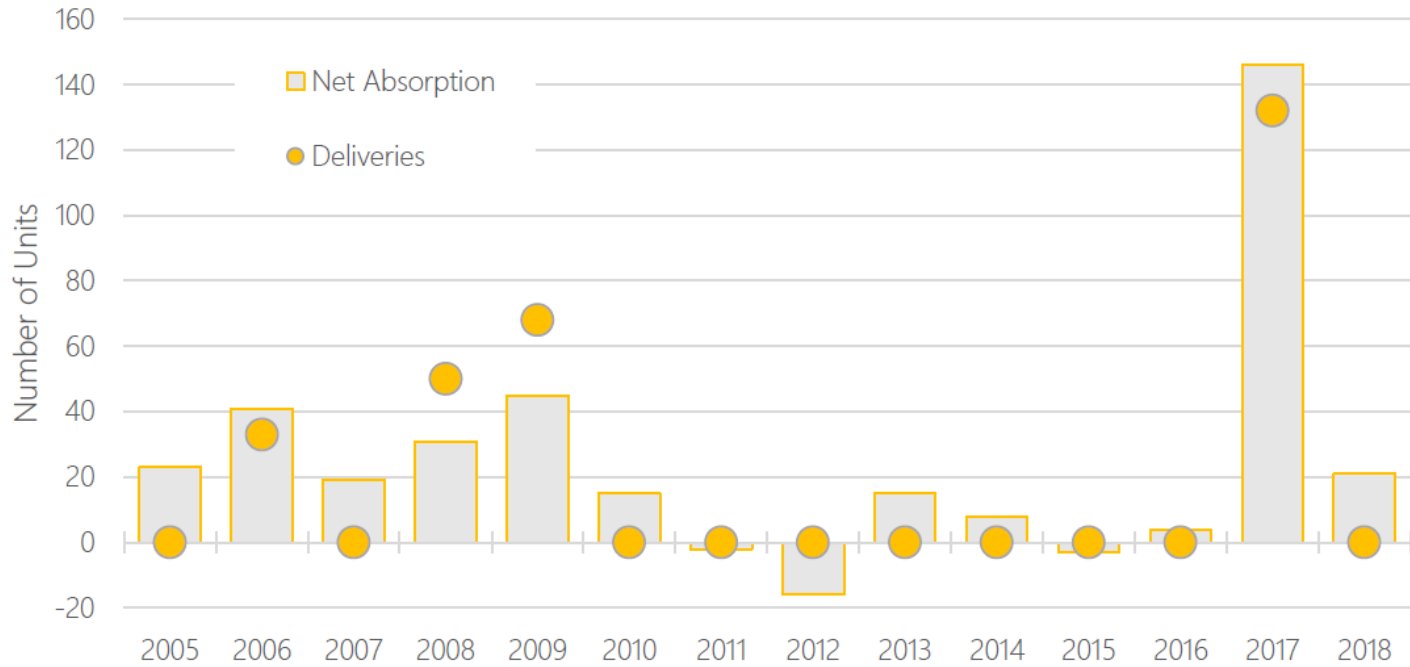


Source: Costar, Leland Consulting Group

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Figure 19. Market Area Multifamily Net Absorption and Deliveries (units), 2005-2018



Source: Costar, Leland Consulting Group

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RESPONDING TO NEED

Figure 2:

	<u>Extremely Low Income</u> (≤ 30% of MHI) 483 HH in 20 Year Forecast 11% of total units	<u>Very Low Income</u> (30 – 50% of MHI) 482 HH in 20 Year Forecast 11% of total units	<u>Low Income</u> (50-80% of MHI) 683 HH in 20 Year Forecast 15% of total units	<u>Middle Income</u> (80 - 120% of MHI) 943 HH in 20 Year Forecast 21% of total units	<u>High Income</u> (≥ 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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HOUSING MIX

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

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Future Horizon Scenario #2	55%	12%	33%	65, 10, 26	62, 10, 27	420

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

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Figure 3:

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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

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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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<p>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.</p>		X	X	X
<p>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.</p>			X	X
<p>Single Family Residential Zone: This is the traditional single family detached residential zone. Typically allows for duplexes on corner lots.</p>				X



Existing Conditions



One High Rise Apartment



Six-Story Wood Framed Apartments



A Combined Approach



Evenly Distributing Across all Zones



AV

2015 1105

43

Doritos

Red car





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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



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AFFORDABLE HOUSING - POLICIES



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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NEAR-TERM, MID-TERM AND LONG-TERM STRATEGIES

Near Term = 5 Years, 2021 – 2026

Mid Term = 10 Years, 2021 – 2031

Long Term = 20 Years, 2021 - 2041

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WE NEED TO FOCUS ON PEOPLE AND ENDURING VALUE

Factoring Formulas

Real Numbers: a, b, c
Natural Number: n

$$a^2 - b^2 = (a + b)(a - b)$$

$$a^3 - b^3 = (a - b)(a^2 + ab + b^2)$$

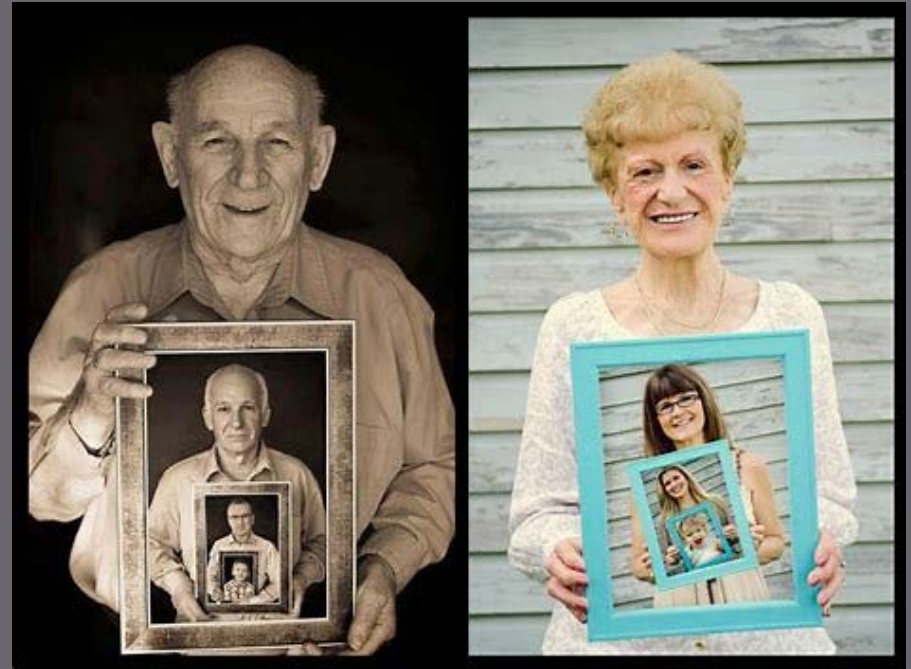
$$a^3 + b^3 = (a + b)(a^2 - ab + b^2)$$

$$a^4 - b^4 = (a^2 - b^2)(a^2 + b^2) = (a - b)(a + b)(a^2 + b^2)$$

$$a^5 - b^5 = (a - b)(a^4 + a^3b + a^2b^2 + ab^3 + b^4)$$

$$a^5 + b^5 = (a + b)(a^4 - a^3b + a^2b^2 - ab^3 + b^4)$$

VS.



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SO LET'S BE CREATIVE

Is there a new/old way to look at how we build and grow?

Mix it up – mix up densities, housing types, keep it flexible.

Let's not box ourselves in:

Low-income housing = multi-family apartments

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Strategy: finer-grained land use pattern



VS.

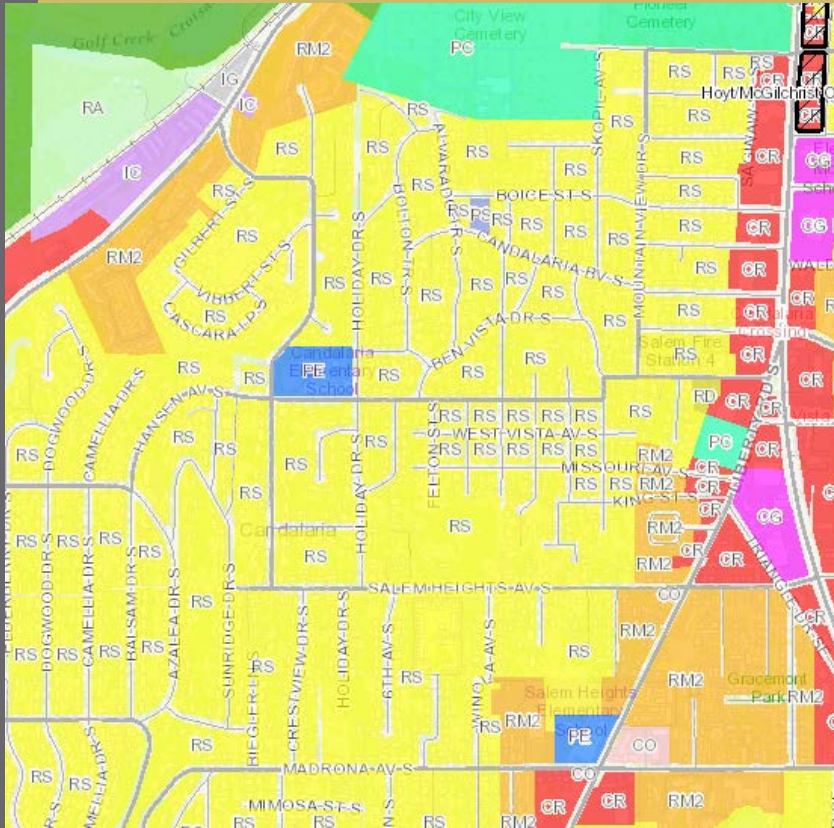


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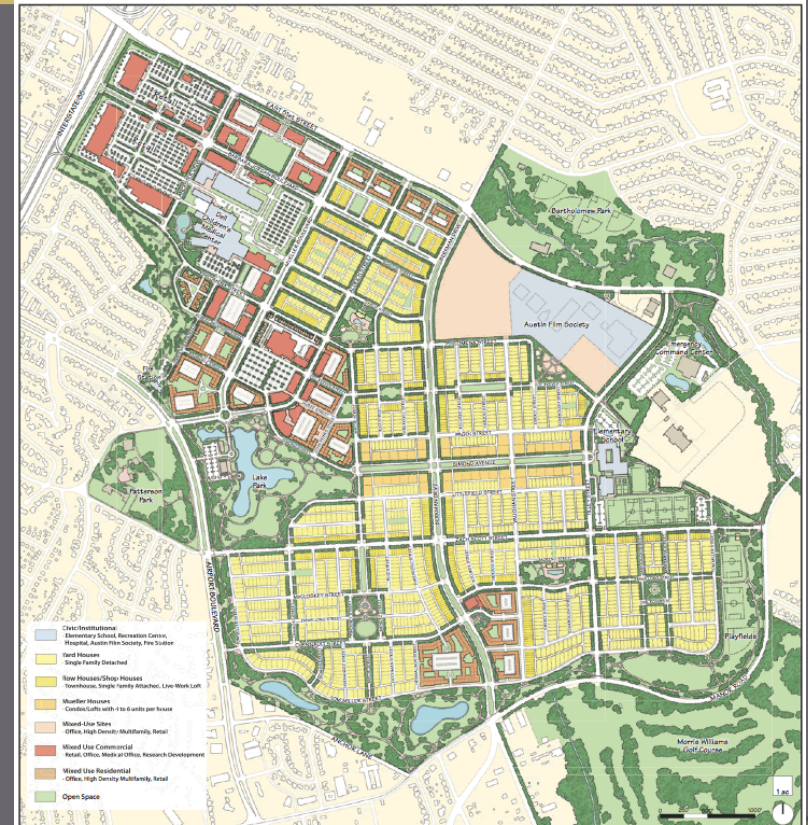


Strategy:

fine-grained land use pattern
form-based design standards



VS.



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