



# HOUSING NEEDS ANALYSIS (HNA)

October 2023

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# Staff Proposal

That the Planning Commission recommend that City Council:

- Repeal the 2009 Housing Needs Analysis
- Adopt the 2045 Housing Needs Analysis
  
- Repeal the residential portions of the 2015 Building Lands Inventory
- Adopt the 2023 Residential Building Lands Inventory

## Adopted with the Portland Comprehensive Plan

### Comprehensive Plan Elements

- Vision and Guiding Principles
- Goals and Policies
- Comprehensive Plan Map
- List of Significant Projects
- Transportation Policies, Street Classifications and Street Plans

### Key Implementing Tools

- Zoning Code
- Zoning Map
- Service Coordination Agreements
- Urban Renewal Plans
- Annexations
- Development Agreements

### Supporting Documents

#### Inventories and Analyses

- Buildable Lands Inventory
- Employment Opportunity Analysis
- Housing Needs Analysis
- Natural Resource Inventory

#### School Facility Plans

#### Public Facilities Plan

- Transportation System Plan (TSP)
- Sewer
- Stormwater
- Water

#### *Not Adopted with the Portland Comprehensive Plan*

- Parks and Recreation
- Other Essential Facilities
- Detailed System Plans
- Transportation Modal Plans
- Project Details, Design and Cost
- Climate Action Plan





# 2035 Comprehensive Plan Chapter 5: Housing Goals and Policies



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**Goal 5.A: Housing diversity**

**Goal 5.B: Equitable access to housing**

**Goal 5.C: Healthy connected city**

**Goal 5.D: Affordable housing**

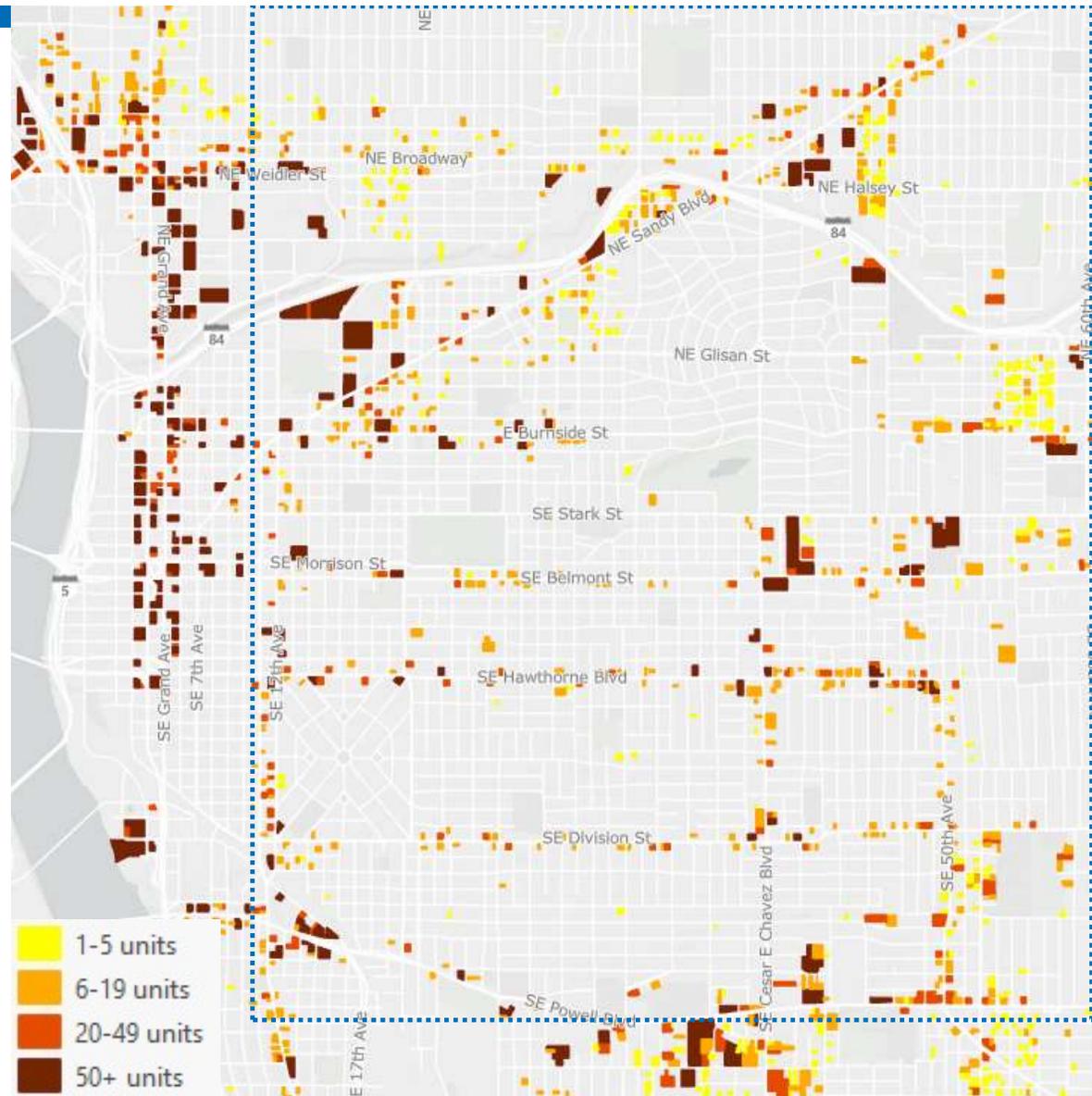
**Goal 5.E: High-performance housing**

# Inner Eastside Opportunity

Residential Capacity  
(housing units)

Development capacity is clustered along arterials.

Multi-dwelling buildings are likely to comprise most the Inner Eastside's housing unit capacity due to zoning and development feasibility.



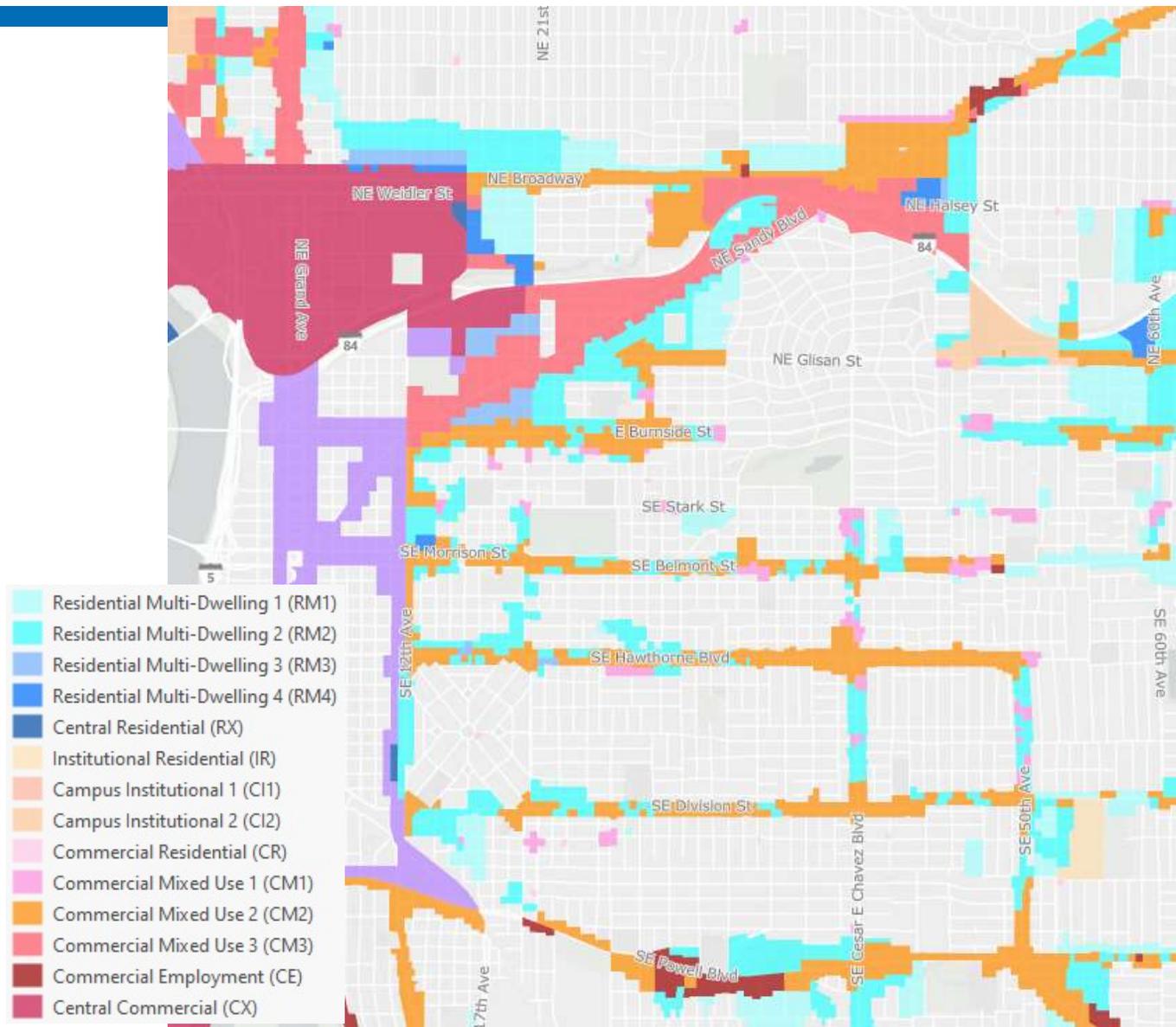
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# Inner Eastside Opportunity

## Zoning

Concentration of multi-dwelling and mixed-use zoning on corridors.

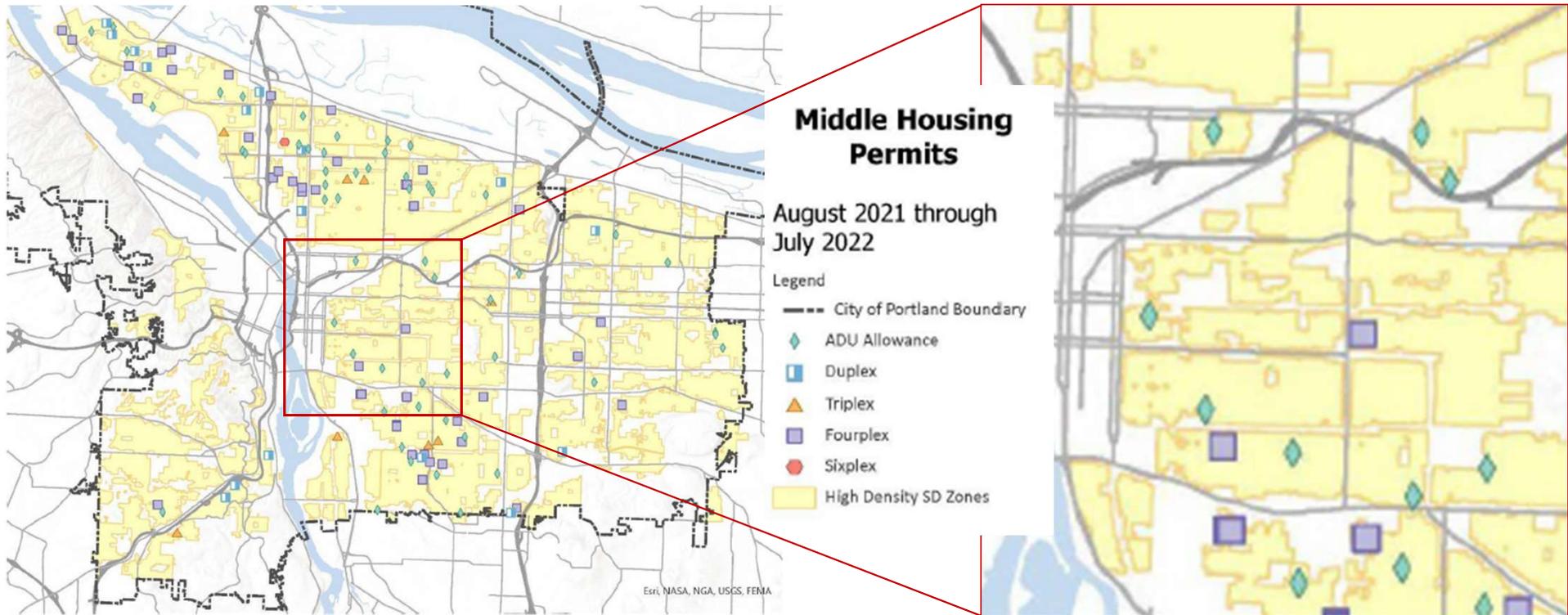
90% of citywide capacity is in multi-dwelling and mixed-use zones.



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# Inner Eastside Opportunity

## Residential Infill Project Year 1 Permits

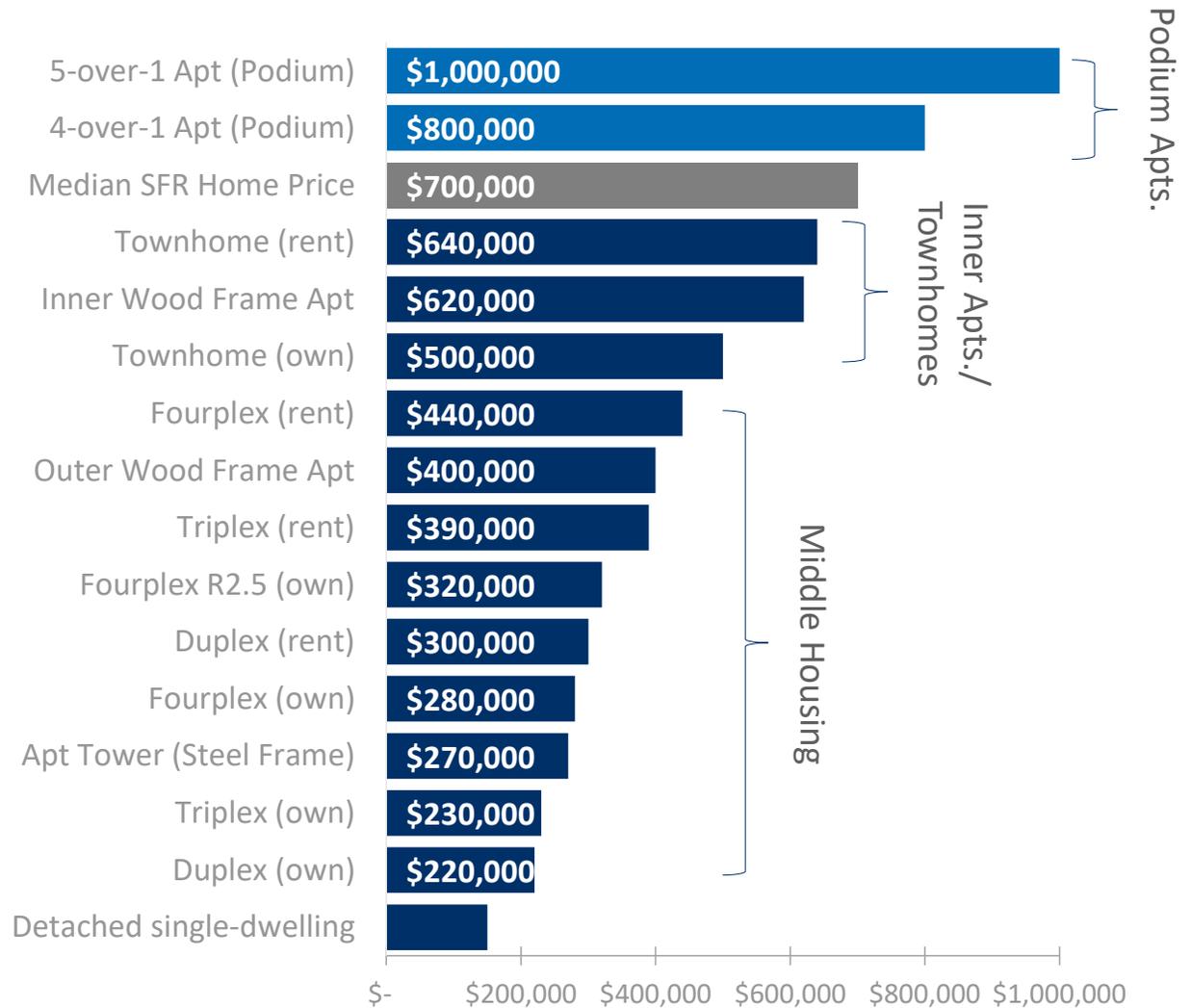


# Inner Eastside Opportunity

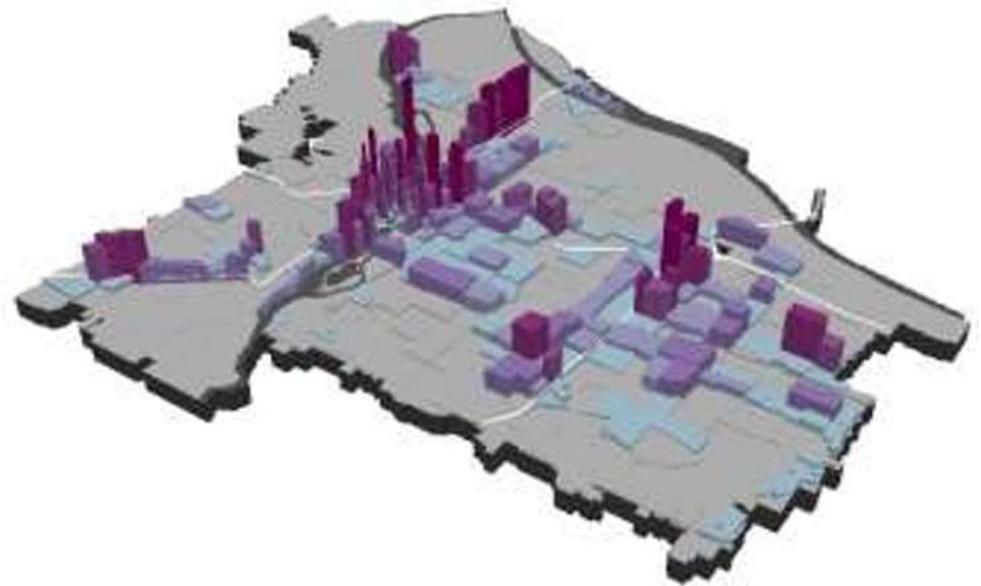
## Development Feasibility

Amount a developer could purchase a 5,000 sq ft lot for each prototype in the Belmont-Hawthorne-Division Plan Area.

Most properties are too expensive for a developer to build anything other than high-density apartments.



# 2035 Housing Capacity

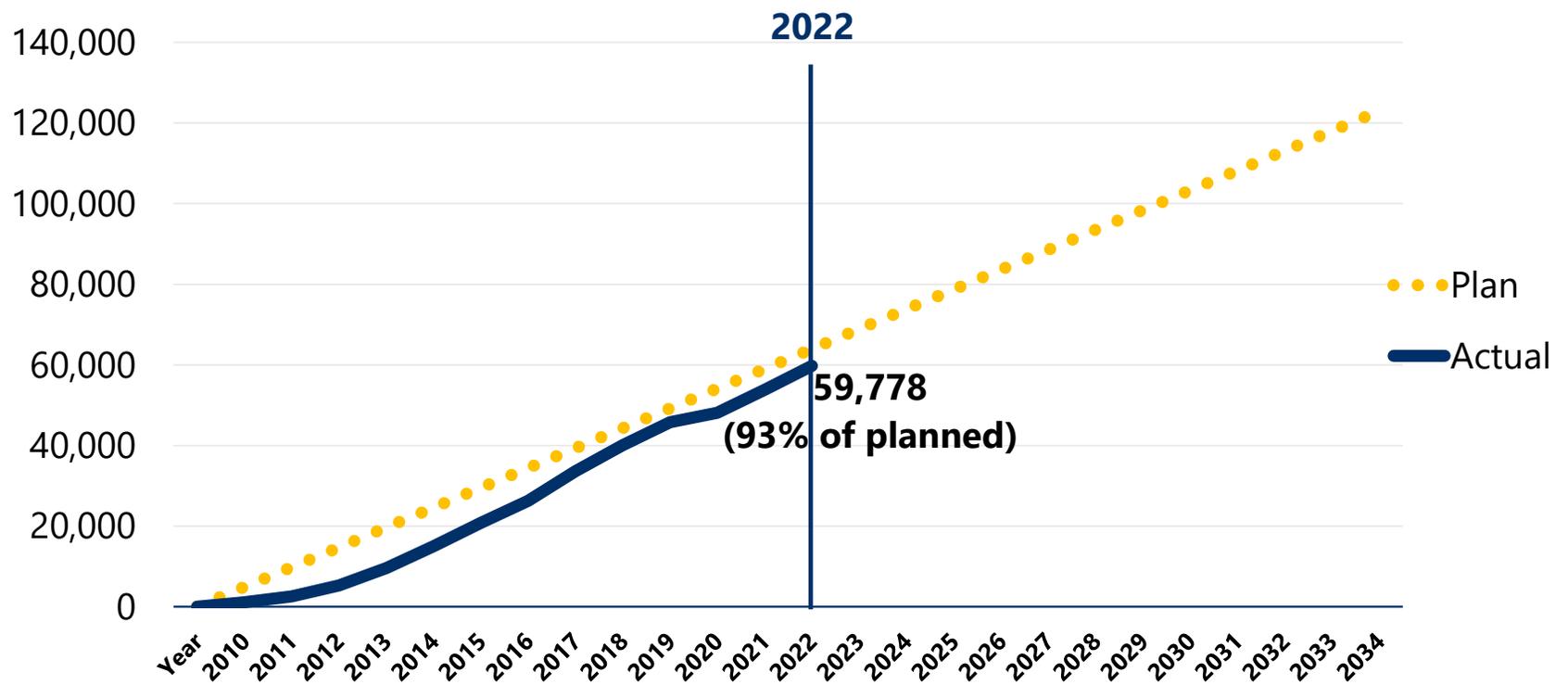


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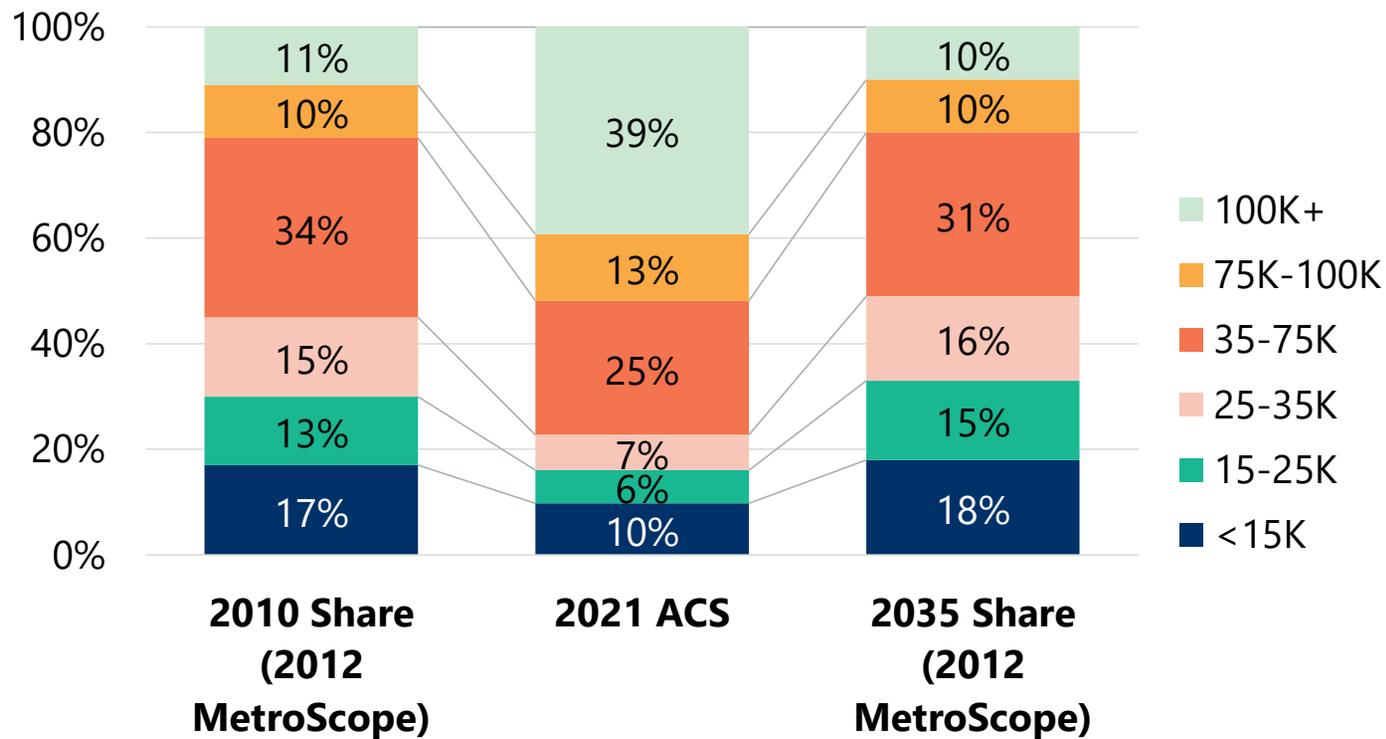
# Historic Forecasts

	2011 HNA	2015 Growth Scenarios	2045 HNA
Growth Forecast	105,000 – 136,000	121,000	120,500
Annual Production	3,500 – 4,500	4,800	5,200
Lower Income Households	46%	49%	53%

# 2035 Housing Forecast Compared with Actual (2010-2022)



# High Income Earning Household Growth Has Outpaced 2015 Growth Scenarios Forecast



# Draft OHNA Underproduction Results

## Total Housing Need Allocated by Region, Revised Methodology

Area	20-year projected need	Vacation Home replacement	Under-production	Units to Address Houselessness	Total Units	% of total
Deschutes	47,900	9,184	4,837	1,194	63,115	11%
<b>Metro</b>	215,868	3,942	<b>33,010</b>	10,683	263,503	48%
Northeast	16,075	6,604		899	23,578	4%
Northern Coast	14,153	6,073	295	2,309	22,830	4%
Southeast	927	466		538	1,931	0%
Southwest	33,527	4,591	5,823	4,579	48,520	9%
Willamette Valley	97,713	2,676	21,854	8,971	131,214	24%
<b>Total</b>	<b>426,163</b>	<b>33,535</b>	<b>65,819</b>	<b>29,174</b>	<b>554,691</b>	<b>100%</b>
<b>Portland</b>	105,758	813	<b>9,385</b>	4,604	120,560	22%

Source: 2021 Recommended OHNA Methodology

Early OHNA estimates showed that Portland’s estimated underproduction is proportional to our regional population share

## Slide 14

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KA0 Data:

"Eco\_Old" tab

[https://portlandoregongov-my.sharepoint.com/:x/g/personal/ariel\\_kane\\_portlandoregon\\_gov/ESr\\_-FXIjBFPpnUCi](https://portlandoregongov-my.sharepoint.com/:x/g/personal/ariel_kane_portlandoregon_gov/ESr_-FXIjBFPpnUCi)  
Kane, Ariel, 2023-10-03T04:03:57.025

## 2010-2021 Housing Trends

- Portland grew 1,131 more new households than units produced
- In 2021, 17,000 housing units are vacant, with vacancy rate of 5.6 percent, down 1.2 percent from 2010
- Median rents increased by 39% whereas mortgage costs increased just 3%
- Cost burdened renter households increased by ~6,700, while cost burdened owners decreased by ~10,700
- An estimated 4,000 STRs registered for tax collecting purposes

Source: 2010 and 2021 5-year ACS data - consistent with the HNA.  
\$ values adjusted for inflation.

## Slide 15

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**KA0**

All ACS data SA/AP/AK used for HNA here:

[https://portlandoregongov-my.sharepoint.com/:x/g/person/ariel\\_kane\\_portlandoregon\\_gov/EUNNY2hAW2dHj](https://portlandoregongov-my.sharepoint.com/:x/g/person/ariel_kane_portlandoregon_gov/EUNNY2hAW2dHj)

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# PC Recommendation

## Recommendation

- City Council adopt the 2045 Housing Needs Analysis and the 2023 Residential Building Lands Inventory

## HPS Priority Issues

- Which issues does the PC want to identify for Council?



## Next Steps

- October 10, 2023      Planning Commission Hearing and Work Session
  - October 24, 2023      Planning Commission Recommendation
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- End of 2023              Council adoption of HNA  
Develop Framework for HPS
  - Early 2024                Draft HPS
  - Early - Mid 2024        Conduct Engagement  
Council adoption of HPS

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