



# HOUSING PRODUCTION STRATEGY (HPS)

2024

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THE BUREAU OF  
**PLANNING &  
SUSTAINABILITY**

# Today we'll cover ...



Portland's Housing Need



Housing Production Strategy



Opportunities to Comment



Next Steps



# 2045 Housing Forecast



296,479 units in 2021



97,471 to 120,560 new units needed

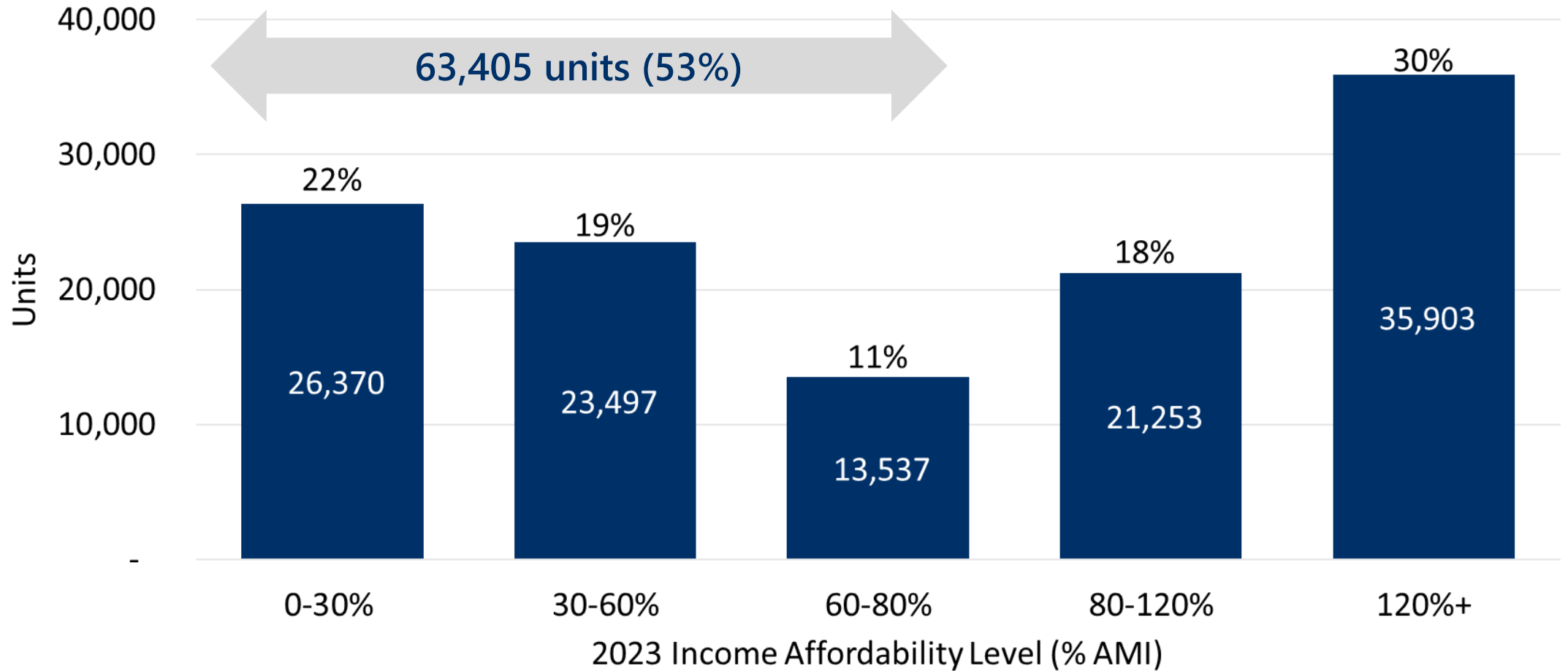


**417,039 units in 2045**



# New Housing Units by Income Level

*We need 63K units of affordable housing and 21K units of moderate-income housing*





# 2045 Housing Considerations

*We need different types of housing*

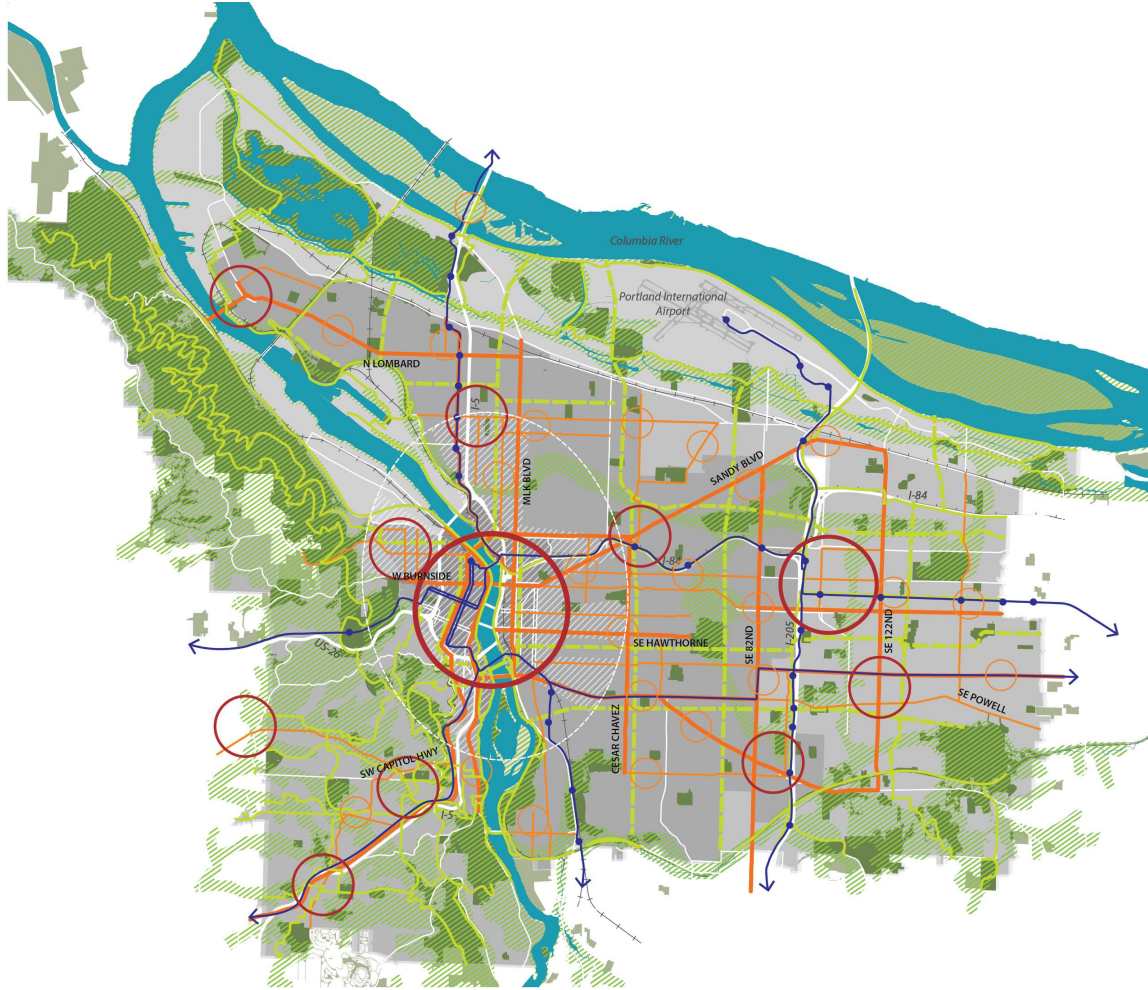
## New Housing Needed

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<b>Households experiencing Houselessness</b>	4,600
<b>Households with members who have disabilities</b>	21,300 to 26,300
<b>Households with children</b>	29,000 to 35,900
<b>Households with older adults</b>	22,100 to 27,400

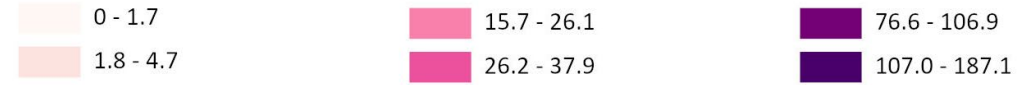
\*Numbers rounded to nearest hundred

# Our Growth Strategy



## Residential Capacity

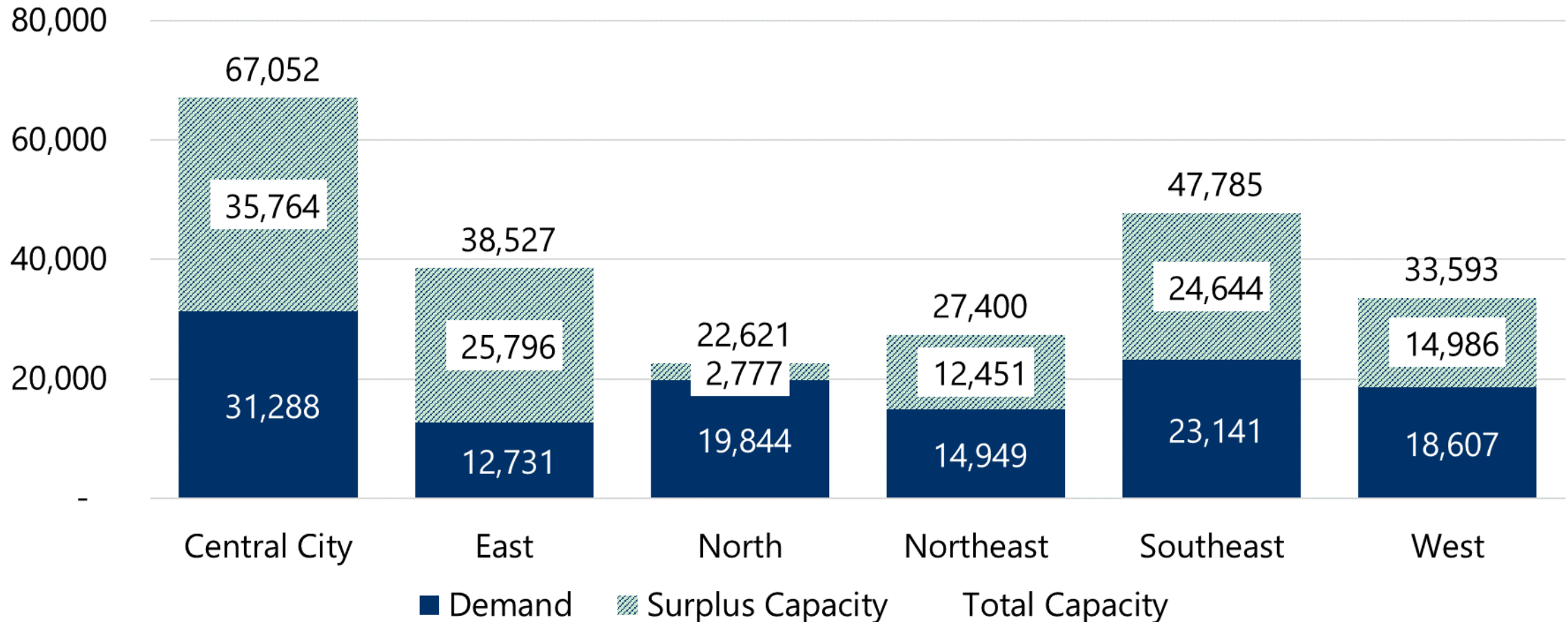
### Residential Units per Acre



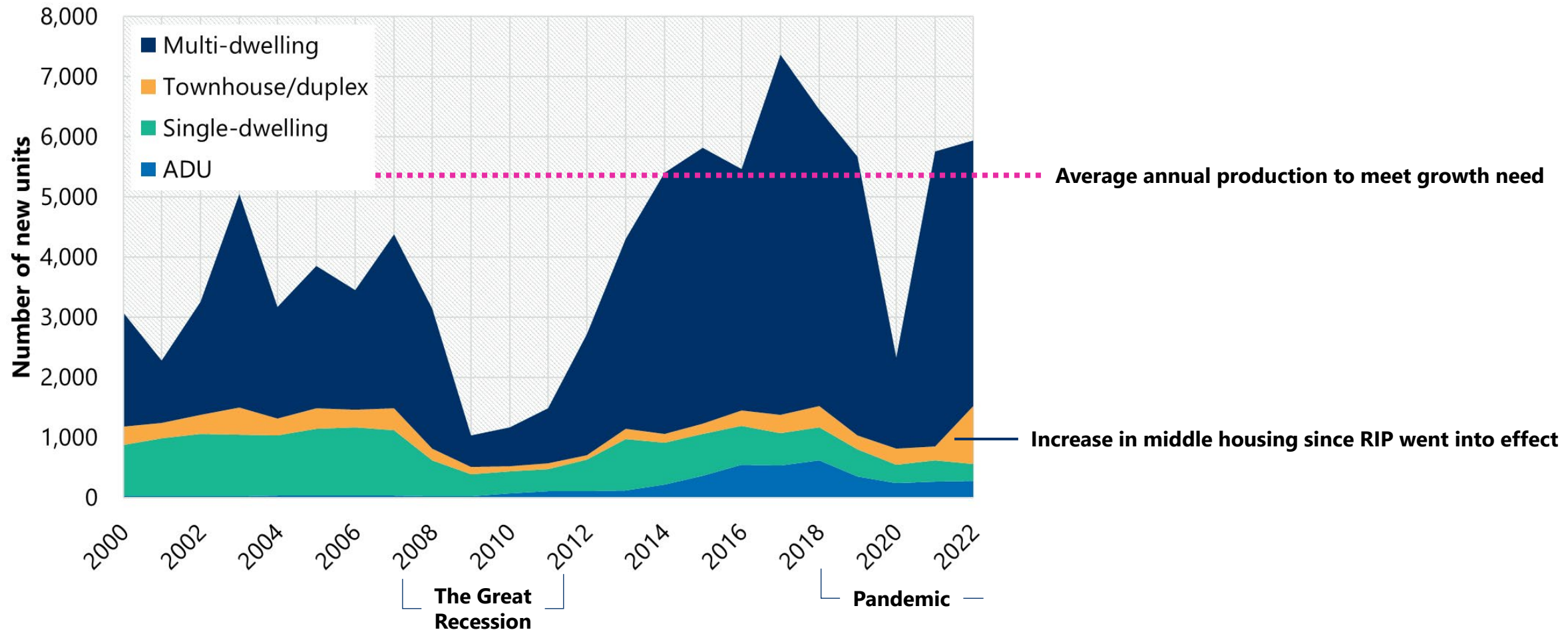
# The City has excess housing capacity

*Demand: 120,560 housing units*

*Capacity: 237,000 housing units*



# How does this compare to recent production?



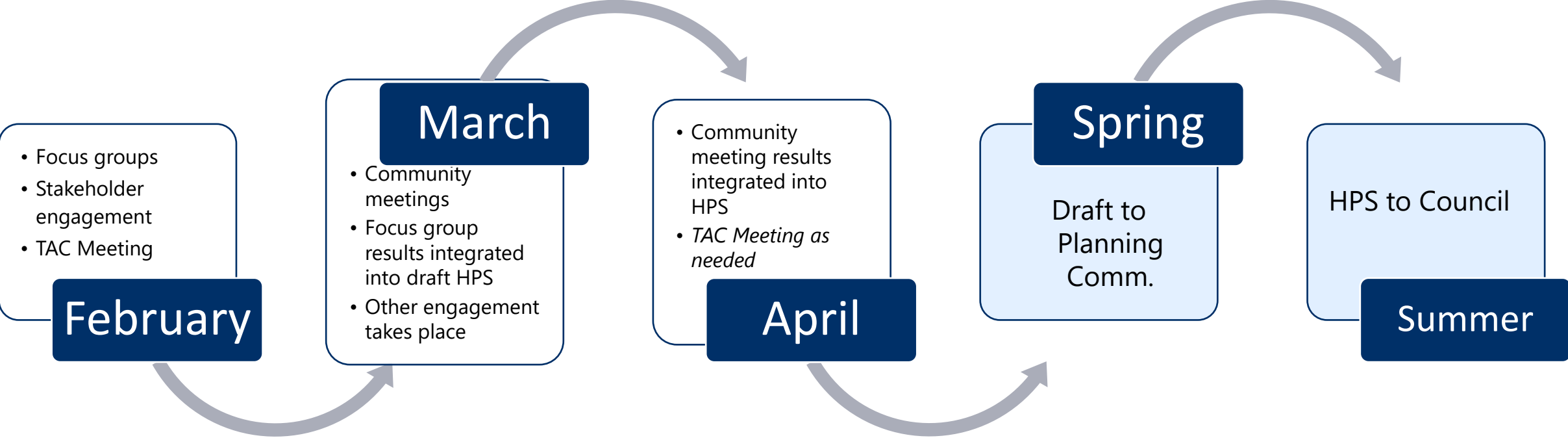




# Housing Production Strategy



# Housing Production Strategy Timeline



# Building on Previous Work

- Housing Regulatory Relief Project
- Portland Insights Survey
- Age- and Disability-Inclusive Neighborhoods (ADIN) Plan and Working Group
- Housing Regulatory Survey Response Code Change
- Lower SE Rising
- West Portland Town Center
- Southwest Corridor Equitable Housing Strategy
- SW Housing Strategy NOAH
- Broadway Corridor
- N/NE Housing Strategy
- Cully TIF District
- Inclusionary Housing Calibration Study
- Building a Better 82nd Ave
- Residential Infill project
- Central City 2035
- Better Housing by Design (BHD)
- Permit Improvement Task Force
- Portland Clean Energy Fund (PCEF)
- Climate Emergency Work Plan



# HPS Community Engagement

## Organizations Engaged

- Community Involvement Committee
- Design Review Advisory Council
- N/NE Neighborhood Housing strategy Oversight Committee
- NW district (NWDA planning committee)
- SEUPLIFT
- North Portland Land Use Group
- Housing Land Advocates
- CNN LUTOP
- Portland Homebuilders' Association
- P:NW
- East Portland Action Plan Housing Committee
- Housing Oregon
- Housing Alliance
- Neighborhood Partnerships
- Living Cully (Habitat for Humanity, Hacienda CDC, NAYA, and Verde)
- Southwest Corridor Equity Coalition
- Oregon Smart Growth
- Southwest Land Use & Transportation Forum
- Welcome Home Coalition
- Urban League
- LatinoBuilt
- Community Engagement Liaisons

## Underway & Upcoming

### Phase 2 (Oct. – Apr. 2024)

#### *Involve/Consult*

Share draft strategies, get feedback on prioritization.

- City multi-bureau teams
- Technical Advisory Committee
- Additional outreach to key stakeholders
- Citywide survey/open house
- BIPOC focus groups and community meetings

### Phase 3 (May – July 2024)

#### *Adopt/Inform*

Make modifications as needed and publish HPS.

- Planning Commission hearing and recommendation
- City Council hearing and adoption

After adoption, communicate results with stakeholders.

# What should the City do to ...

1. Promote affordable housing (0-80% AMI)
2. Increase homeownership
3. Increase access to opportunity
4. Reduce barriers to development
5. Stabilize current and future households
6. Promote age- and disability-friendly housing
7. Promote climate-friendly and healthy homes
8. Advocate at the state and federal level

# How to Provide Feedback

HNA/HPS website: <https://www.portland.gov/bps/planning/housing-production>

Draft HPS Strategies: <https://efiles.portlandoregon.gov/record/16611875>

MapApp: <https://www.portlandmaps.com/bps/mapapp/proposals/#/hps>

Email: [bpshps@portlandoregon.gov](mailto:bpshps@portlandoregon.gov)

Survey: *Will share URL when available*

# Discussion Questions

- What's the most important housing issue in Portland?
- What's missing from the draft strategies?
- What existing programs should be expanded?

# *What's in a strategy?*

**Description:** How it addresses needs in Portland

**Affordability:** Income levels served

**Tenure:** Renters or owners served

**Populations** served or impacted

**Magnitude of impact** of producing new and needed units

**Timeframe:** When it will be adopted



# What should the City do to ...

*Promote Affordable Housing (0-80% AMI)*

## Proposed Strategies

1. Inclusionary Housing Periodic Review
2. New Tax Increment Financing Districts
3. Housing bonds revenue source
4. Additional local revenue sources
5. Other state and federal funding sources
6. Rezone sites for affordable housing
7. Affirmatively furthering fair housing into City code
8. Comprehensive citywide land banking practice

# What should the City do to ...

## *Increase Homeownership*

### Proposed Strategies

1. Create new middle-income financial incentives
2. Update Land Division Code
3. Explore expanding homeownership programs
4. Improve middle housing permit process

# What should the City do to ...

## *Increase Access to Opportunity*

### Proposed Strategies

1. Study multi-dwelling zone changes in Inner Centers & Corridors
2. Study zoning bonuses and incentives

# What should the City do to ...

*Reduce Barriers to Development and Improve Processes*

## Proposed Strategies

1. Implement Regulatory Reform Project
2. Improve user experience within permitting systems
3. Explore development services funding models
4. Explore infrastructure investments and strategies
5. Study System Development Charges (SDC) revisions

# What should the City do to ...

## *Stabilize Current and Future Households*

### Proposed Strategies

1. Preserve existing affordable housing
2. Study tenant opportunity to purchase policies
3. Provide operating subsidies for affordable housing developments

# What should the City do to ...

## *Promote Age- and Disability-friendly Housing*

### Proposed Strategies

1. Explore accessible housing production strategies
2. Educate on opportunities for aging in place & community

# What should the City do to...

*Promote Climate-friendly and Healthy Homes*

## Proposed Strategies

1. Support mass timber and modular innovation
2. Develop low-carbon building policies
3. Promote commercial-to-residential conversions/adaptive reuse

# What should the City do to ...

*Advocate for state and federal level changes*

## Proposed Strategies

1. Advocate for preservation of expiring regulated affordable units
2. Support changes to condo liability regulations
3. Advocate for State Rehabilitation Tax Credit
4. Support changes to increase accessible housing
5. Advocate for all electric housing production
6. Support exploration of single stair buildings
7. Advocate for and support middle income development funding sources/tools (particularly that would support development in Central City)
8. Advocate for changes in LIHTC (4 and 9%) locally and federally