



CITY OF MCMINNVILLE
Code Compliance & Community Relations
231 NE FIFTH STREET
MCMINNVILLE, OR 97128
503-434-7305

www.mcminnvilleoregon.gov

Rental Inspection Program Committee
Tuesday, July 27, 2021
4:00 PM

ZOOM Online Meeting

<https://mcminnvilleoregon.zoom.us/j/97037319313?pwd=WIBkMlIXdjRPS0NsOCtEejU1WTVtdz09>

Meeting ID: 970 3731 9313

Passcode: 761011

COMMITTEE MEMBERS	AGENDA ITEM
Andrew Burton Joan Drabkin Diane Longaker Katherine Martin Sal Peralta Mary Piper Vickie Ybarguen	1. Call to Order / Introductions 2. Follow-Up on Discussion from 06.29.21 Meeting ❖ Discussion of multi-family housing data in McMinnville (<i>Exhibit 1</i>) 3. Committee Member Comments 4. Staff Comments 5. Adjournment



City of McMinnville

A collaborative and caring city inspiring an exceptional quality of life.

PLANNING DEPARTMENT, 231 NE Fifth Street, McMinnville, Oregon, 97128

MEMORANDUM

DATE: July 27, 2021
TO: Rental Inspection Committee Members
FROM: Heather Richards, Planning Director
SUBJECT: Rental Housing Data – McMinnville

At the June Rental Inspection Committee meeting, committee members asked staff to do some research on rental housing data in McMinnville. Below is the summary of that research.

Basic Census Data:



POPULATION
34,010



MEDIAN HOUSEHOLD INCOME
\$54,254



POVERTY RATE
14.3%



BACHELOR'S DEGREE OR HIGHER
26.0%



EMPLOYMENT RATE
56.6%



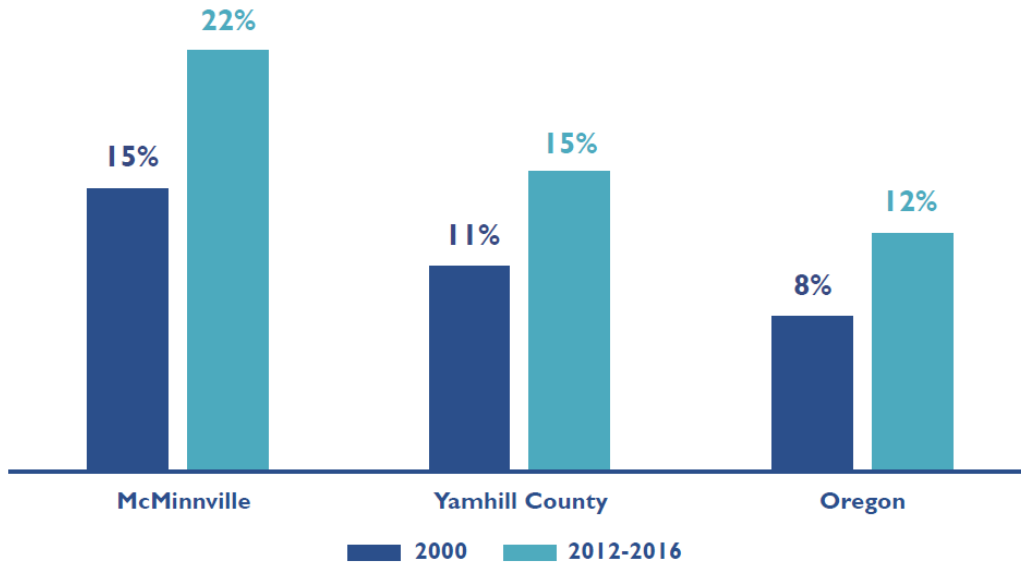
TOTAL HOUSING UNITS
13,500

(Source: 2019 American Community Survey)

Population Make-Up:

22.2 % of the population is Hispanic. 18% of households do not speak English at home.

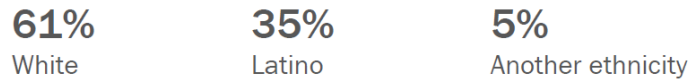
**PERCENT OF POPULATION THAT IS HISPANIC OR LATINO,
2000 & 2016**



About 40% of students in the McMinnville School District identify as Latino or another ethnicity.

Exhibit 41. Ethnicity of School Aged Children, McMinnville School District, 2017-2018

Source: McMinnville School District. Note: percentages do not sum to 100% due to rounding.



18 % of the population is disabled compared to 12.6% of national population.

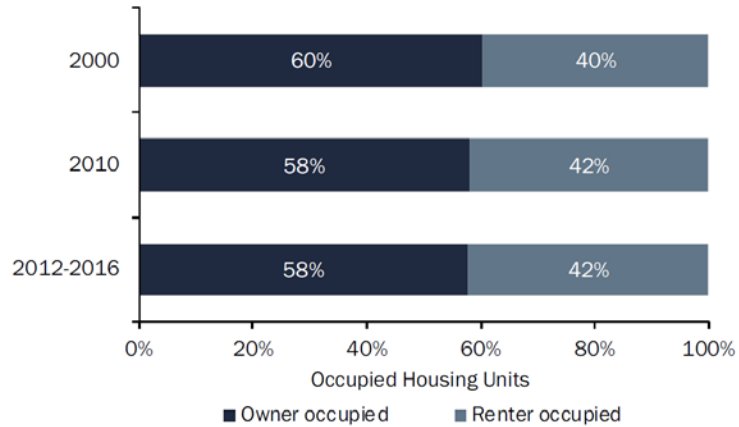
Housing Mix in McMinnville

60% of household units are owner-occupied.

McMinnville's homeownership rate has remained steady since 2000 at about 60%.

Exhibit 18. Tenure, Occupied Units, McMinnville 2012-2016

Source: US Census Bureau, 2000 Decennial Census SF1 Table H004, 2010 Decennial Census SF1 Table H4, 2012-16 ACS Table B24003.

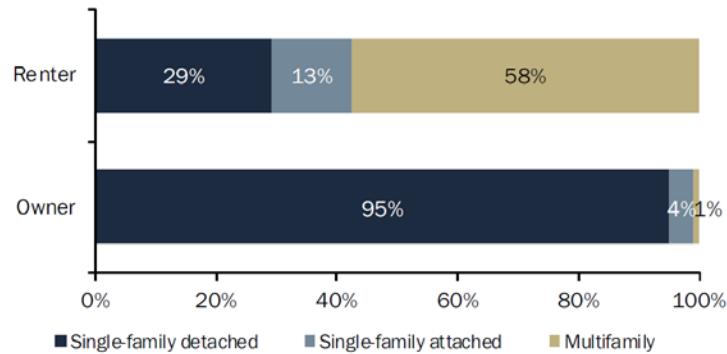


Nearly all homeowners and about a third of all renters lived in single-family detached housing.

Fifty-eight percent of McMinnville's households that rented lived in multifamily housing.

Exhibit 19. Housing Units by Type and Tenure, McMinnville, 2012-2016

Source: US Census Bureau, 2012-2016 ACS Table B25032.



Roughly 29% of detached single family dwelling units are rented, 13% of attached single family dwelling units are rented (townhomes) and 58% of multifamily units are rented.

PERCENT OF MCMINNVILLE'S HOUSING UNITS THAT ARE RENTER-OCCUPIED BY TYPE OF HOUSING, 2016

A majority of renters in McMinnville live in multifamily housing.

McMinnville has a larger share of renters than both the county and state.



37% of housing units are multifamily (3 units or more).

Total housing units	9,832	100.0
UNITS IN STRUCTURE		
1-unit, detached	5,309	54.0
1-unit, attached	819	8.3
2 units	437	4.4
3 or 4 units	355	3.6
5 to 9 units	533	5.4
10 to 19 units	276	2.8
20 or more units	789	8.0
Mobile home	1,254	12.8
Boat, RV, van, etc.	60	0.6

Note: this is 2010 Census Data, 2020 Housing Census Data has not been released.

The County Assessor’s office provided staff with some spreadsheets but the data appears to be flawed, and staff is still working with the assessor’s office on the data retrieval.

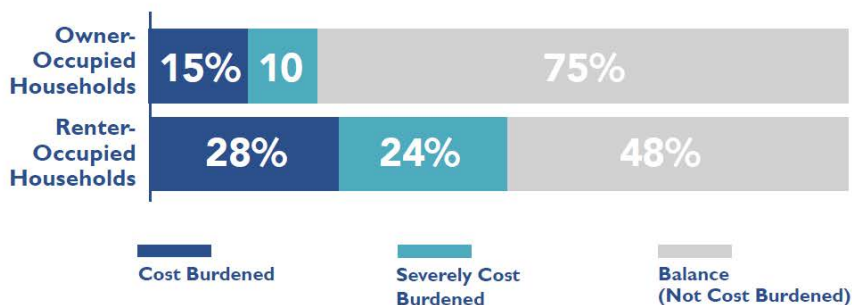
558 housing units are government assisted.

More renters living in a housing cost burdened situation than homeowners (meaning more than 30% of their income is dedicated to housing costs).

PERCENT OF MCMINNVILLE’S HOUSEHOLDS THAT ARE COST BURDENED OR SEVERELY COST BURDENED, BY OWNERSHIP STATUS, 2016

Consistent with the region, over a third of McMinnville’s households are paying more than they can afford for housing.

Renters are much more likely to be cost burdened than homeowners in McMinnville.



Note: this is 2017 Census Data, it is expected to be higher in 2021 with rising rental market rates.

558 housing units are government assisted.