

Executive Summary

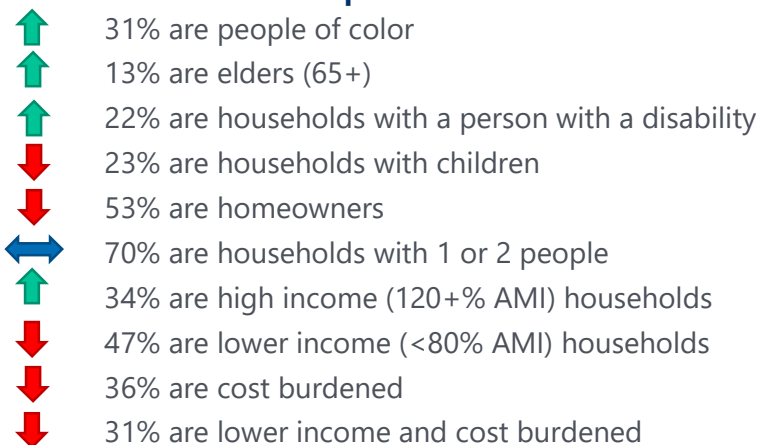
This report presents the Housing Needs Analysis for the period of 2021 to 2045. It is intended to comply with statewide planning policies governing planning for residential development and focuses largely on understanding the housing needs over the next 20 years and provides information that will be necessary to develop the Housing Production Strategy to meet future housing needs.

HOW HAS PORTLAND BEEN CHANGING?

Since 2010, the city's population grew by approximately 11 percent (ACS 5-year, Decennial Census). As of 2021, 647,176 people and 279,797 households were living in Portland. Over the last decade, there has been an expected slowing down in population and household growth across the Metro region.¹ Estimates over the last two years, 2020 to 2022 show a decline of -0.7%, with high estimates indicating a potential loss of nearly 20,000 residents.² Despite these recent trends, this needs analysis looks over the next twenty years and is still planning for continued population growth over the long term.

While population growth has been slowing, Portland has become increasingly racially and ethnically diverse since 2010. The share and number of BIPOC Portlanders continues to increase. Over time, the state, as well as the City has seen and continues to expect the share and number of older adults to increase, and so too will the number of persons with disabilities. Similarly, since 2010, there has been an increase in the number of homeowners but a decrease in share overall as most of the new housing growth has been rental units.

Figure 1. Recent 2010-2021 Population Trends



Source: ACS 2010 and 2021 5-year, CHAS 2019, PUMS 2010 and 2021 5-year, 2023 AMI

¹ [2060 growth forecast | Metro \(oregonmetro.gov\)](https://www.oregonmetro.gov/2060-growth-forecast)

² [Population Estimate Reports | Portland State University \(pdx.edu\)](https://www.pdx.edu/population-estimate-reports) and [American Census Bureau](https://www.census.gov) Census Population Survey Estimates

HOW MUCH GROWTH IS PORTLAND PLANNING FOR?

Metro is responsible for providing a regional forecast that is distributed to individual jurisdictions. The most recent 2018 regional forecast is for 277,221 additional households by 2045. Metro distributed or allocated 97,471 new households to Portland, which is about 35 percent of the growth forecast.

Figure 2. Forecasted Household Growth

279,797	377,268	97,471	35%
Households in 2021	Households in 2045	New households by 2045	Increase

Source: BPS Analysis based on ACS 2021, 5-year data, and Adopted 2021 Metro Forecast

The recommended OHNA framework is applied to the forecasted household growth to calculate the dwelling units Portland needs to plan for by 2045.

Figure 3. Forecasted Housing Unit Growth

296,479	417,039	120,560	41%
Units in 2021	Units in 2045	New units by 2045	Increase

Source: BPS Analysis based on ACS 2021, 5-year data, and Adopted 2021 Metro Forecast

HOW MUCH DEVELOPMENT CAPACITY DOES PORTLAND HAVE?

The Buildable Land Inventory (BLI) is an assessment of the development capacity in Portland under current planning and zoning designations. The BLI considers vacant land, redevelopment feasibility, and constraints on development to estimate the future development capacity.

The BLI estimates that Portland has the capacity for 236,977 housing units. Approximately 90 percent is in mixed-use commercial and multi-dwelling zones.

Figure 4. Existing Residential Buildable Land Capacity

236,977	29%	61%	10%
Citywide Housing Capacity (Units)	Central City	Centers & Corridors (excl. CC)	Neighborhoods

Source: BPS Analysis

WHAT ARE THE KEY FINDINGS OF THE HOUSING CAPACITY ANALYSIS?

Portland has more than enough zoned development capacity to accommodate the projected household growth. The challenge is developing housing for different types of households, including:

Housing affordability. Approximately 88,000 (31 percent) of current Portland households are low-income and cost-burdened – defined as spending more than 30 percent of their income on housing expenses. This need is expected to grow by another 63,000 units by 2045. These households need some form of assistance to have affordable housing.

Access to opportunity. In addition to overall need, Portland needs to address the location of housing and increase housing options, especially for low-income households, in areas of high opportunities or complete neighborhoods. The Portland Plan Goal is by 2035, 80% of Portlanders live in a healthy complete neighborhood with safe and convenient access to the goods and services needed in daily life. Today, two-thirds of all Portlanders live in complete neighborhoods. About 75% of our new housing units are in complete neighborhoods.

Families. Twenty-three percent (23%) of Portland households have children (0-18 years). More than one-third (37%) of households with children are low-income households. An additional 28,000 family-sized (2+ bedrooms) units will be needed by 2045.

Accessibility. Increasing the amount of accessible housing for a growing older adult population and people with disabilities. Portland's older adult population (65+) is 13 percent of the population and increasing. Twelve percent (12%) of Portland's population has a disability and 22 percent of all households in Portland have household members with disabilities. Fifty-six percent (56%) of Portland households with extremely low-income (0-30% AMI) have household members with disabilities.

Unhoused. In 2022, 5,228 people were counted as experiencing both sheltered and unsheltered houselessness in Multnomah County. This number increased by 30 percent since the previous count in 2019. Black or African American residents are over-represented in the houseless population compared to the overall population (15% compared to 5%). There is an acute need of providing at least 4,604 additional housing units for existing houseless households.