

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

Project Advisory Committee Meeting #3

December 18, 2018

Meeting Objectives

1. Finalize Task 1 Products
 - a) Project Charter
 - b) Background Memorandum
 - c) Public Involvement Plan
2. Determine BLI and HNA Assumptions
3. Need for 5, 10, 20, and 50 year Housing Forecasts
4. Housing Strategy – Overview and Process

Task 1 Products

Task 1 Products

- Project Charter
- Background Memo
- Public Involvement Plan
 - Questions or concerns?

Buildable Lands Inventory: Determine Assumptions

Development Status

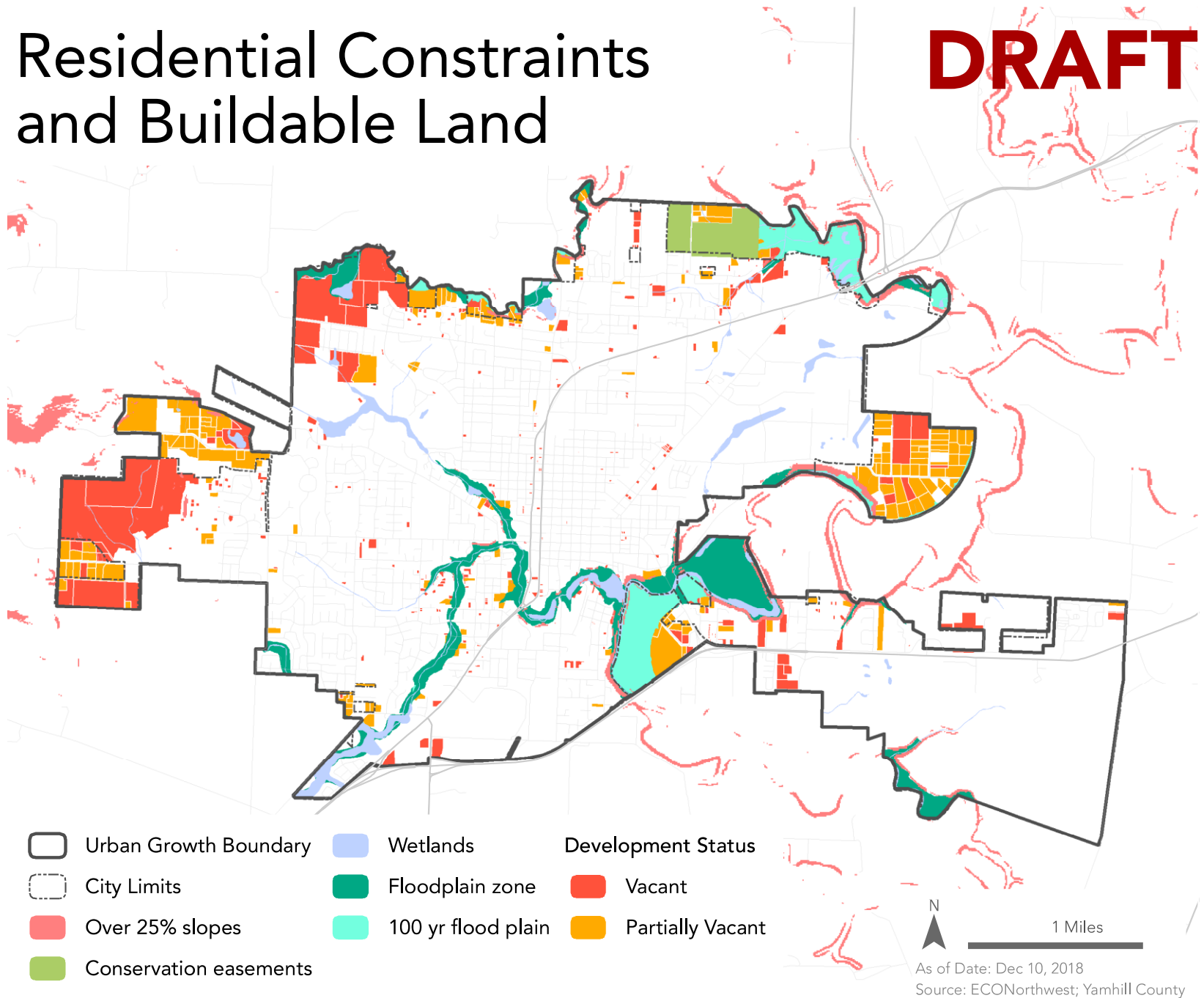
- Classified based on “safe harbor” definitions (note: McMinnville is ineligible for the safe harbors)
- Classifications of development status:
 - Developed land
 - Vacant land
 - Partially vacant land (further information for PAC review)
 - Public or Exempt land

Development Constraints

- Regulated wetlands
- Floodways
- 100-year floodplain
- Steep slopes (greater than 25%)
- Service constraints (further information for PAC review)
- Easement constraints

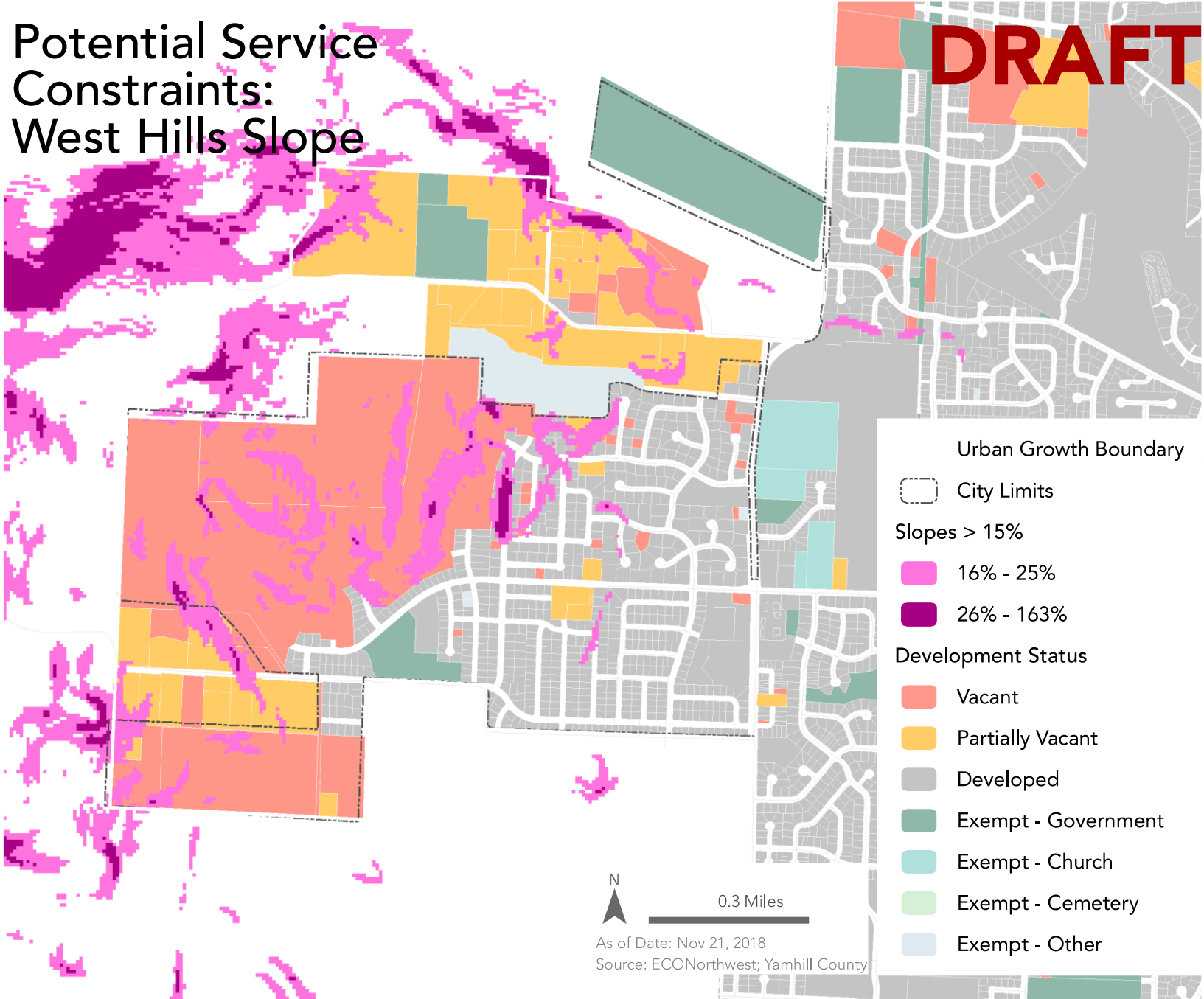
Residential Constraints and Buildable Land

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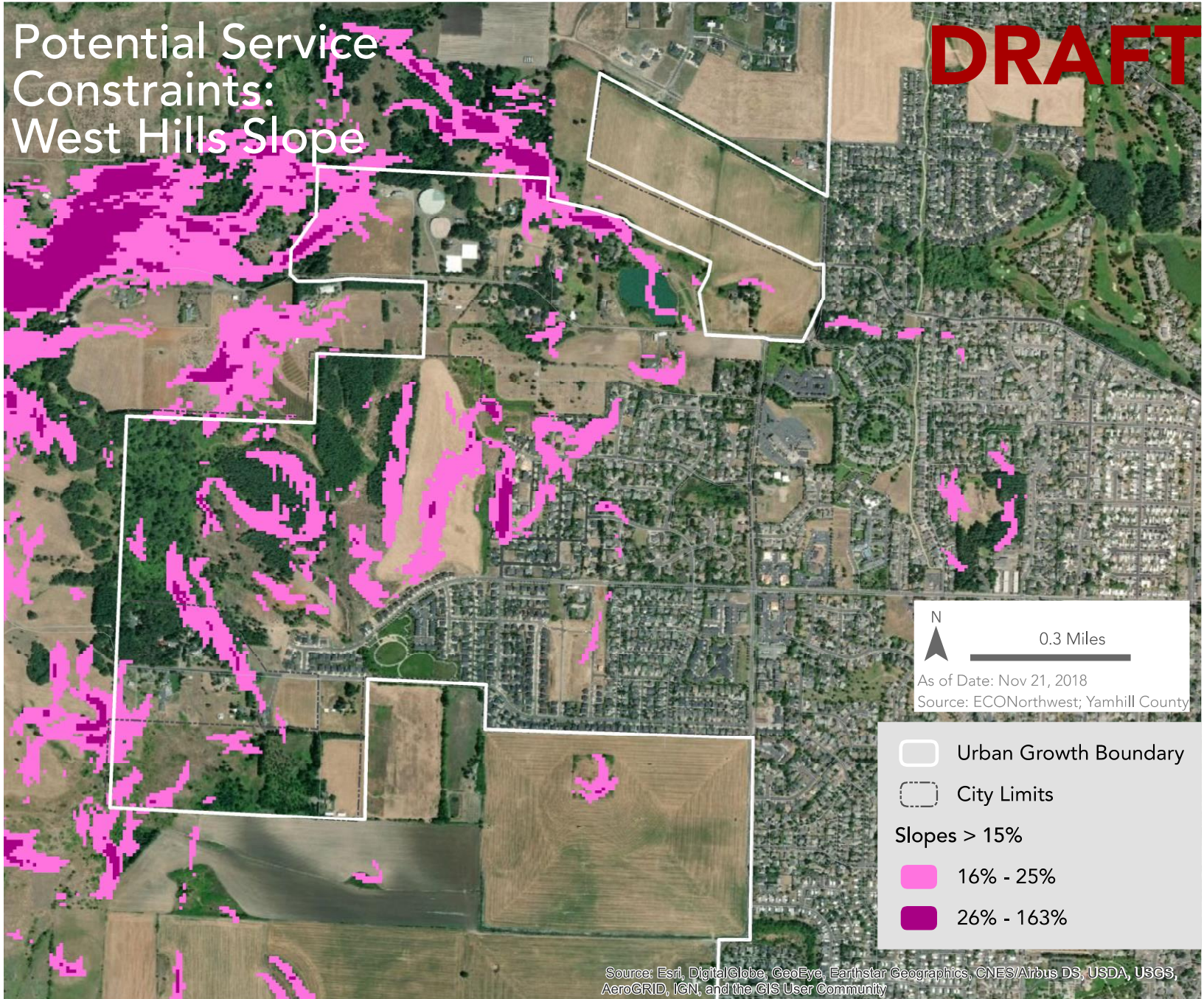
Potential Service Constraints: West Hills Slope

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Potential Service Constraints: West Hills Slope

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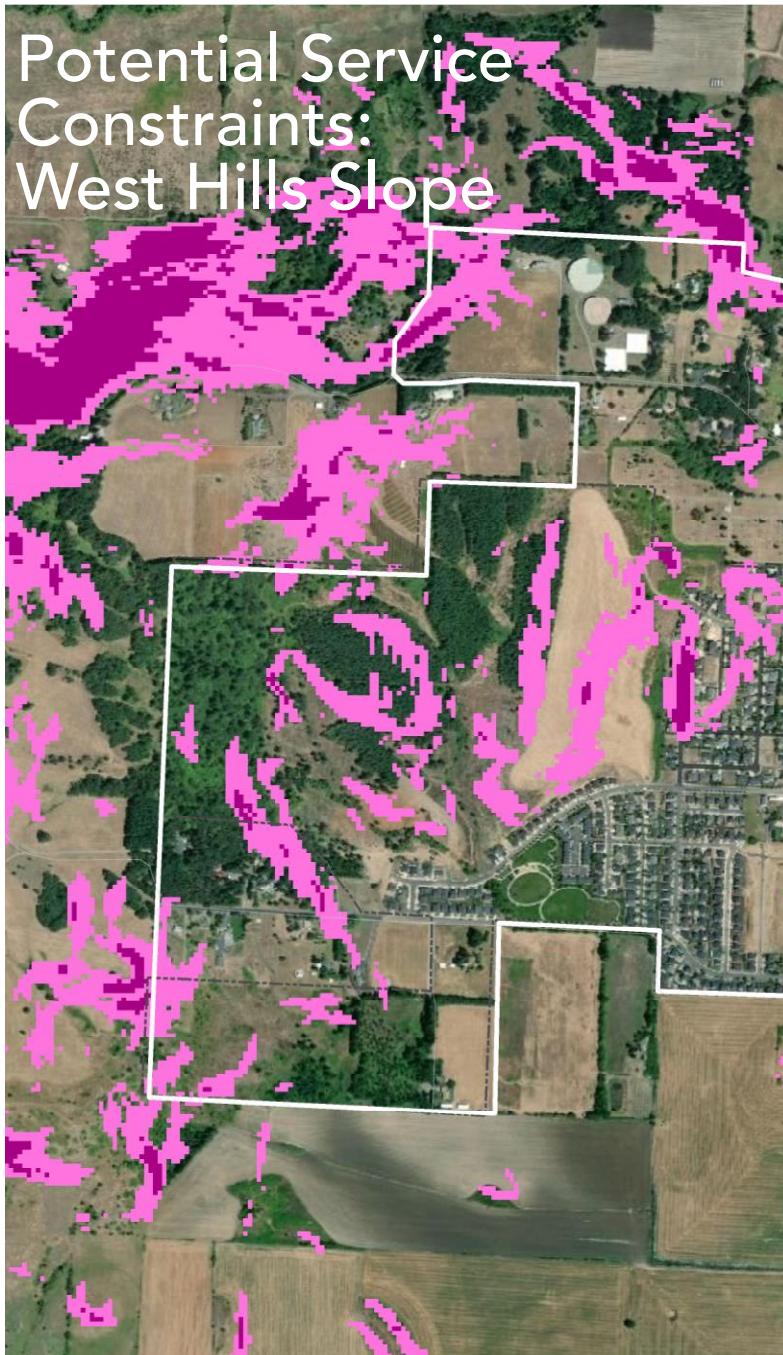


N
0.3 Miles
As of Date: Nov 21, 2018
Source: ECONorthwest; Yamhill County

- 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

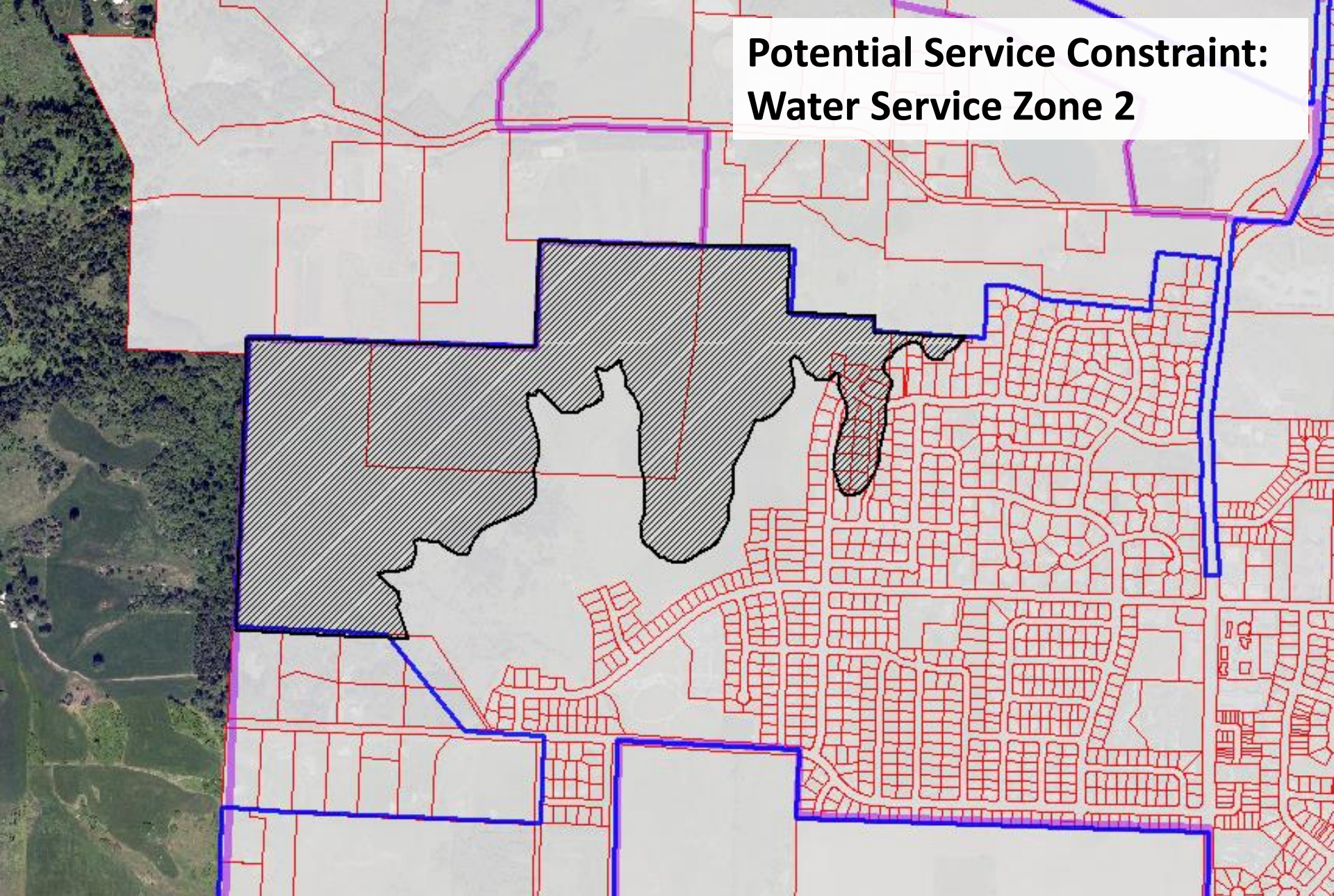
Potential Service Constraints: West Hills Slope



Fire flow unavailable
in Zone 2



**Potential Service Constraint:
Water Service Zone 2**



Recommendation:
Classify Water Service Zone 2 Elevation as Constrained

Goal 7: Areas Subject to Natural Hazards

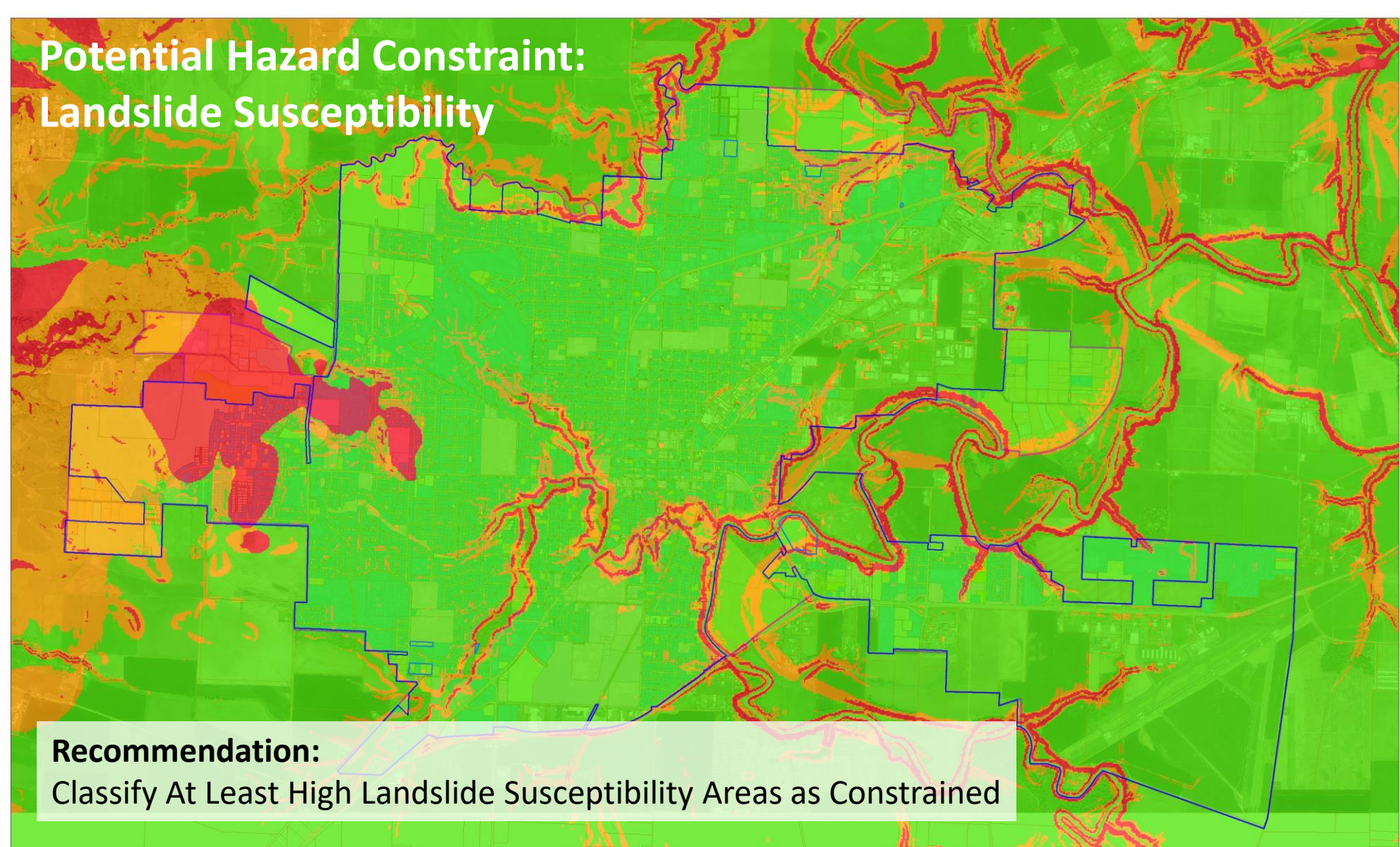
To protect people and property from natural hazards.

A. NATURAL HAZARD PLANNING

1. Local governments shall adopt comprehensive plans (inventories, policies and implementing measures) to reduce risk to people and property from natural hazards.

2. Natural hazards for purposes of this goal are: floods (coastal and riverine), landslides,¹ earthquakes and related hazards, tsunamis, coastal erosion, and wildfires. Local governments may identify and plan for other natural hazards.

Potential Hazard Constraint: Landslide Susceptibility



Recommendation:

Classify At Least High Landslide Susceptibility Areas as Constrained

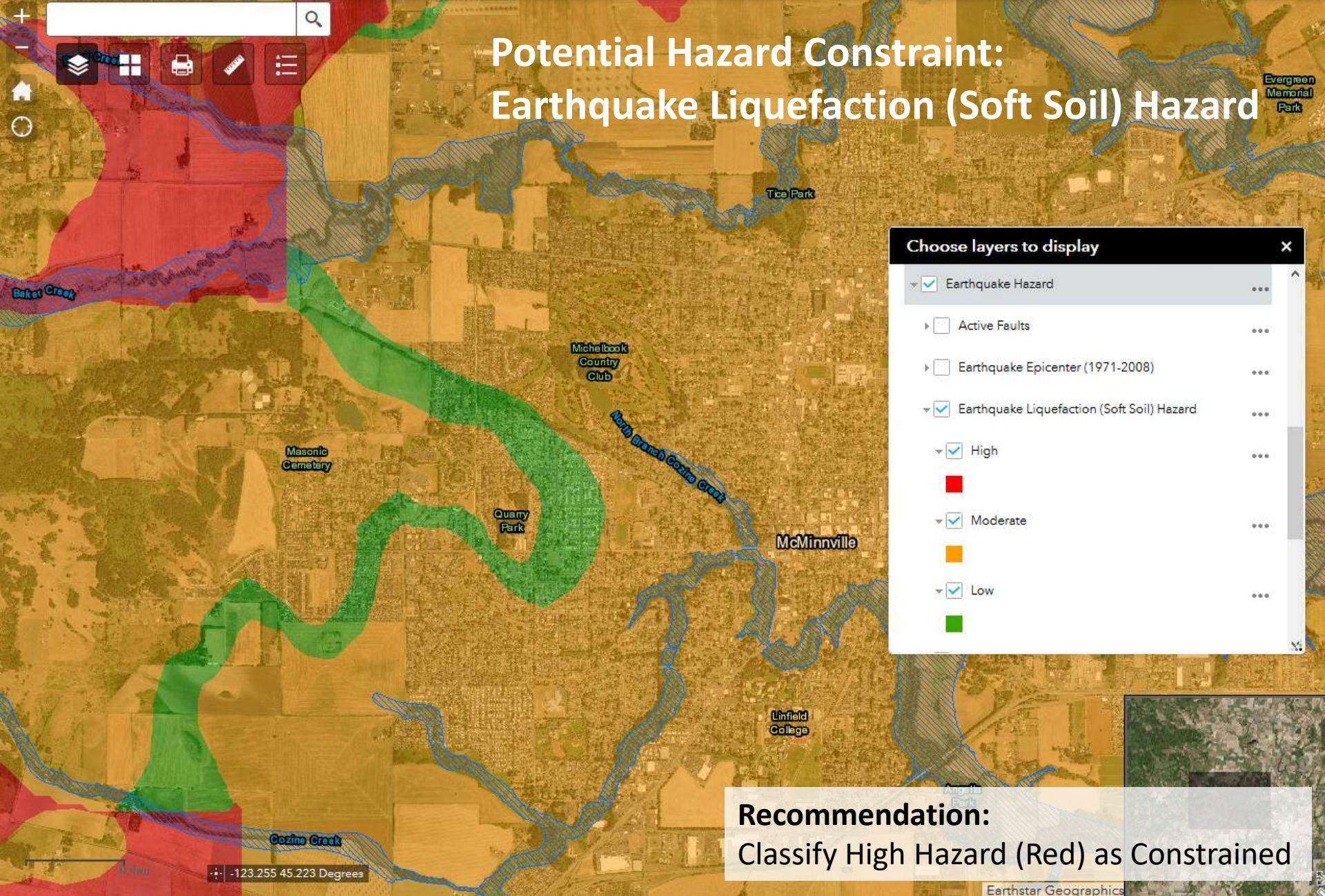
Low Susceptibility: “Landsliding unlikely”. Less than 7% (green)

Moderate Susceptibility: “Landsliding possible” 7-17% (orange)

High Susceptibility: “Landsliding likely” >17% (red)

Very High Susceptibility: “Existing landslides” (not present in planning area)

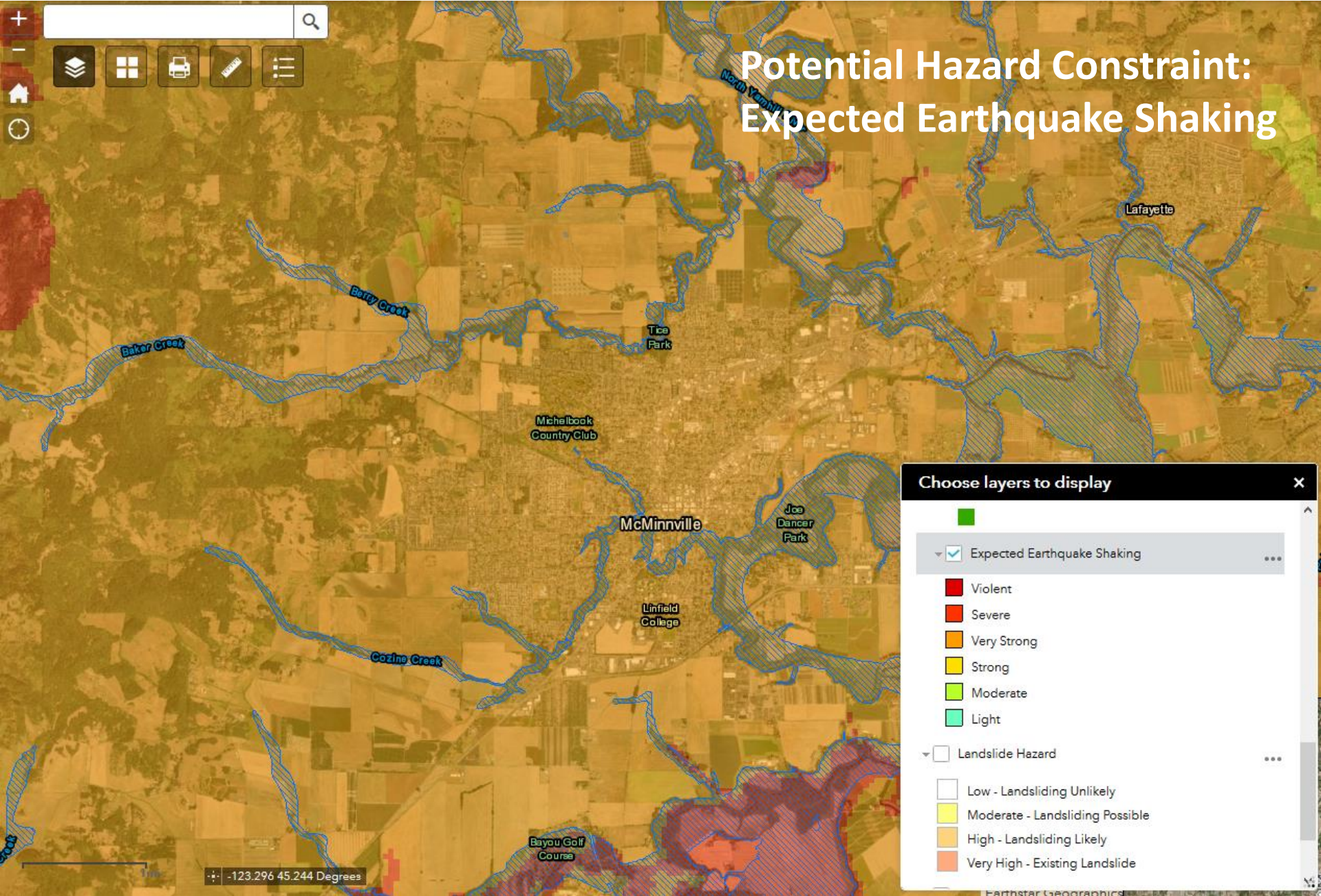
Potential Hazard Constraint: Earthquake Liquefaction (Soft Soil) Hazard



Choose layers to display [X]

- Earthquake Hazard ...
- Active Faults ...
- Earthquake Epicenter (1971-2008) ...
- Earthquake Liquefaction (Soft Soil) Hazard ...
 - High ...
 - Red
 - Moderate ...
 - Orange
 - Low ...
 - Green

Recommendation:
Classify High Hazard (Red) as Constrained



Potential Hazard Constraint: Expected Earthquake Shaking

Recommendation:
Classify Severe (Red) and Above as Constrained

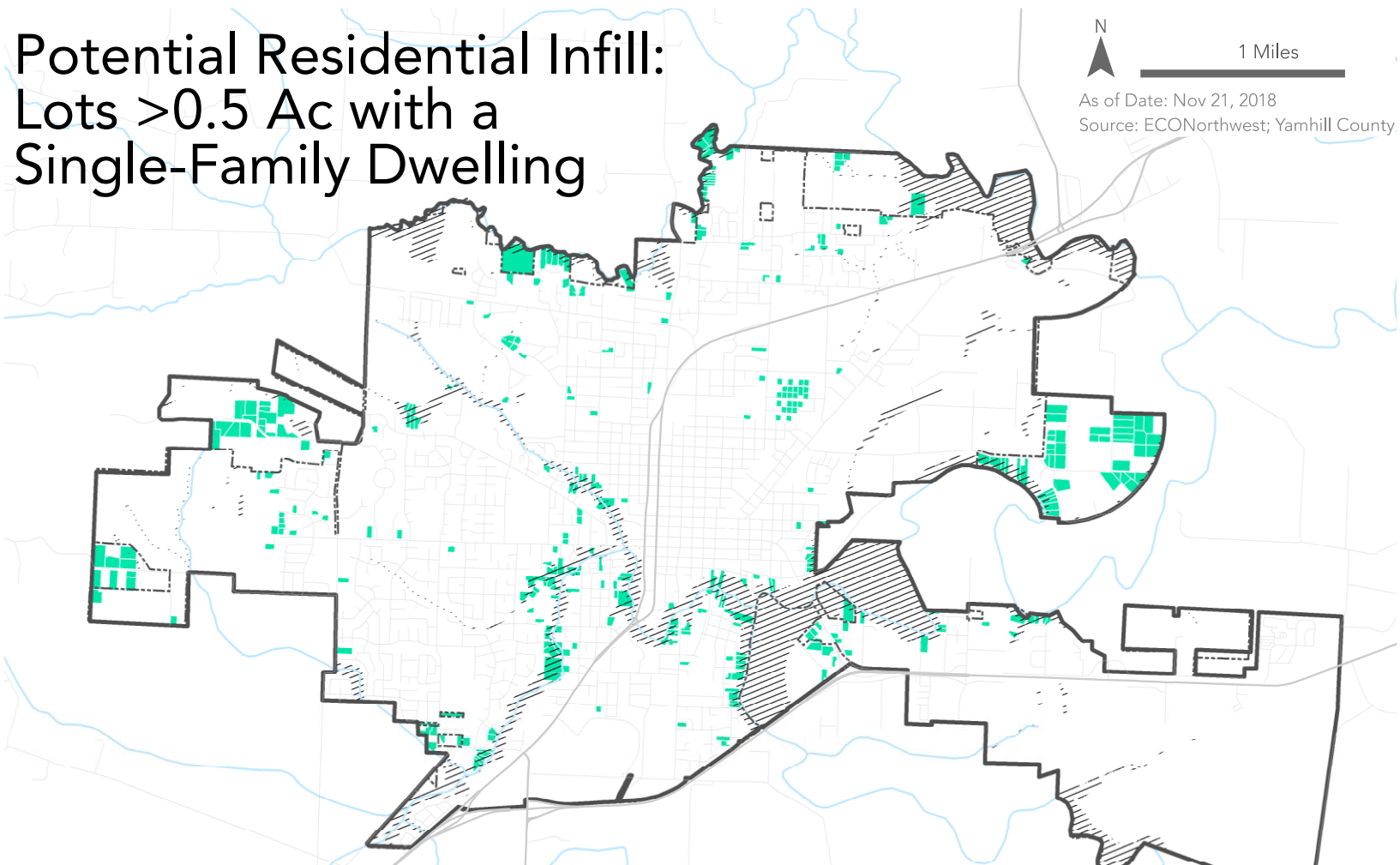
Redevelopment and Infill

- Vacant and partially vacant lots are not infill or redevelopment lots
- Address infill as a function of two factors:
 - Accessory dwelling units
 - Lot partitions (single-family lots that are divided into 2 or 3 sublots)
- Estimate redevelopment potential using the following methods:
 - Identify single-family residences in multifamily zones.

Potential Residential Infill: Lots >0.5 Ac with a Single-Family Dwelling



As of Date: Nov 21, 2018
Source: ECONorthwest; Yamhill County



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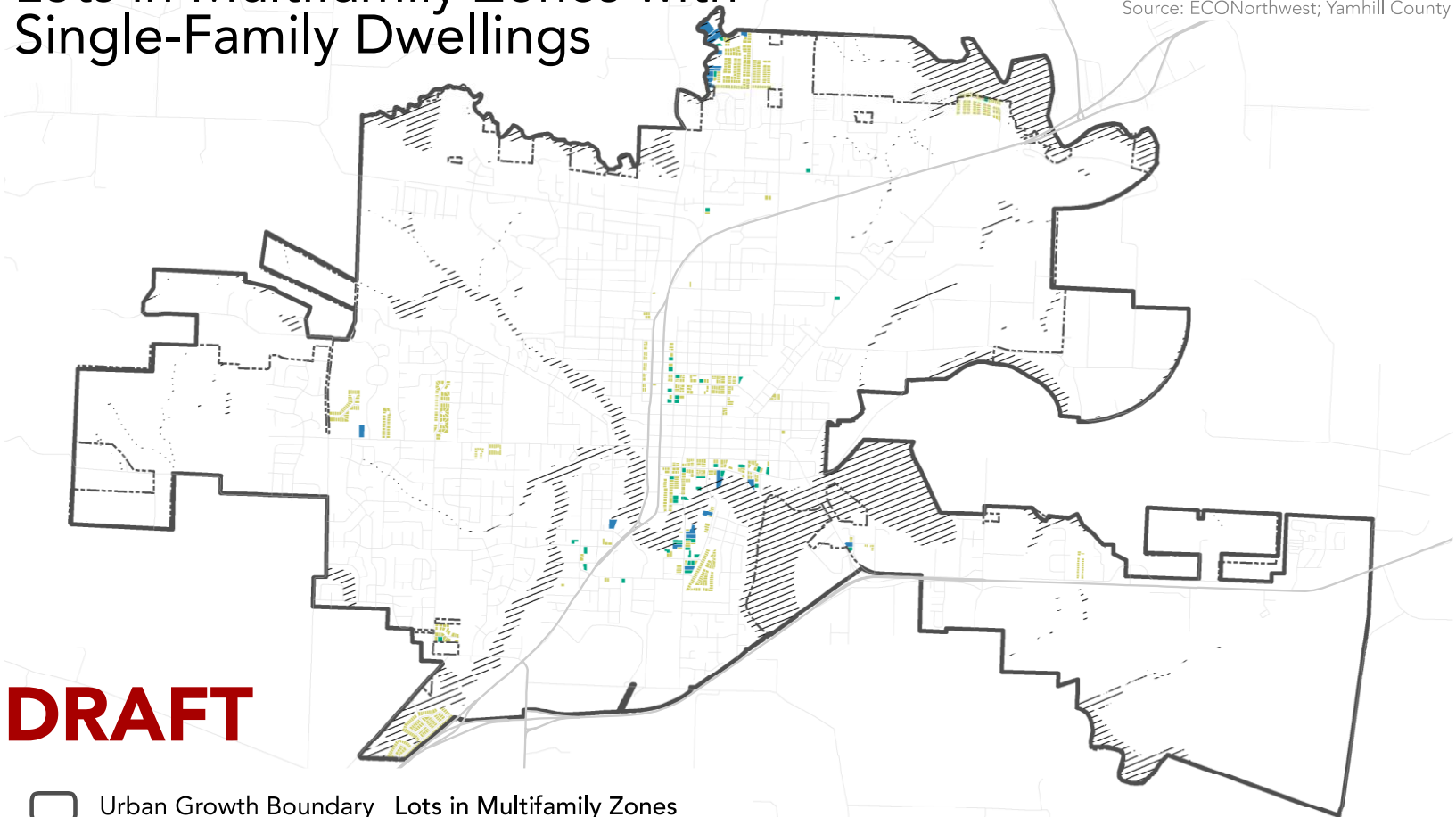
- Urban Growth Boundary
- City Limits
- Constraints
- Lots > 0.5 Ac with a Single-Family Dwelling

Zone/Plan Designation	Total acres	Committed acres	Buildable acres
City Limits, by Zone			
R-1 Single Family Residential	63	20	33
R-2 Single Family Residential	60	21	29
R-3 Two Family Residential	9	3	4
R-4 Multiple-Family Residential	16	5	5
F-P Flood Plain	52	9	6
UGB, by County Zone or Plan Des.			
Residential Plan Des.	164	21	128
Flood Plain Plan Des.	9	1	4
Total	374	79	210




Potential Residential Infill: Lots in Multifamily Zones with Single-Family Dwellings






As of Date: Nov 21, 2018
Source: ECONorthwest; Yamhill County



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-  Urban Growth Boundary
-  City Limits
-  Constraints

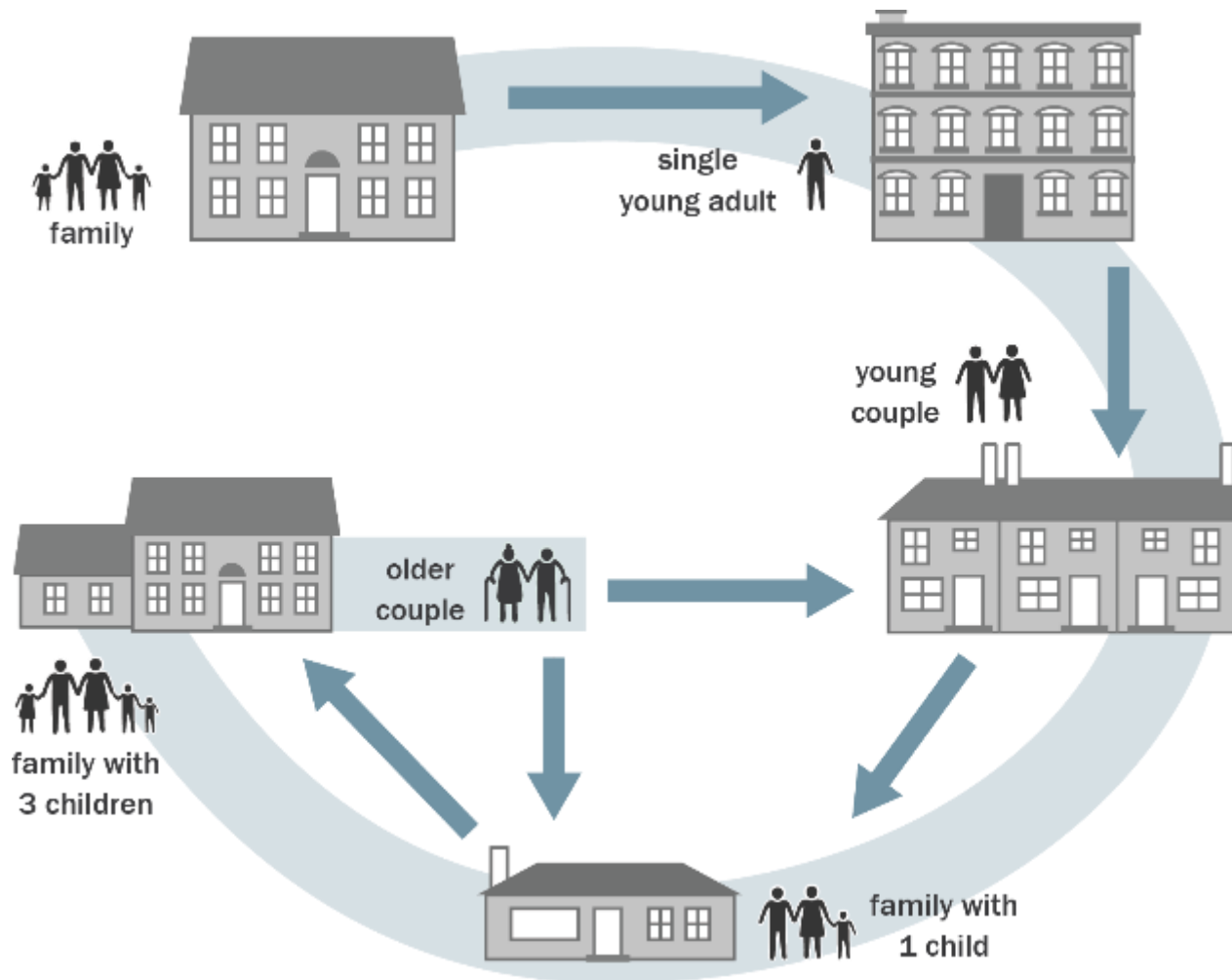
Lots in Multifamily Zones
with Single-Family Dwellings

- Acres
-  0.04 - 0.25
 -  0.26 - 0.50
 -  0.51 - 1.98

Zone/Plan Designation	Total acres	Committed acres	Buildable acres
City Limits, by Zone			
R-4 Multiple-Family Residential	143.1	129.5	5.3
O-R Office/Residential	5.2	5.2	0.0
C-3 General Commercial	0.4	0.4	0.0
Total	148.7	135.1	5.3

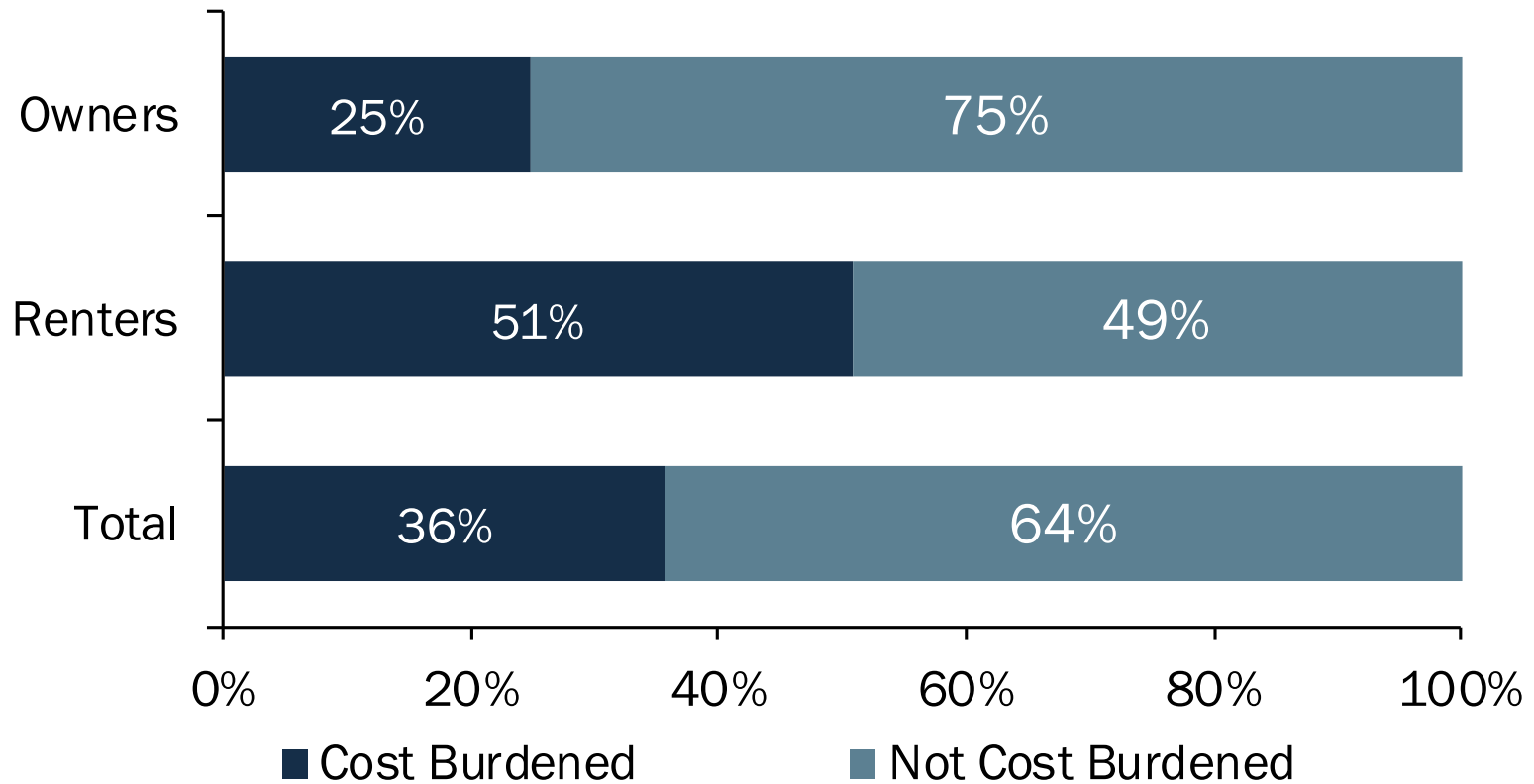
Key Findings for the Housing Needs Analysis

Effect of Demographic Changes on Housing



Source: ECONorthwest, adapted from Clark, William A.V. and Frans M. Dieleman. 1996. Households and Housing. New Brunswick, NJ: Center for Urban Policy Research.

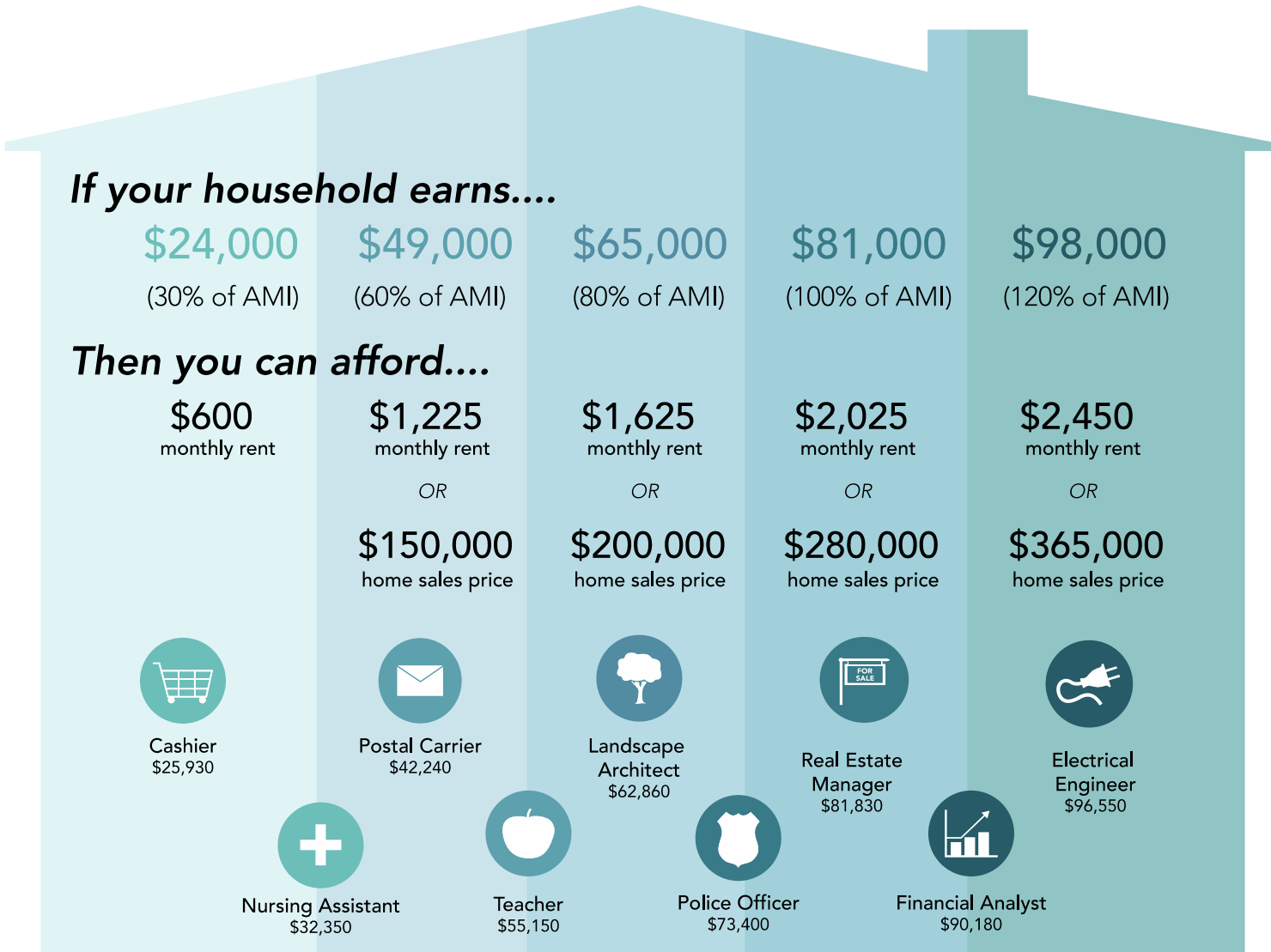
Cost Burdened Households, 2012-2016



Source: U.S. Census Bureau, American Community Survey 5-year Estimates, 2012-2016, Table B25091 and B25070.

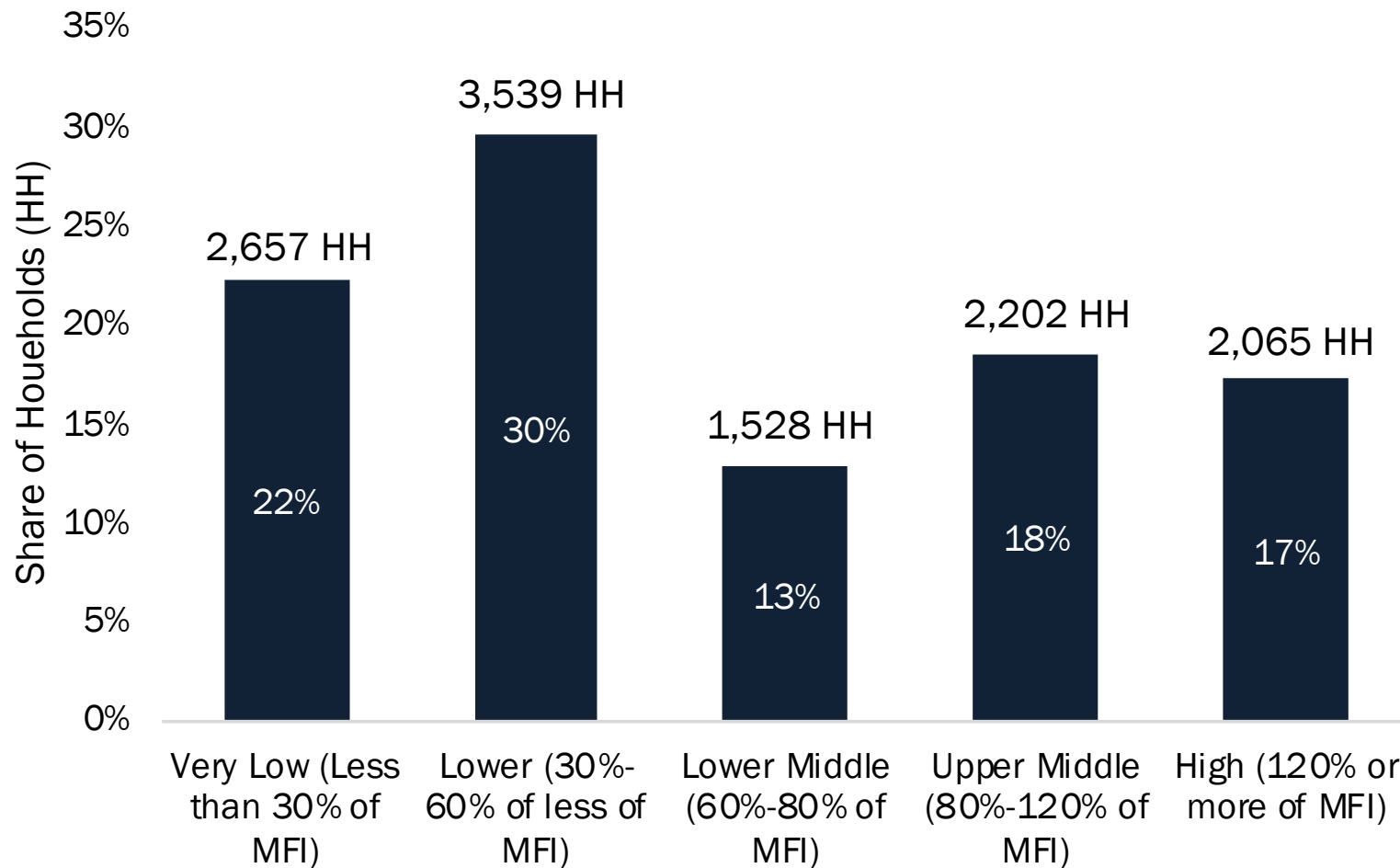
Affordable Housing Costs based on Yamhill Co.

AMI



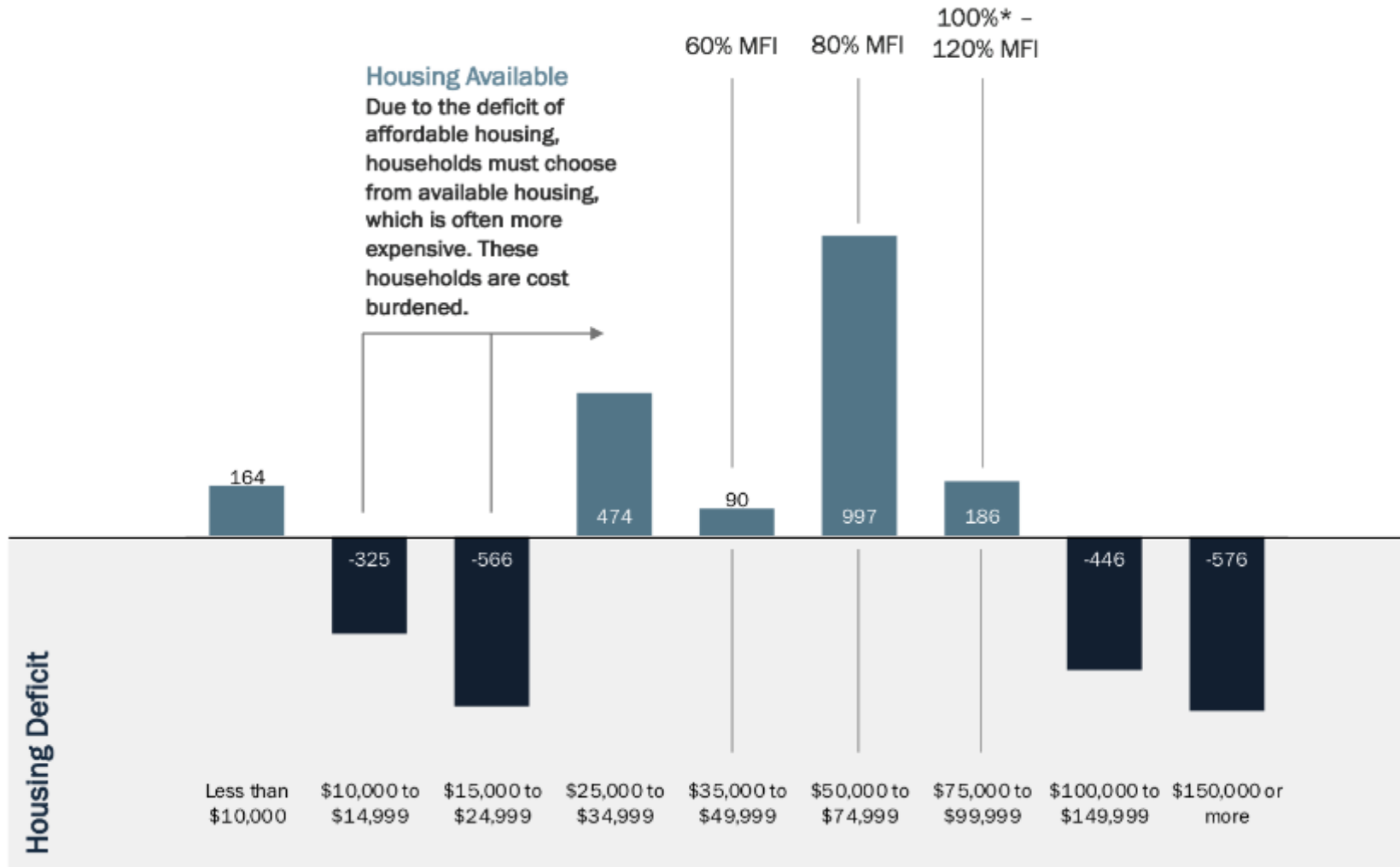
Source: U.S. Department of Housing and Urban Development 2018; U.S. Census Bureau, 2012-2016, ACS Table B19001. Note: MFI is Median Family Income, determined by HUD for Yamhill County.

Current Households by Median Family



Source: U.S. Census Bureau, 2012-2016, ACS Table B19001. Note: MFI is Median Family Income, determined by HUD for Yamhill County.

Housing Gap



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.

Summary of trends: implications for housing needs

- Increased demand for:
 - Housing affordable to low- and moderate-income households
 - A wider range of housing types (e.g. missing middle housing)
 - Multifamily housing
 - Housing in walkable neighborhoods near services

Housing Needs Analysis: Determine Assumptions

Major Assumptions in HNA

- Population Change – PSU Forecasts
- Persons in Group Quarters – 5.0% (most recent Census data)
- Persons per Household - 2.55 (most recent Census data; safe harbor assumption)
- Vacancy Rate – 5.4% (most recent Census data; safe harbor assumption)
- Housing Mix - ORS 197.296(5) criteria
- Housing Density - ORS 197.296(5) criteria

Population Change

A 20-year population forecast (in this instance, 2021 to 2041) is the foundation for estimating needed new dwelling units.

Official 2017 Population Forecast for Minnville

Year	Population
2021	36,238
2041	47,498
Change 2021 to 2041	
Number	11,260
Percent	31%
AAGR	1.36%



Housing Mix

Housing Type	2000 Census	2013-2017 Census	Building Permit Issued 2000 – July 2018	Basis
Single-Family Detached	67%	68%	62%	See Next Slide
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 Mix and Density Basis

- ORS 197.296(5)
 - (A) The number, density and average mix of housing types of urban residential development that have actually occurred;
 - (B) Trends in density and average mix of housing types of urban residential development;
 - (C) Demographic and population trends;
 - (D) Economic trends and cycles; and
 - (E) The number, density and average mix of housing types that have occurred on the buildable lands

5, 10, 20, and 50-year Housing Forecasts

Preliminary Forecast for New Housing (using Baseline assumptions)

Variable	Assumptions	New Dwelling Units (2021-2041)
Change in persons		11,260
<i>minus</i> Change in persons in group quarters	564	
<i>equals</i> Persons in households		10,696
Average household size	2.55	
New occupied DU		4,004
<i>times</i> Aggregate vacancy rate	5.4%	
<i>equals</i> Vacant dwelling units		218
Total new dwelling units (2020-2040)		4,222
Annual average of new dwelling units		211

New Households by MFI (using baseline assumptions)

	2021 to 2026 (5-Year)	2021 to 2031 (10-Year)	2021 to 2041 (20-Year)
Very Low Income (< 30% of MFI)	239	485	935
Lower Income (30-60% of less of MFI)	318	646	1,246
Lower Middle Income (60-80% of MFI)	137	279	538
Upper Middle Income (80-120% of MFI)	198	402	775
High Income (> 120% of MFI)	186	377	727
Total	1,078	2,189	4,221

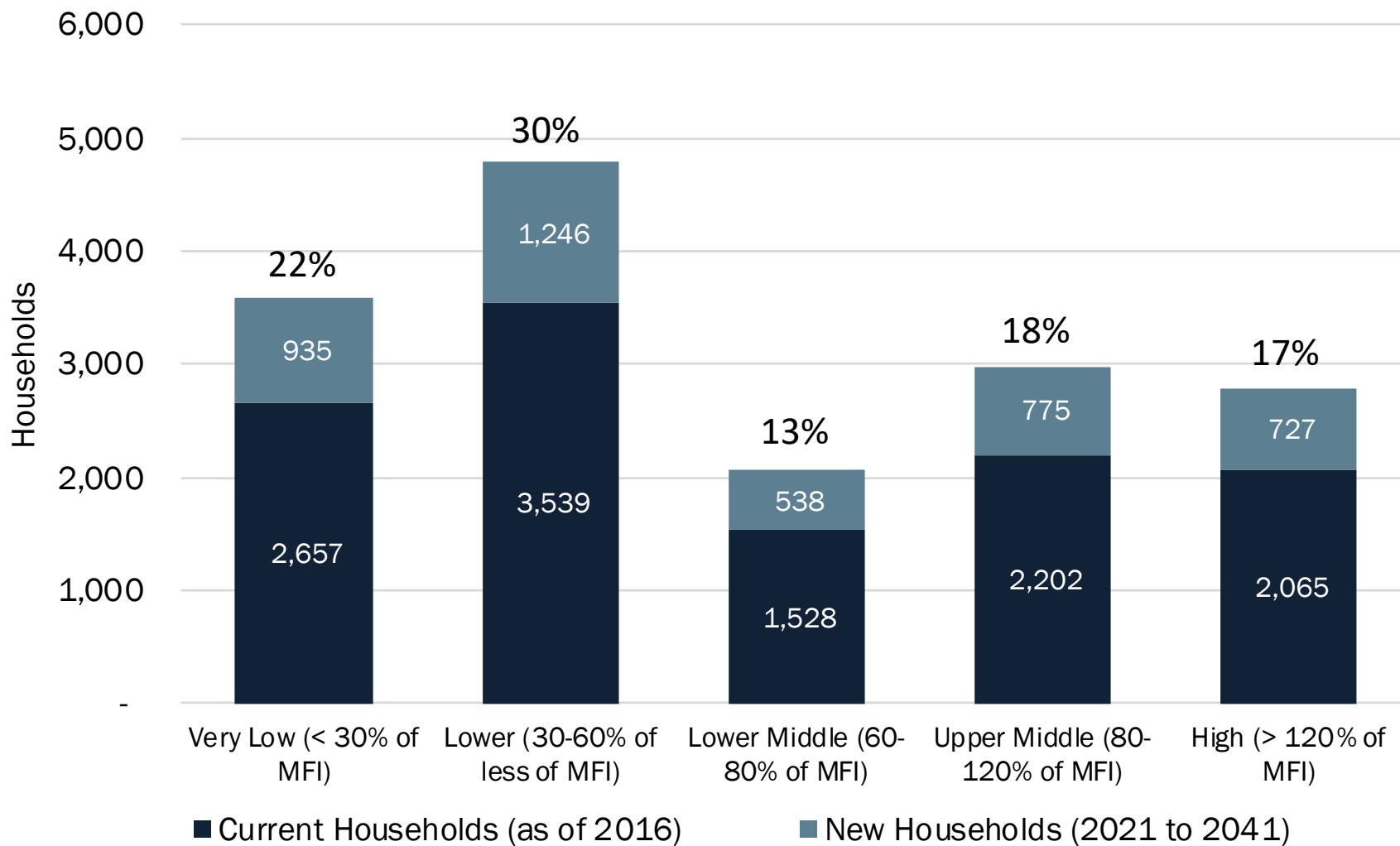
Source: U.S. Census Bureau, 2012-2016, ACS Table B19001. Portland State University, Population Research Center. Note: MFI is Median Family Income, determined by HUD for Yamhill County.

Current & New Households by MFI (using baseline assumptions)

	2021 to 2026 (5-Year)	2021 to 2031 (10-Year)	2021 to 2041 (20-Year)
Very Low Income (< 30% of MFI)	2,896	3,142	3,592
Lower Income (30-60% of less of MFI)	3,857	4,185	4,785
Lower Middle Income (60-80% of MFI)	1,665	1,807	2,066
Upper Middle Income (80-120% of MFI)	2,400	2,604	2,977
High Income (> 120% of MFI)	2,251	2,442	2,792
Total	13,070	14,181	16,213

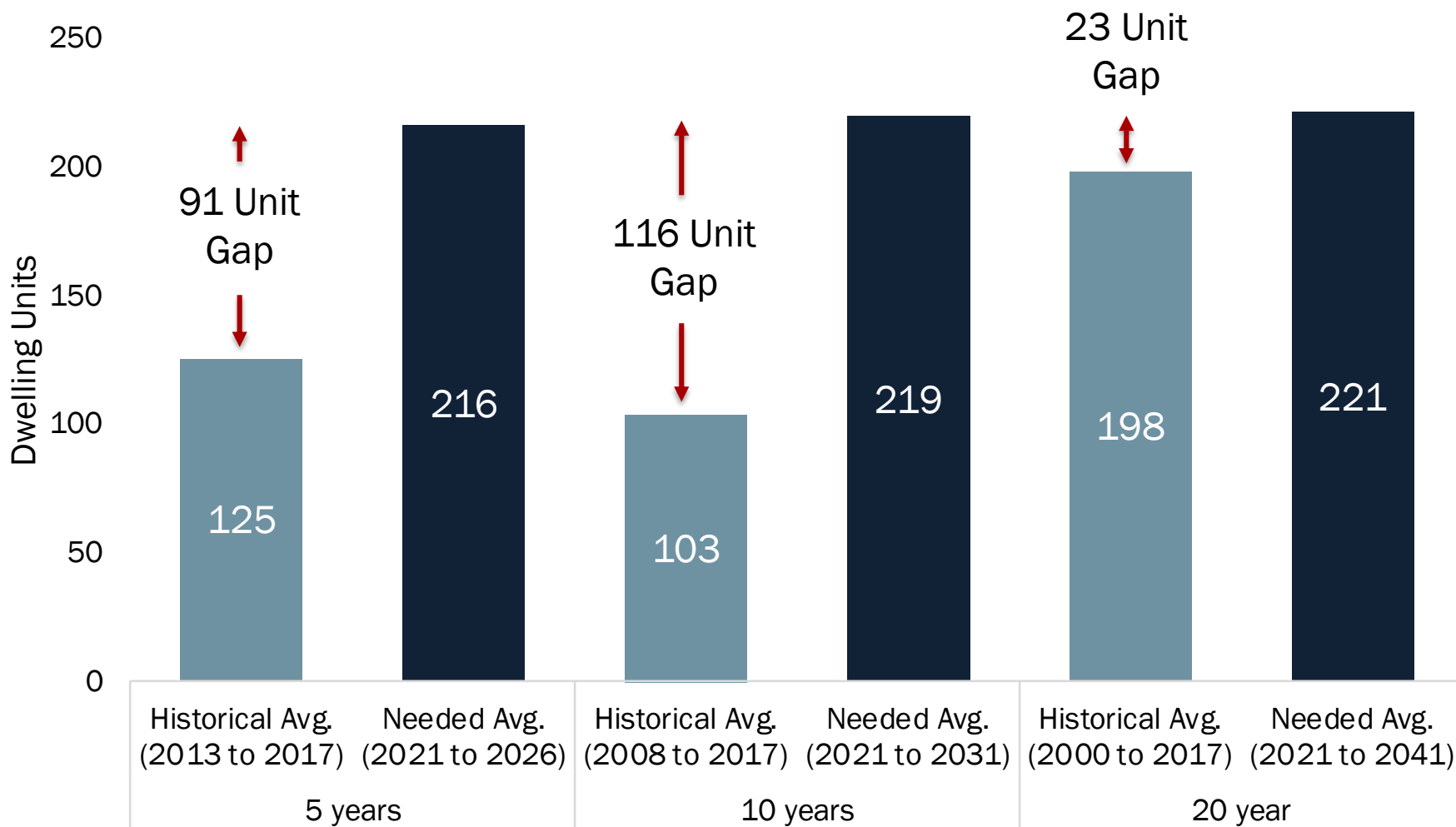
Source: U.S. Census Bureau, 2012-2016, ACS Table B19001. Portland State University, Population Research Center. Note: MFI is Median Family Income, determined by HUD for Yamhill County.

Current & New Households by MFI, 2041 (baseline assumptions)



Source: U.S. Census Bureau, 2012-2016, ACS Table B19001. Portland State University, Population Research Center. Note: MFI is Median Family Income, determined by HUD for Yamhill County.

Historical Production and Need: How far off are



Source: U.S. Census Bureau, 2013-2017 ACS, 5-year estimates, Table B26001, B25010, and B25002. Portland State University, Population Research Center. City of McMinnville, Permit Database.

Preliminary Forecast about Housing Mix (using baseline assumptions)

Variable	Assumptions	Baseline Housing Mix (2021-2041)
Needed new dwelling units (2021-2041)		4,222
Dwelling units by structure type		
Single-family detached		
Percent single-family detached DU	68%	
<i>equals</i> Total new single-family detached DU		2,871
Single-family attached		
Percent single-family attached DU	9%	
<i>equals</i> Total new single-family attached DU		381
Multifamily		
Percent multifamily	23%	
Total new multifamily		970
equals Total new dwelling units (2021-2041)		4,222

Preliminary Housing Forecast (using baseline assumptions)

Variable	Baseline Forecast			
	2021 to 2026 (5-Year)	2021 to 2031 (10-Year)	2021 to 2041 (20-Year)	2021 to 2067 (~50-year)
Needed new dwelling units	1,078	2,189	4,422	10,435
Dwelling units by structure type				
Single-family detached				
Percent single-family detached DU	68%	68%	68%	68%
<i>equals</i> Total new single-family detached DU	733	1,489	3,007	7,097
Single-family attached				
Percent single-family attached DU	9%	9%	9%	9%
<i>equals</i> Total new single-family attached DU	97	197	399	941
Multifamily				
Percent multifamily	23%	23%	23%	23%
Total new multifamily	248	503	1,016	2,397
equals Total new dwelling units	1,078	2,189	4,422	10,435

Source: Baseline assumptions uses historical housing mix: U.S. Census, ACS 2013-2017, Table B25024

Housing Density

Single Family Detached	Single Family Attached	Multifamily	Basis
4.8 units per acre	7 units per acre	15 units per acre	ORS 197.26(5)
City of McMinnville Building Permits, 2000 to July 2018			Listed in previous slide

Housing Strategy – What is it?

What goes into a Housing Strategy?

- Based off of the needs assessment and BLI
- Review of comprehensive plan policies
- Review of development code
- Those elements lead to strategies
 - Strategy
 - Goal of strategy
 - Action steps

McMinnville Housing Strategy

- Must consider efforts of the Affordable Housing Committee
- Must consider policy choices embedded in current plan/development code
- Must consider what is right for McMinnville
 - PAC input
 - Public input

A roadmap for implementation

- Will identify recommended actions
- Will include a detailed assessment of current comp plan policies
- Will set the stage for future action
 - 1-5 years
 - 5-10 years
 - 10+ years

Types of strategies

- See example housing strategies memo distributed with PAC 2 materials
- Types of strategies:
 - Land Use (UGB, policy/code changes)
 - Increased needed/desired types of housing
 - Provide financial assistance
 - Lower development or operational costs

Process

- Incremental review
- Group by short, medium, long-term
- Consultant review of comp plan/development code
- Review of strategies already in place
- PAC discussion over several meetings
- Public vetting

Next Steps

Next Steps

- Refine buildable lands inventory
- Refine housing needs analysis and projection
- Analyze development
- Analyze existing goals and policies

Tentative PAC Schedule

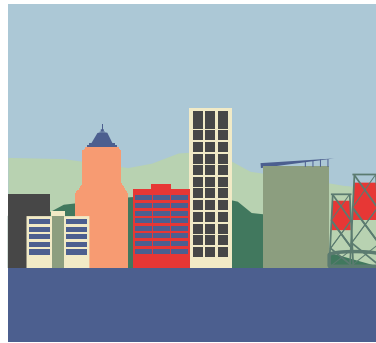
Meeting 1	Project Kickoff	July 17, 2018
Meeting 2	Public Involvement, BLI/HNA Assumptions	Nov 14, 2018
Meeting 3	Draft BLI and HNA, Initial Housing Strategy	Dec 18, 2018
Meeting 4	EOA, Employment BLI (w/out consultant)	Jan 16 or 17, 2019
Meeting 5	Draft Housing Strategy	Jan 30 or 31, 2019
Meeting 6	Refine Housing Strategy	March 6 or 7, 2019
Meeting 7	Additional Discussion (w/out consultant)	April 16 or 17, 2019
Meeting 8	Additional Discussion (w/out consultant)	May 21 or 22, 2019

ECONNorthwest

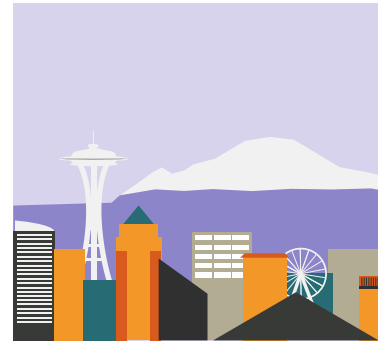
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Eugene



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