



The agenda packet includes the following documents:

- **HPS Housing Needs Memo;** This memo supplements the analysis provided in the [2045 HNA](#) and sets the stage for understanding what housing the City needs to plan for.
- **HPS Engagement Memo;** This memo summarizes the community engagement efforts to date including key themes.
- **HPS Fair Housing Assessment Memo;** This memo analyzes how the draft strategies will achieve equitable outcomes for Portland. This is not intended to be an exhaustive evaluation of how each action addresses these outcomes but a high-level overview of the HPS as a whole.
- **HPS Existing Actions Memo;** This memo outlines the strategies, programs and actions that the City has already undertaken to meet current and future housing needs.
- **Draft Housing Production Strategy (HPS) Action Plan.** This draft presents the strategies across eight different categories to address the wide range of housing needs in Portland.
  - Promote Affordable Housing (0-80% AMI)
  - Increase Homeownership
  - Increase Access to Opportunity
  - Reduce Barriers to Development and Improve Processes
  - Stabilize Current and Future Households
  - Promote Age and Disability Friendly Housing
  - Promote Climate Friendly and Healthy Homes
  - Advocate at the State and Federal Level
- The City of Portland’s 2035 Comprehensive Plan serves as policy guidance to provide adequate access to housing for a socially- and economically diverse population; support fair, equitable, healthy, and physically accessible housing; and maintain and expand a supply of permanently affordable housing for Portland’s most vulnerable residents.

## **Purpose and Background**

### **Purpose**

This memo provides an overview of the Housing Production Strategy Action Plan Discussion Draft that will be brought to you for a briefing on May 28, 2024. The strategy contains 35 proposed housing production and stabilization strategies to address the housing shortage and affordability crisis in Portland.

### **Background**



In 2023, Planning Commission Recommended City Council adopt the 2045 Housing Needs Analysis and 2023 Residential Building Lands Inventory and repeal the 2009 Housing Needs Analysis and residential capacity portions of the 2015 Building Lands Inventory. The 2045 HNA and 2023 Residential Buildable Lands Inventory were adopted in December 2023.

Metro is responsible for providing a regional population forecast, which is distributed across individual jurisdictions. The most recent 2018 regional forecast is for 277,221 additional households by 2045. Metro allocated 97,471 new households to Portland, which is about 35 percent of the growth forecast. The HNA utilized the draft Oregon HNA methodology to account for the needs of Portlanders currently facing houselessness and historic underproduction, which increases the housing need to 120,560 dwelling units by 2045.

The 2023 Residential Buildable Land Inventory (BLI) estimates that Portland has the capacity for 236,977 units.

### **Alignment with Comprehensive Plan**

The Comprehensive Plan guiding principles include key themes that are incorporated into the HPS.

- **Human Health.** A key component of human health is increasing access to complete neighborhoods, which is a core concept in both the strategies (Access to Opportunity) and the performance metrics.
- **Equity.** A key component of equity is reducing disparities. Equity is incorporated into the strategies through a focus on Affordable Housing, Homeownership, Access to Opportunity, Stabilization, and Age- and Disability-Friendly Housing. Equity is also addressed through the fair housing assessment.
- **Resilience.** Reducing risk to natural hazards, disasters and climate change is part of the fair housing assessment and location analysis that seeks to understand the risk or vulnerability of the future development capacity.

Chapter 5 (Housing) provides specific direction on housing goals and policies. There are five broad goals that address the supply (the quantity), the affordability, the location, affordable housing, and the quality of housing. These goals and policies inform the HPS strategies.

- **Goal 5.A: Housing diversity.** Portlanders have access to high-quality affordable housing that accommodates their needs, preferences, and financial capabilities in terms of different types, tenures, density, sizes, costs, and locations.
- **Goal 5.B: Equitable access to housing.** Portland ensures equitable access to housing, making a special effort to remove disparities in housing access for people with disabilities, people of color, low-income households, diverse household types, and older adults.



- **Goal 5.C: Healthy connected city.** Portlanders live in safe, healthy housing that provides convenient access to jobs and to goods and services that meet daily needs.
- **Goal 5.D: Affordable housing.** Portland has an adequate supply of affordable housing units to meet the needs of residents vulnerable to increasing housing costs.
- **Goal 5.E: High-performance housing.** Portland residents have access to resource-efficient and high-performance housing for people of all abilities and income levels. Council defines “high-performance housing” to include housing that is developed with a lighter environmental impact (smaller carbon footprint, eco-friendly materials, longevity of construction, reducing waste, recycling).

Chapter 3 (Urban Form) includes goals and policies that support enhancing centers and corridors across the city as anchors to complete neighborhoods.

- **Policy 3.3: Equitable development.** Guide development, growth, and public facility investment to reduce disparities; encourage equitable access to opportunities, mitigate the impacts of development on income disparity, displacement and housing affordability; and produce positive outcomes for all Portlanders.

Chapter 2 (Community Involvement) provides additional direction on equity. Goal 2.B: Social justice and equity is about expanding choice and opportunity for all community members, recognizing a special responsibility to identify and engage, as genuine partners, under-served and under-represented communities.

### **Outreach and Engagement**

- BPS staff attended or hosted meetings during the discussion draft period of the Housing Production Strategy. Between January 8, 2024, and April 28, 2024, staff attended meetings with 25 community or advisory groups.
- As part of BPS’ standard public engagement procedures, the *2024 Housing Production Strategy, Proposed Strategies Discussion Draft* was released for comment on the Bureau’s Map App.<sup>1</sup> The comment period was open from February 21, 2024, to April 7, 2024. The draft received 50 pieces of public comment.
- Staff worked with consultants PKS International; Community Engagement Liaisons and LatinoBuilt to host and facilitate focus groups with Black, Latine, Native, Chinese, Vietnamese and Slavic Portlanders, engaging 66 individuals.

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<sup>1</sup> <https://www.portlandmaps.com/bps/mapapp/>



- Staff worked with PKS International; Community Engagement Liaisons to host and facilitate an in-person East Portland BIPOC Community Meeting specifically with African, Pacific Islander, Cambodian and Burmese Portlanders, engaging 42 individuals.
- An online citywide survey on housing needs was made available from March 8, 2024, to April 14, 2024. The survey was available in English, Spanish, Vietnamese, Simplified Chinese and Russian. 343 Portlanders responded to the survey.
- Staff worked with a Technical Advisory Committee, an Inter-Bureau Working Group, individual City staff and the Community Involvement Committee.
- The Map App comment period was re-opened May 14 until June 11 as part of the Planning Commission discussions. It will reopen again in Summer 2024 as part of the Council adoption process.

### **Revisions to the Housing Production Strategy**

The discussion draft strategies were based on feedback from the technical advisory committee, the internal working group and outreach during the Housing Needs Analysis. BPS staff and the internal working group continue to reflect on the community feedback and are working to revise the strategies. The following are high level changes that are being considered:

- Increased focus on 0-30% AMI affordability
- Acknowledging safety and livability as it relates to housing choice
- Addressing livability and housing development in Central City
- Analyze housing opportunity on 82nd Avenue
- Clarifying and expanding accessible housing strategies
- Emphasizing opportunity to further support homeownership
- Incorporating transit-oriented development and service coordination
- Firming up commitments to action

### **Issues**

- **Concerns about the forecast.** Through the HNA and HPS engagement, concerns have been expressed around the growth forecast when recent estimates show a short-term decline in population in Portland. Additionally, on the other side, we have heard concern around an underestimation given the potential for increased migration due to climate change and our houseless community members moving into stable permanent housing. Metro and the State are responsible for the regional distributed forecast and continue to forecast household growth over the long term. Additionally, Metro and the State forecasts will be updated in December



2024. Once the State forecast is official in January 2025, BPS will produce an addendum to the HNA that incorporates the new distributed forecast.

- **Safety and Livability.** Community comments on safety within a neighborhood, transit, and housing were prevalent. While not directly related to the production of needed housing, it is important to note that housing that meets the needs of Portlanders is housing that is stable, secure, free from discrimination and does not jeopardize health and safety of residents in and outside the home. This was especially noted in the survey and during focus groups and community meetings with Black, Indigenous and other persons of color (BIPOC) community members; with the most important factor for housing was the safety of the area where the home is located and the neighborhood itself.
- **Affordability.** A key issue was the availability and affordability of high-quality homes for Portlanders. Financial issues emerged as a top challenge in finding or staying in their housing. Some examples are finding affordable housing, as participants cannot afford housing with their current incomes, rising housing costs greatly exceeding current income rates, and seniors, or those with fixed incomes, facing limited options for finding supplemental earnings. The overarching theme present is that many Portlanders are struggling to find housing or maintain their housing due to the rising housing costs and limited means to acquire housing assistance.
- **Commitment to Action.** During engagement, community members expressed a desire for bureaus to articulate a higher level of commitment to action within the strategies.

#### PC Schedule (tentative)

05/28/24 Briefing  
06/11/24 Comment

#### Related Projects and Background Info

- More information on the HNA and HPS projects can be found on the [project website](#). The July 25, 2023, [City Council Work Session](#) video is helpful to hear.

#### For more information

Webpage: [portland.gov/bps/planning/housing-production/2045-hna-and-hps](http://portland.gov/bps/planning/housing-production/2045-hna-and-hps)

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