



Portland Housing Bureau

Portland Fair Housing Plan

State of Housing Affordability: Existing & Forecasted Need
“Not Enough Needed Housing” - An Impediment to Fair Housing

Niki Luneclair, Policy & Program Coordinator, PHB

Bimal RajBhandary, Analyst, PHB

Dr. Uma Krishnan, Housing Program Coordinator PHB

October 17, 2023, FHAC Meeting

Portland Fair Housing Plan

This presentation is intended to share with the FHAC Committee:

- **What is the state of housing affordability in Portland?**
- **What is the current level of housing production? How many Units? What type of units?**
- **What are the future housing needs by number and unit types to meet the demands of existing & forecasted households by income group?**
- **What is the implication of the magnitude of “needed housing” for fair housing?**

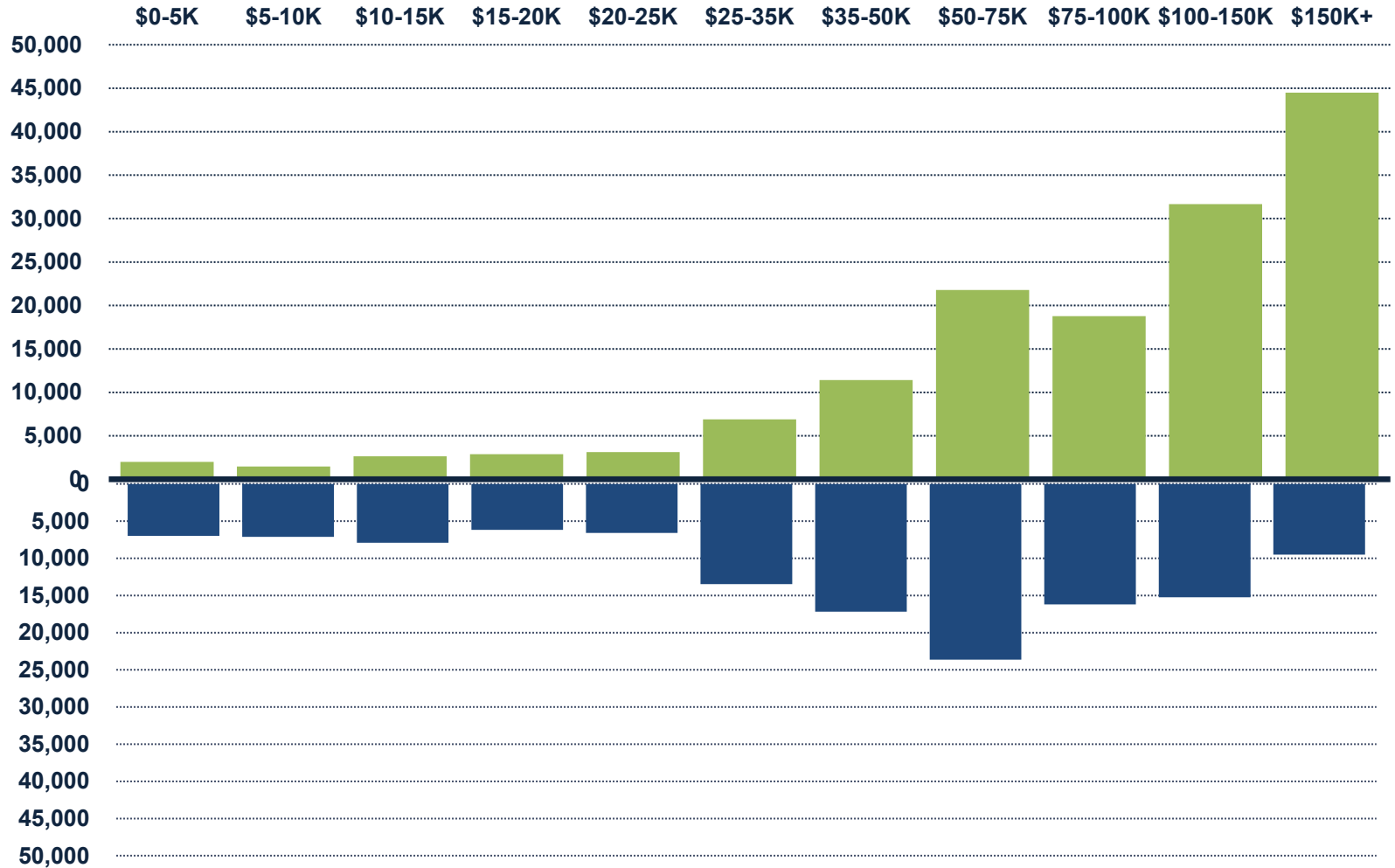


*Addressing homelessness remains a key priority in response to the Most Important City Service, with **Affordable Housing/Homeless Services** being the most frequently identified need (49.5%), followed by Safety Services (25.2%), and Streets, Sidewalks, Transportation (6.9%).*

2022 Portland Insights, Final Report, City of Portland

Affordability Challenges: Current State of Housing Affordability (Ownership and Rental)

Median Household Income By Race & Ethnicity



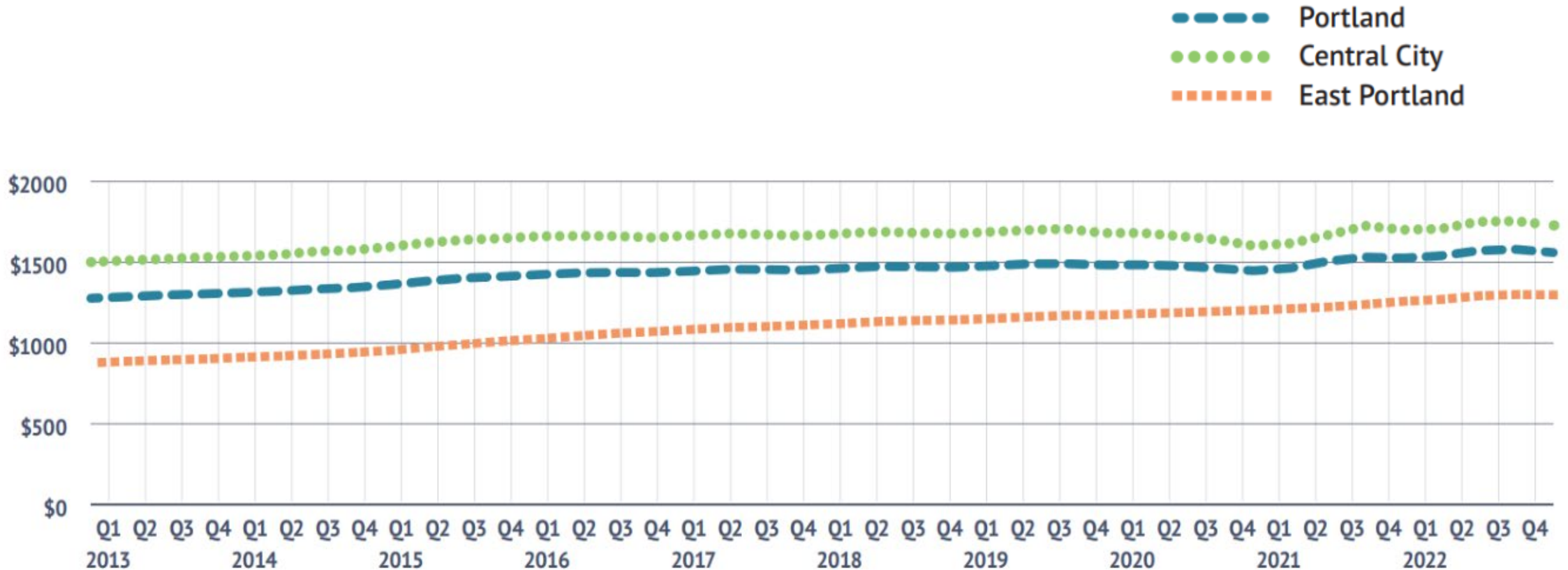
\$103,317
median
homeowner
income

By Race and Ethnicity

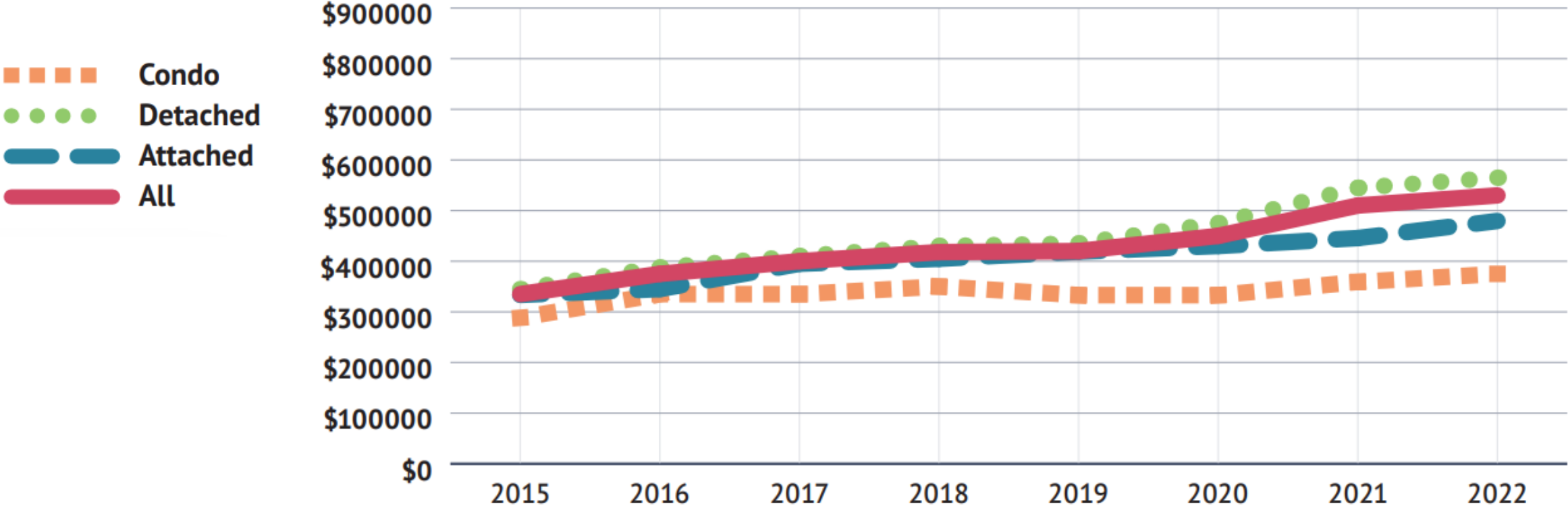
- White:** \$77,765
- Asian:** \$71,891
- Pacific Islander:** \$69,420
- Indigenous:** \$55,172
- Latinx:** \$54,529
- Black:** \$36,101

\$49,643
median renter
income

Asking Rents (2013-2022)

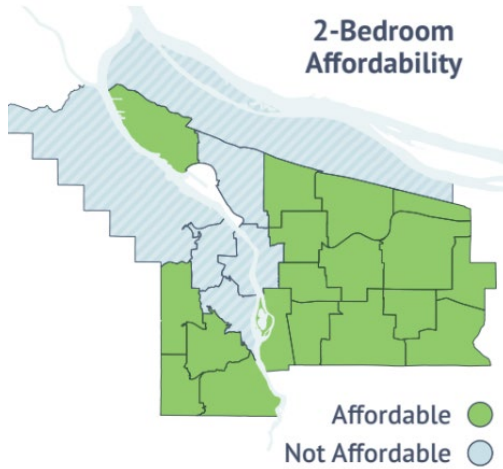


Residential Median Sale Price By Housing Type (2015-2022)

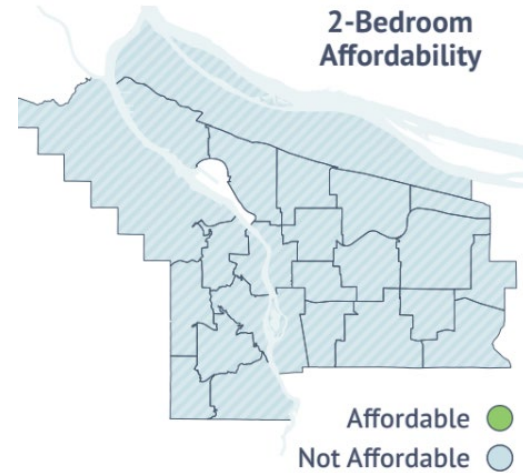


Rental Affordability

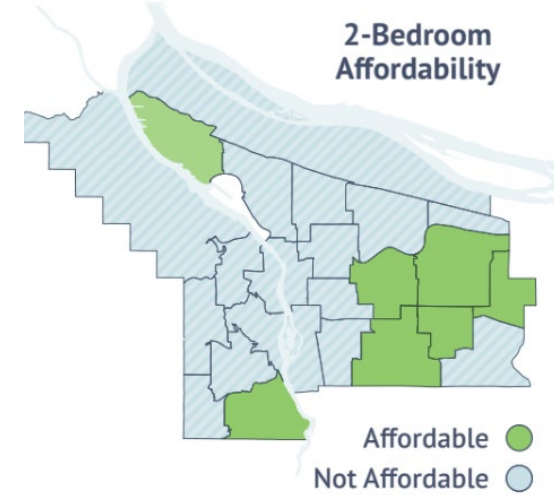
White Household



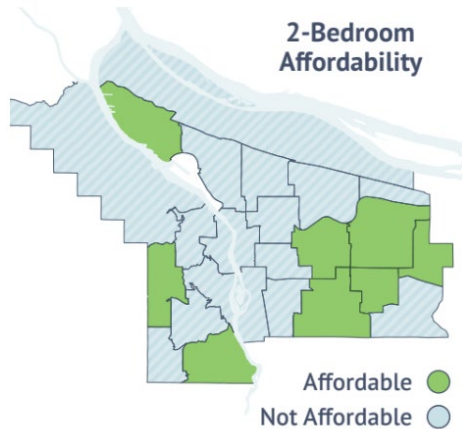
Black Household



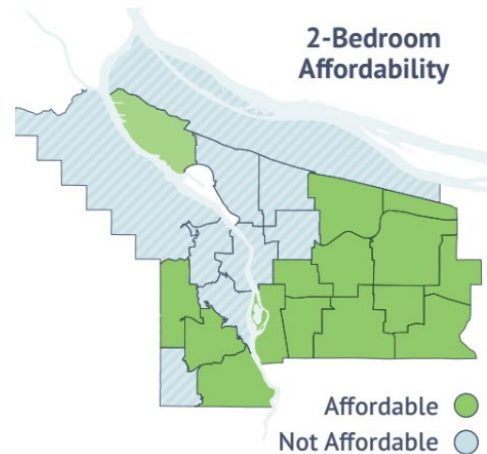
Latinx Household



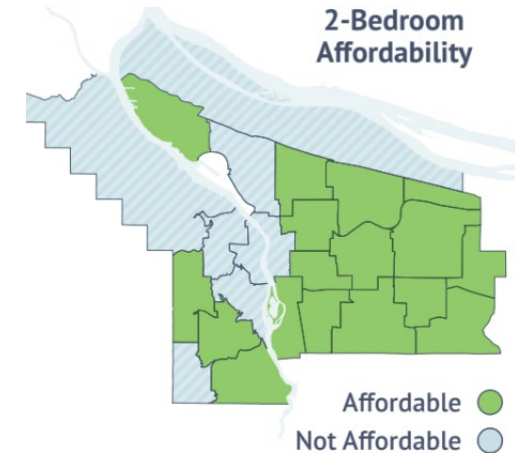
Native American Household



Pacific Islander Household



Asian Household



Homeownership Affordability

White Household



Black Household



Latinx Household



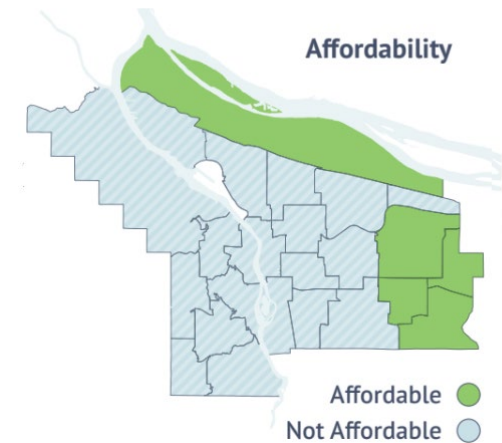
Native American Household



Pacific Islander Household



Asian Household



Housing Needs Analysis & Forecasted Supply

What is the Housing Needs Analysis (HNA)?

- Statewide Planning Goal 10 requires cities to ensure enough zoned-development capacity to accommodate housing needs over the next 20 years

To provide for the housing needs of citizens of the state.

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.

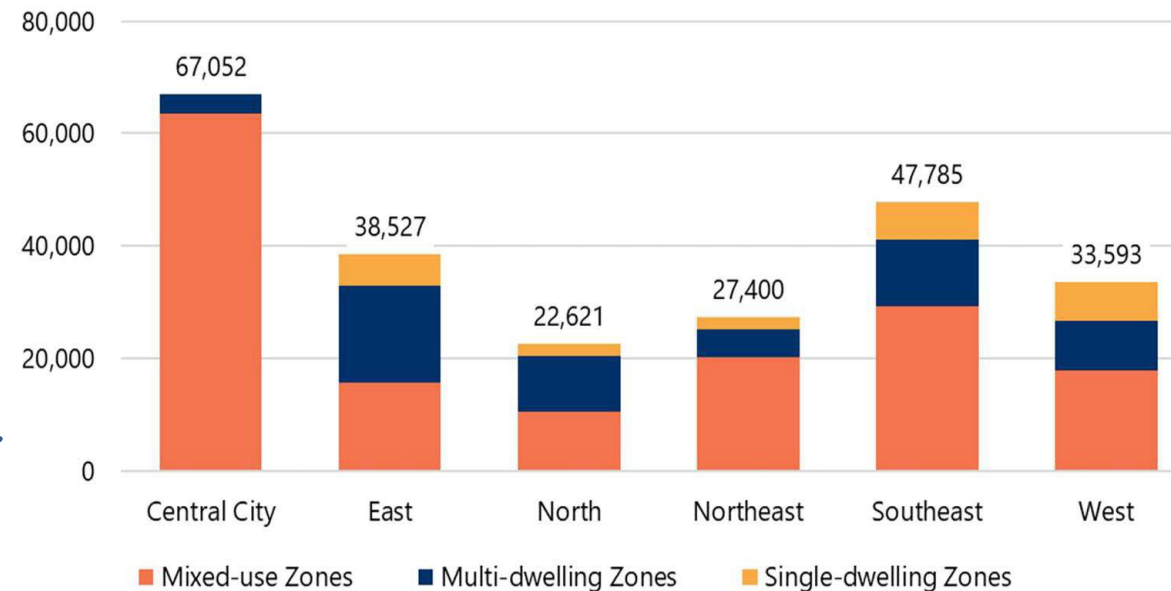
- Must be updated every six years
- Must be adopted by the Council as a supporting document to the City's Comprehensive Plan



Zoning Capacity for Housing (Supply Dynamics)

- Capacity for 237,000 housing units
- More than 2x our need
- Mixed-use and multi-dwelling zones account for 90% of capacity
- Capacity for 33,000 units of middle housing

Citywide, there is ample land for future growth under the current zoning



2045 Housing Forecast – Needed Housing

The new methodology includes:

- Forecasted Households
- National Ratio of Housing Units to Households (vacancy factor)
- Second Homes
- Historical Underproduction
- Housing for the Houseless

Over the next 20+ years,
we will need over
120,000 new units of
housing

2021-2045 New Households	97,471
Vacancy Factor	+ 8,287
2 nd Home Factor	+ 813
Needed New Housing Units	106,571
Historical Underproduction	+ 9,385
Houseless Households	+ 4,604
Total Needed Housing Units	120,560
Annual Production Target	5,242
2032 Catch-up Target	55,000



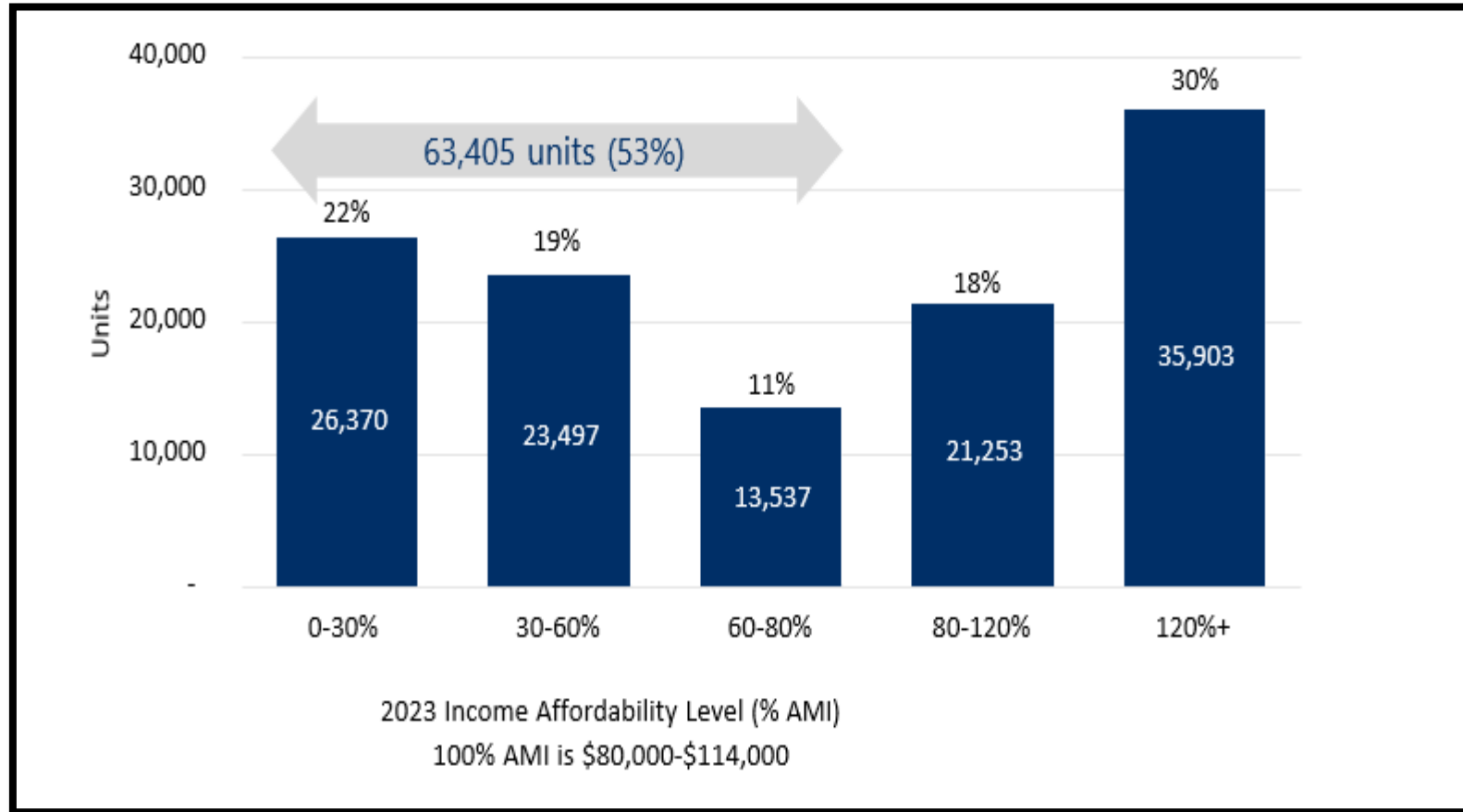
Shifting Household Characteristics

Trends

- ↑ 13% are elders (65+)
- ↑ 22% are households with a person with a disability
- ↓ 23% are households with children
- ↓ 53% are homeowners
- ↔ 70% are households with 1 or 2 people

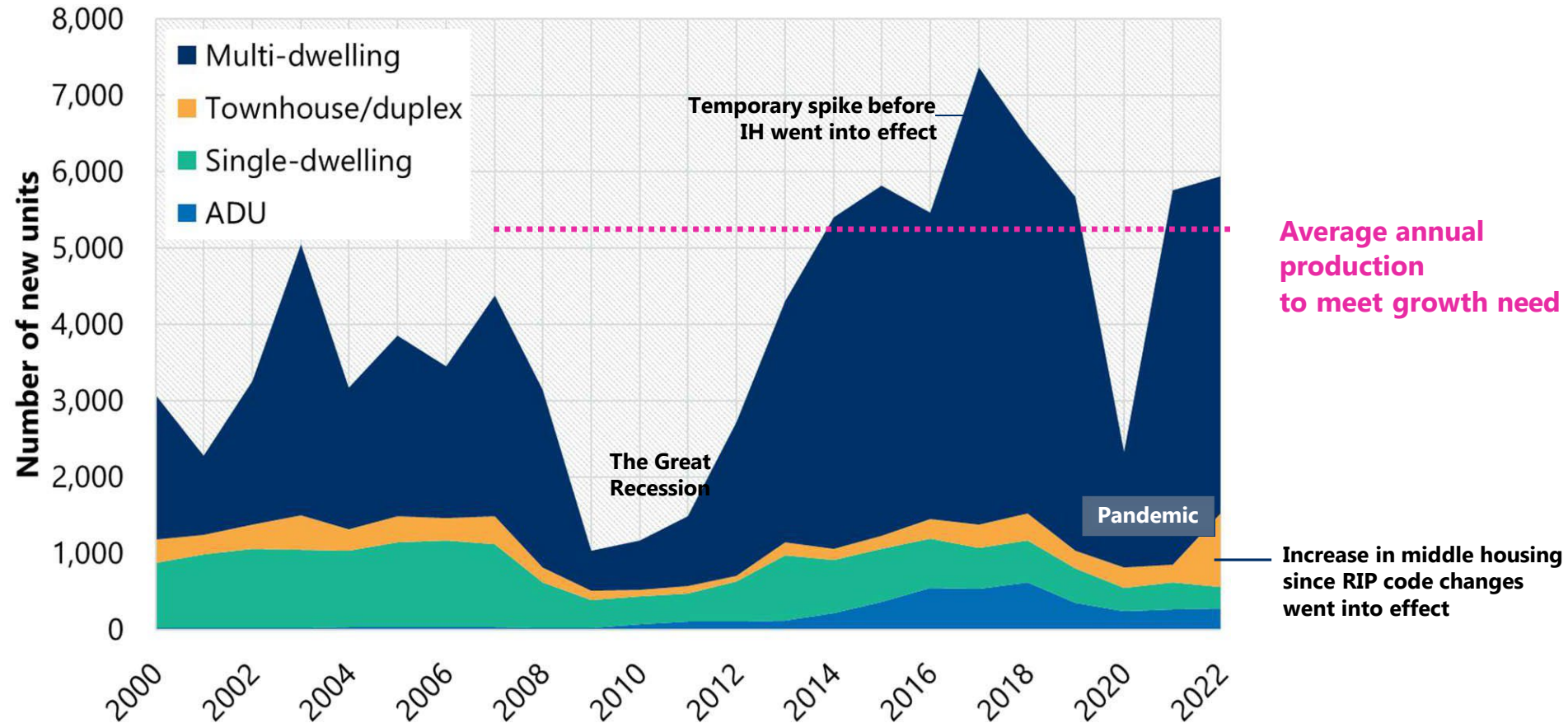
Portlanders' demographics are changing over time, creating the need for many different types of housing.

New Housing Units (Needed Housing) By Income Level



Over the next 20+ years, we will need over 60,000 affordable housing units and over 20,000 moderate-income housing units.

Current Housing Supply (Production)



How Does the City Influence Housing Development

