

Oregon City Housing Needs Analysis

**Council Commission Work Session
September 7, 2021**





Why do a Housing Needs Analysis?

- How much growth in 20 years?
- How much land?
- Where is the buildable land?
 - Vacant; unconstrained physically or by policy
- Does Oregon City have enough buildable residential land?
- What are Oregon City's unmet housing needs?

Types of Housing – owner & renter occupied

Single-Family Detached
Single-family detached
Manufactured and mobile homes
Cottage Housing



Multifamily (2 to 4 units per structure)
Duplexes
Tri- and Quad-Plexes



Single-Family Attached
Townhouses

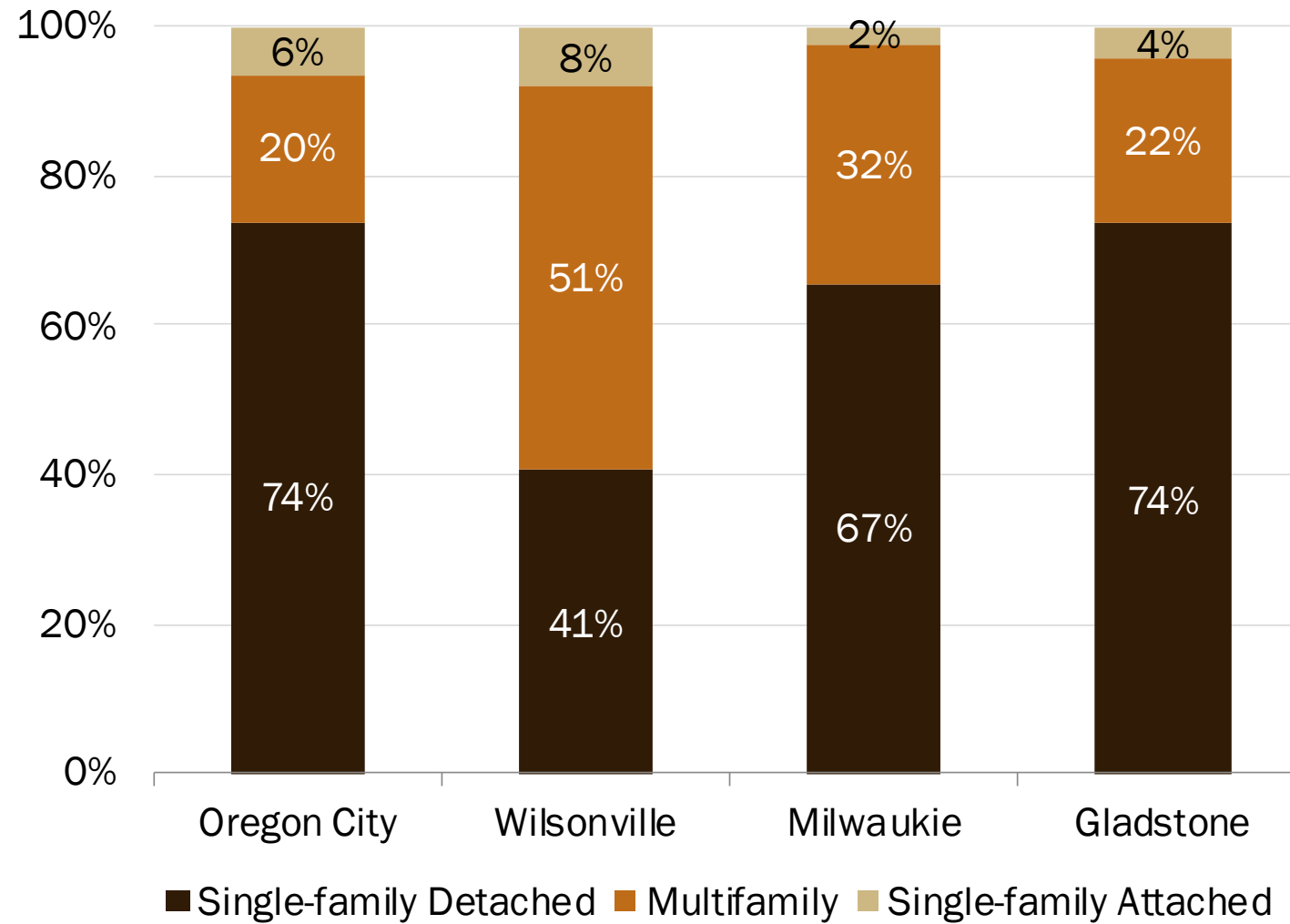


Multifamily (5+ Units per Structure)



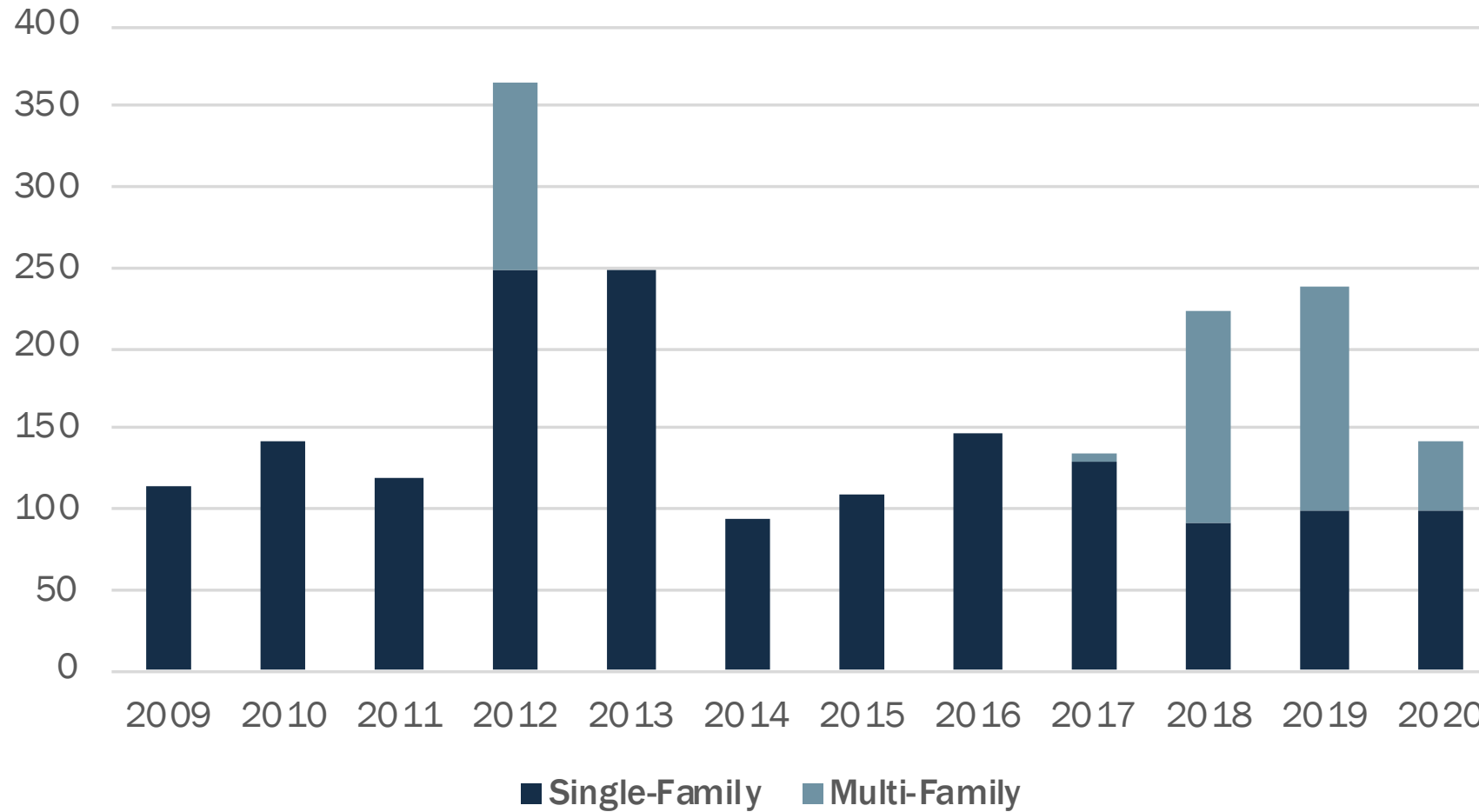
Image from Zillow.

Housing Mix, 2013-2017



Source: U.S. Census Bureau, 2013-2017 ACS Table B25024.

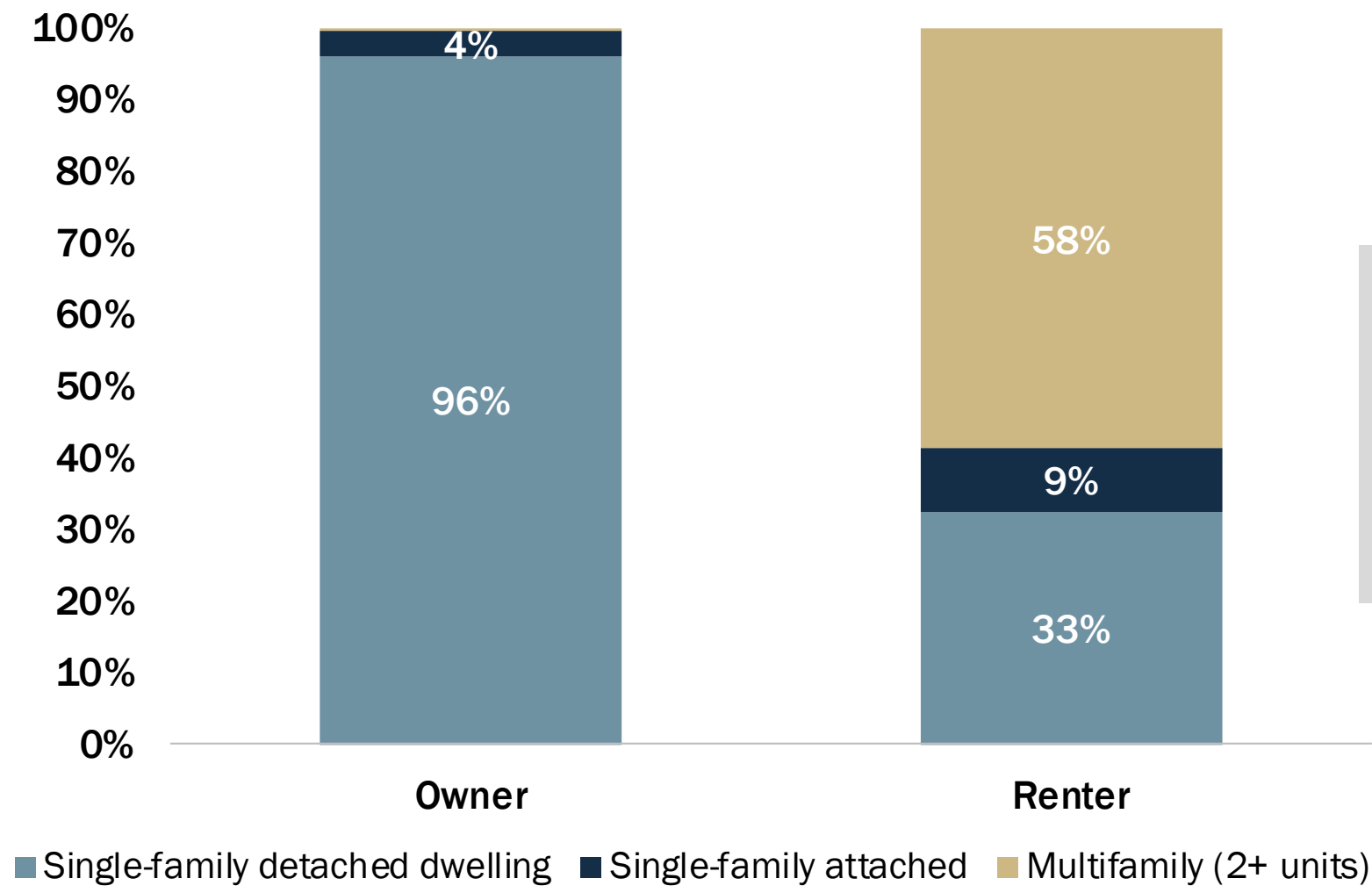
Units Constructed, Oregon City, 2009 to 2020



Source: Oregon City Permit Database



Housing Tenure by Structure Type, 2012-2016

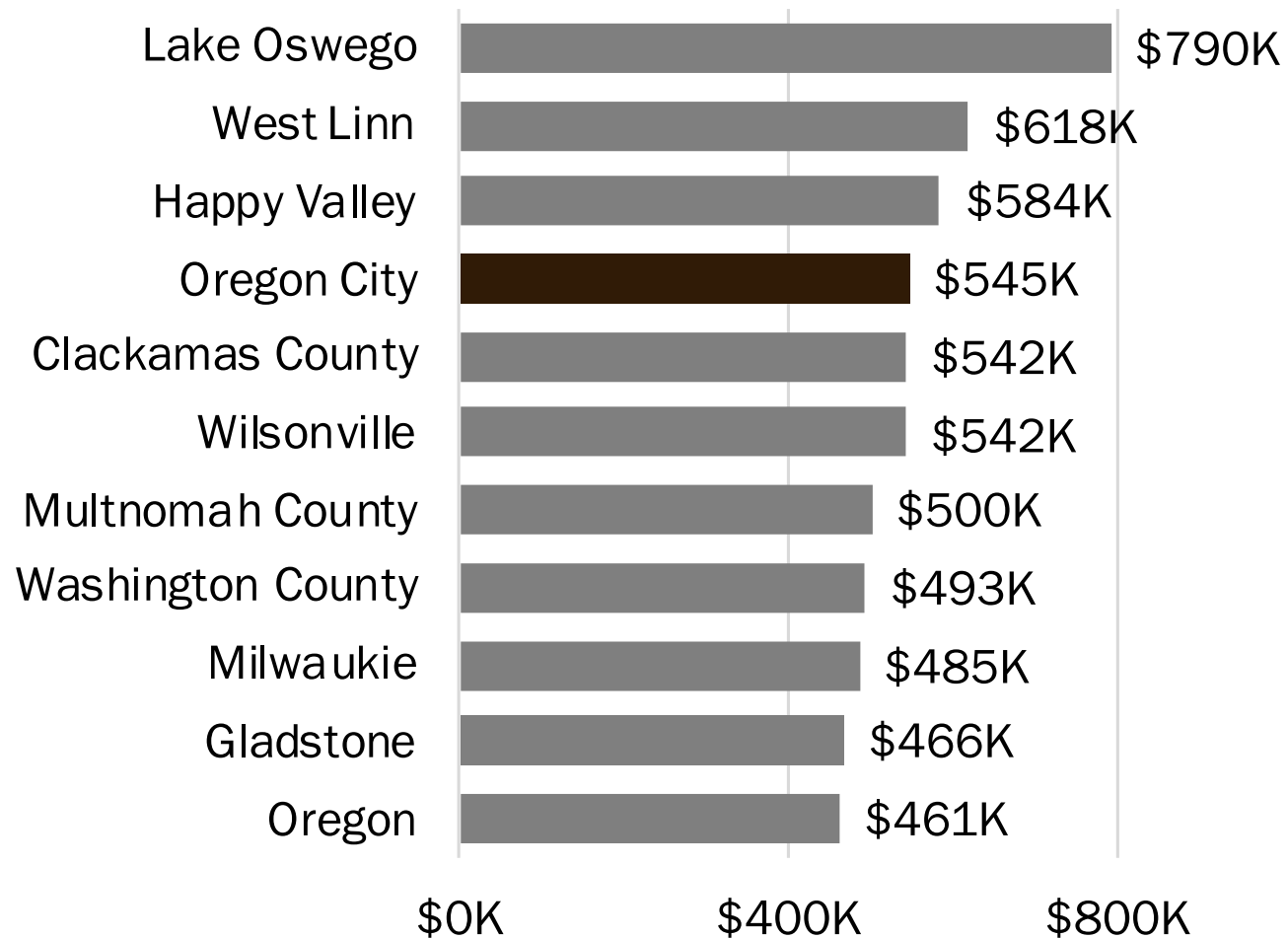


Homeownership rates in comparison cities:

- Gladstone: 60%
- Wilsonville: 44%
- Milwaukie: 60%
- Oregon City: 67%

Source: U.S. Census, ACS 2012-2016, Table B25032.

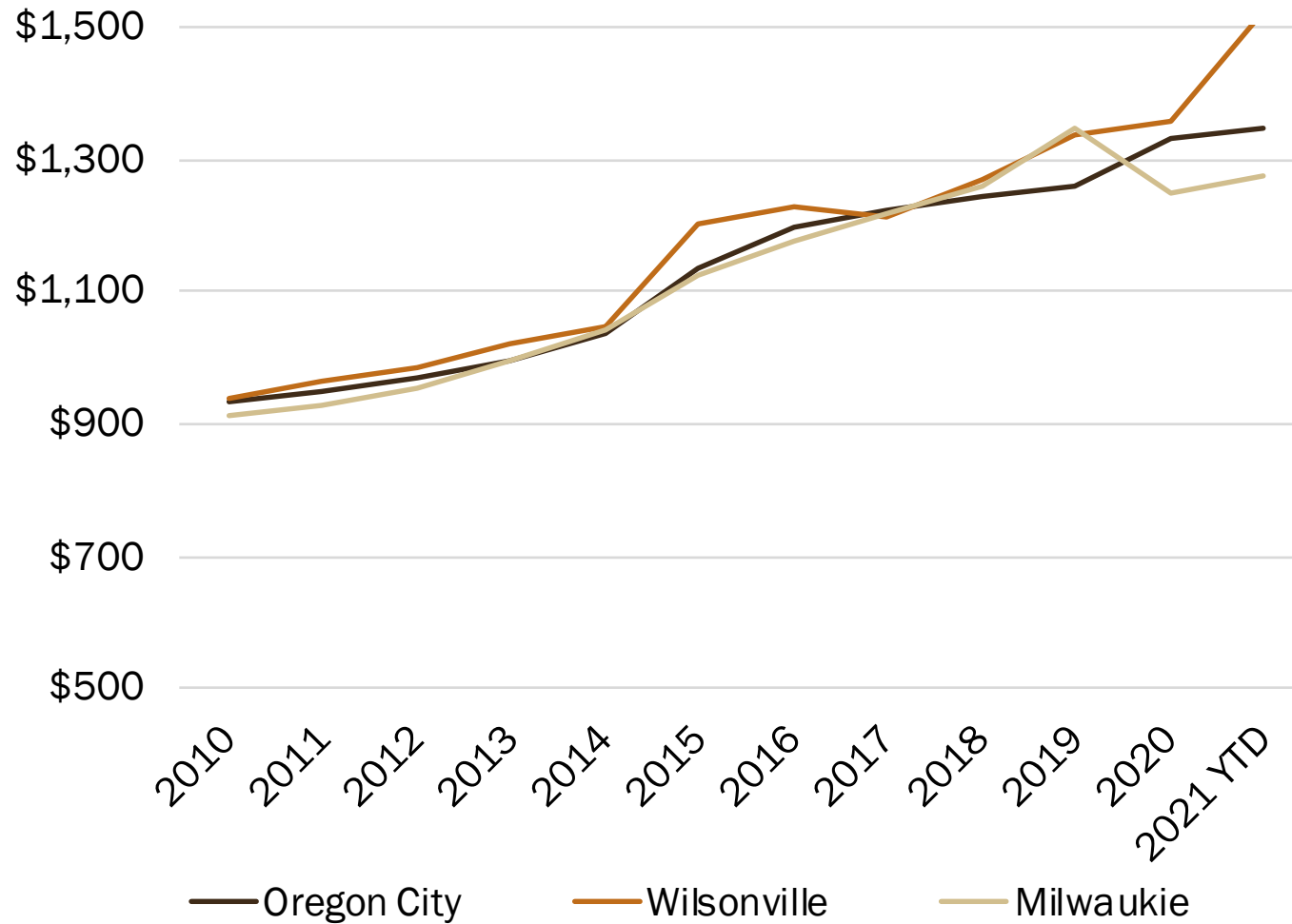
Median Sales Price, April 2021



From April 2016 to April 2021, median home sales prices increased by \$194,000 (65%).

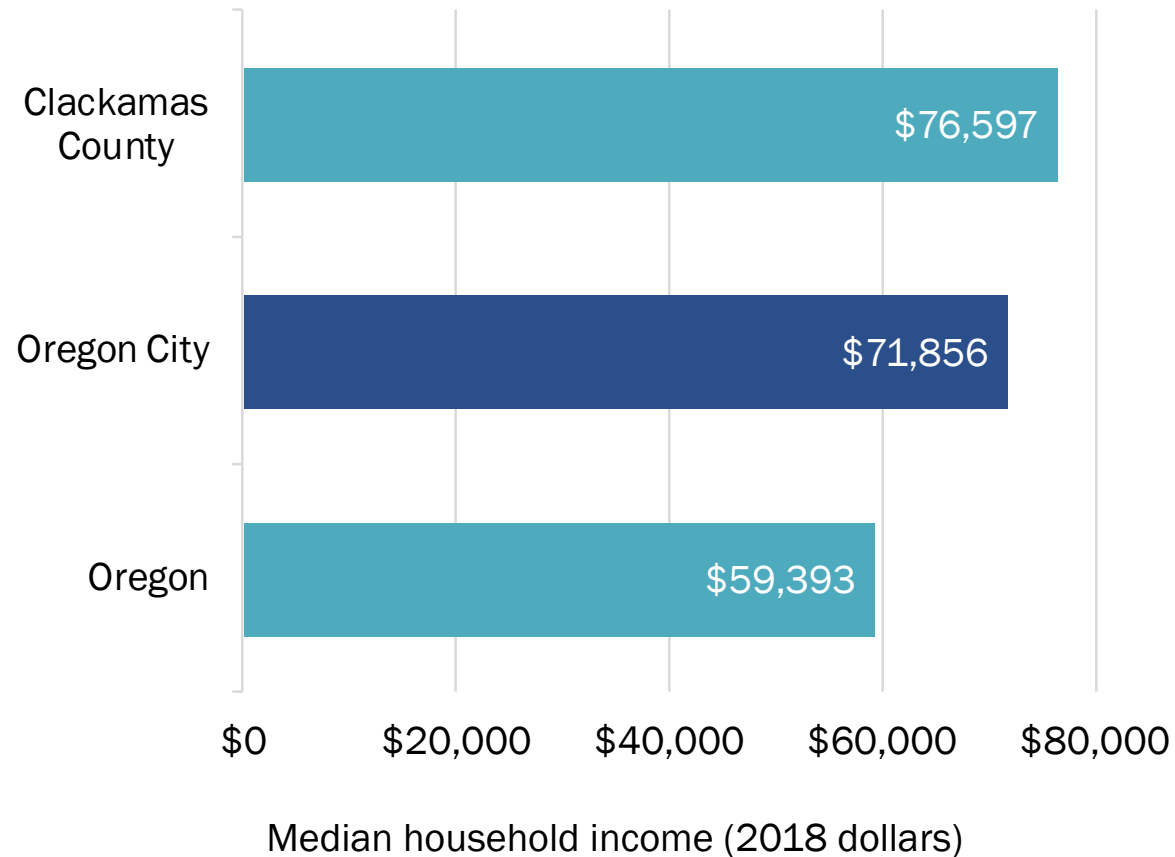


Average Effective Multifamily Rent, 2010 to June 2021



From 2010 to June 2021, average effective rent per unit increased from \$933 to \$1,350 in Oregon City (+45%)

Median Household Income, Oregon City, Clackamas County, Oregon, 2014-2018

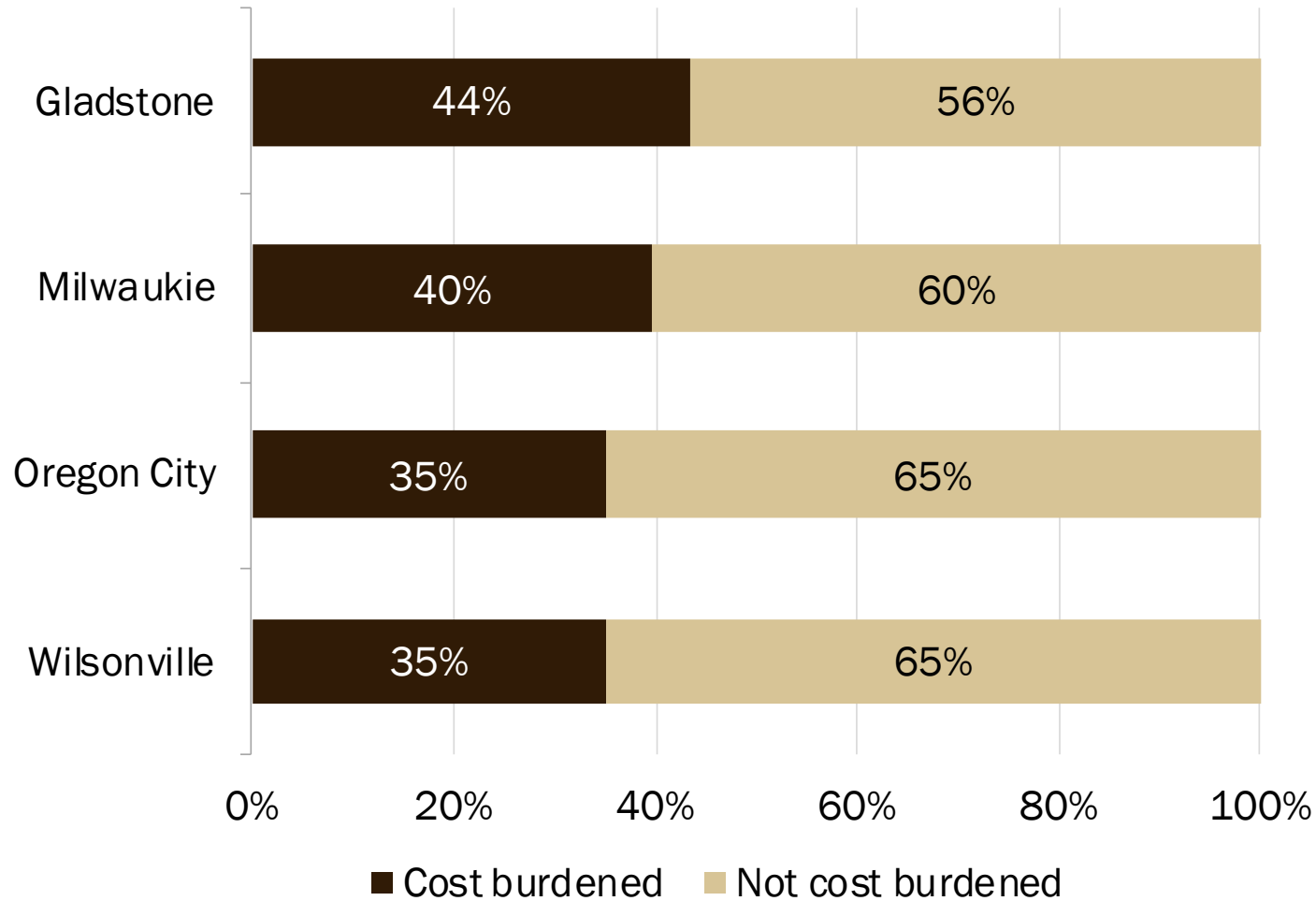


Change in Median Household Income since 2000 (2018 inflation-adjusted \$):

- Oregon City: +\$2,969
- Clackamas Co: -\$2,473
- Oregon: -\$3,059

Source: Source: U.S. Census Bureau, 2014-2018 ACS 5-year estimate, Table B25119. .

Cost Burden, 2012-2016

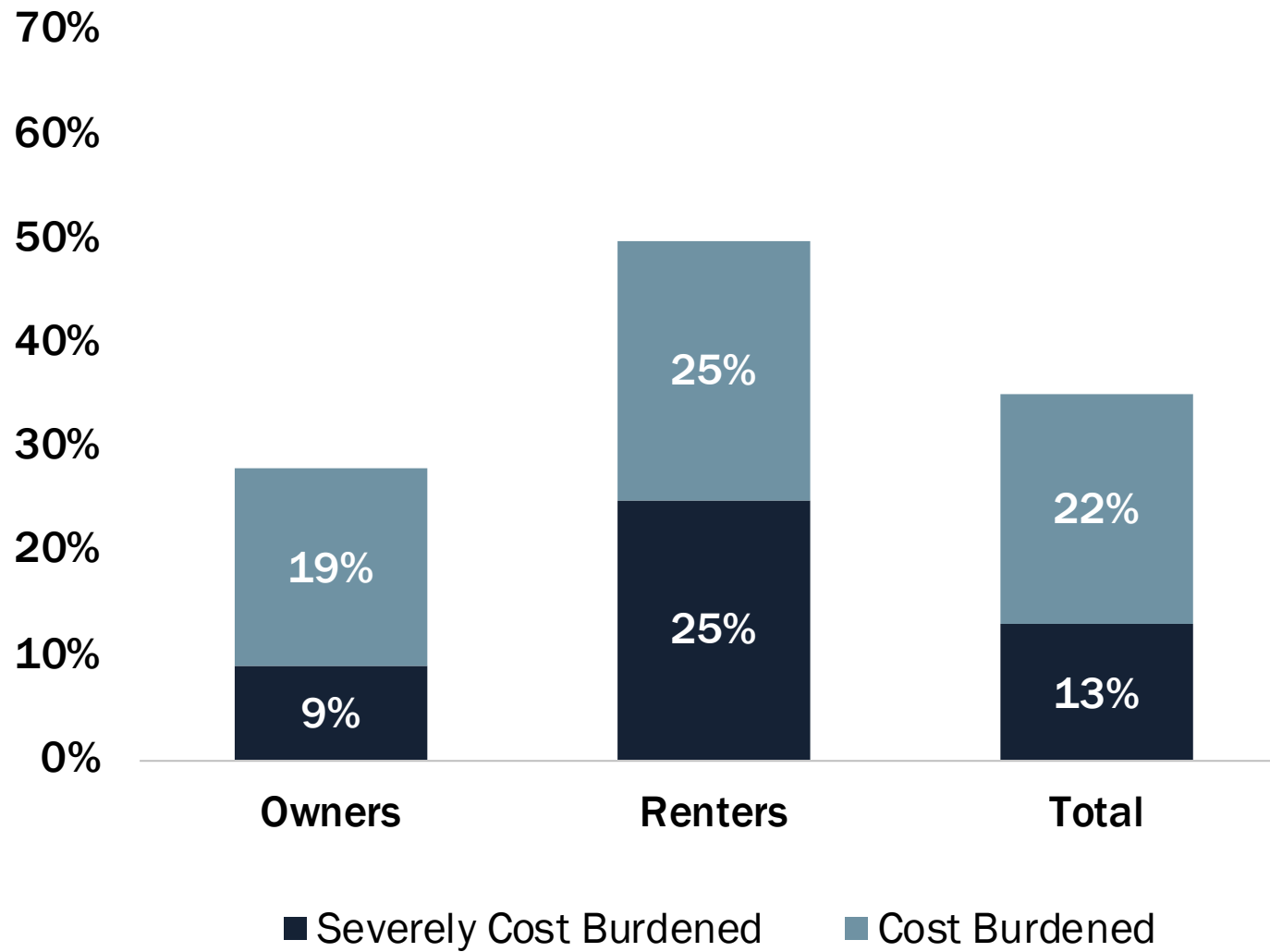


Households paying 30% or more for housing costs are said to be cost burdened.

The average cost burden in the Portland Region is 37%.



Cost Burden, Renter and Homeowner Households, 2012-2016



Households paying 30% or more for housing costs are said to be cost burdened.

Households paying 50% or more are severely cost burdened.

Cost Burden by Comparison Cities:

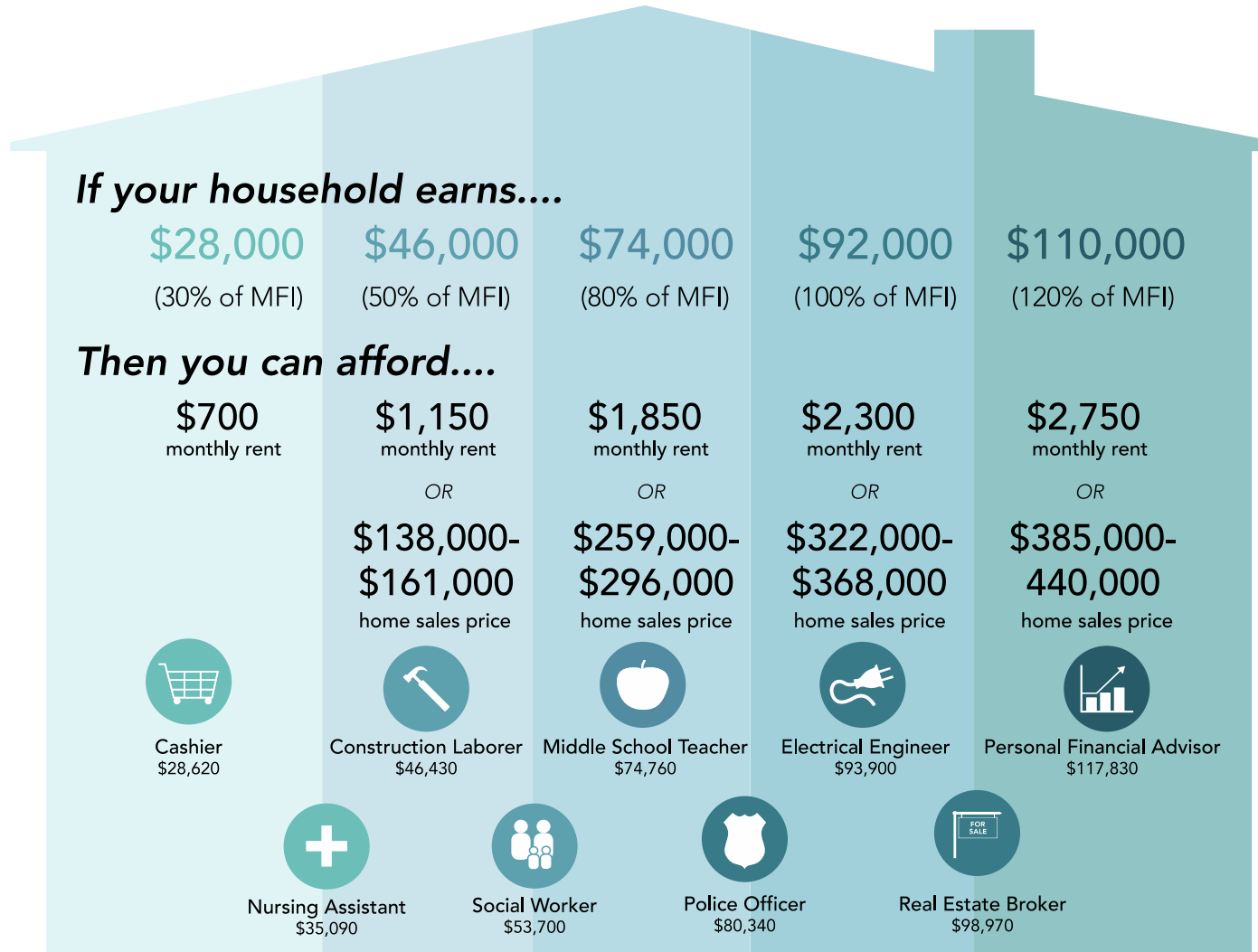
- Gladstone: 44%
- Milwaukie: 40%
- Wilsonville: 35%

Source: U.S. Census, American Community Survey 2012-2016, Tables B25091.

Financially Attainable Housing

WHAT IS YOUR VISION FOR THE FUTURE?

HUD's Median Family Income (MFI) for Clackamas County in 2020 is \$92,100



Median Home Sale Price in Oregon City:
\$545,000

A household would need to earn about \$136,250 or 148% of MFI to afford this price.

Average Effective Rent in Oregon City:
\$1,350

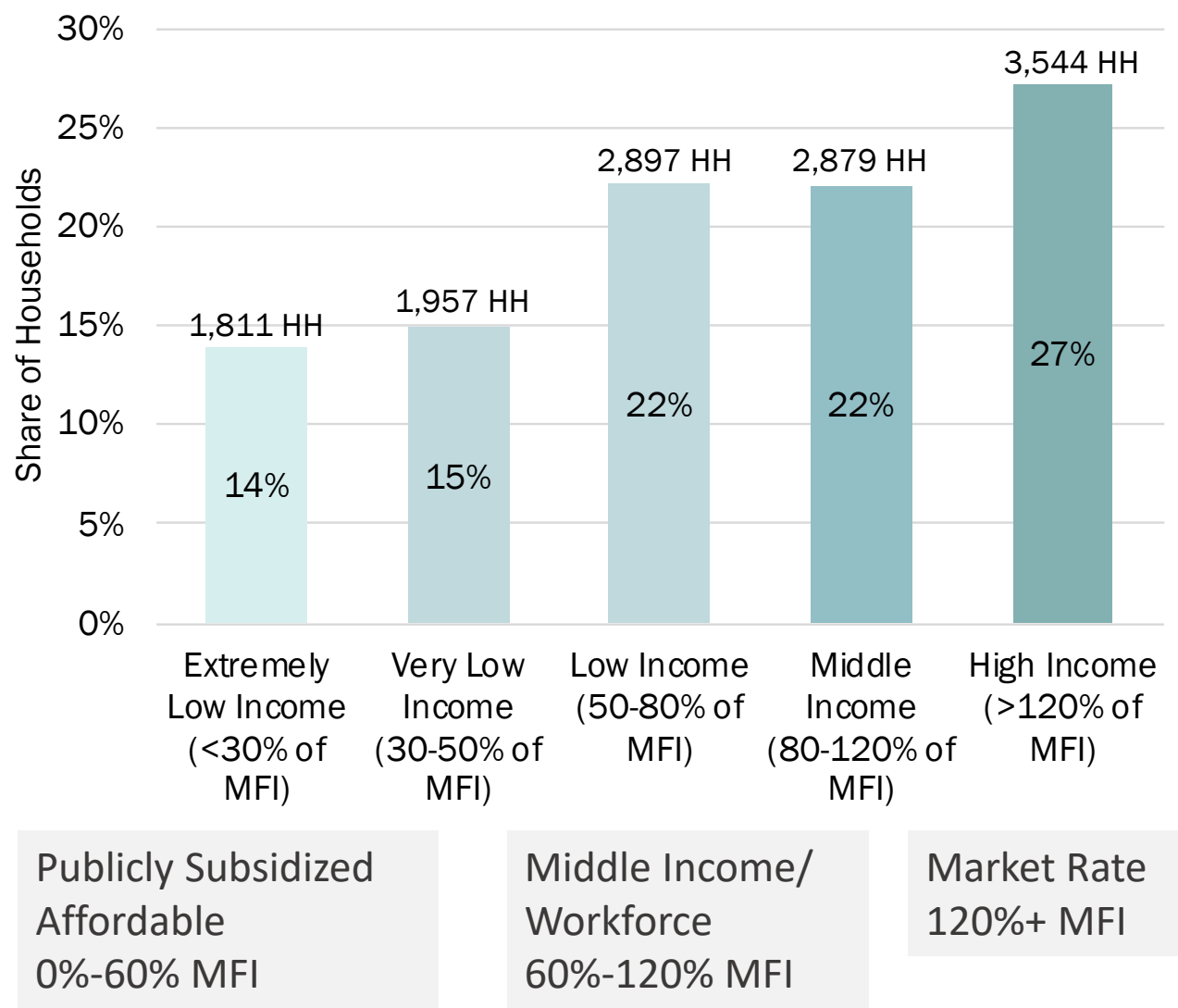
A household would need to earn about \$54,000 or 59% of MFI to afford this rent.

Source: U.S. Census Bureau, ACS 2014-2018, Table B19001; HUD, FY 2020 MFI.

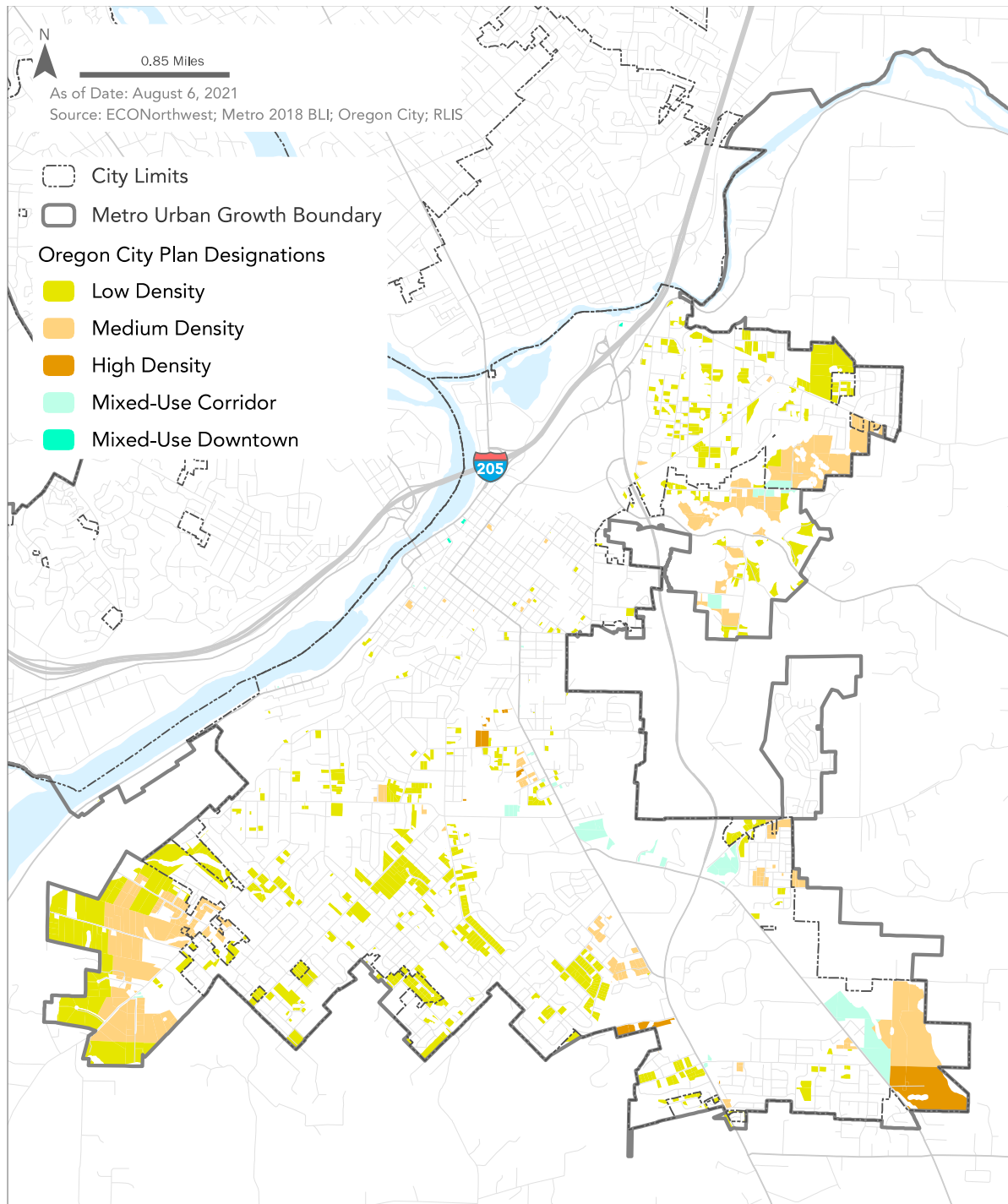


Share of Households by Income Level

This chart is based on the HUD MFI for Clackamas County and the ACS household income distribution for Oregon City.



Source: U.S. Census Bureau, ACS 2014-2018, Table B19001; HUD, FY 2020 MFI.



WHAT IS YOUR VISION FOR THE FUTURE?

Unconstrained Vacant and Partially Vacant Residential Land, Oregon City, City Limits and UGB Areas, 2020

- Low Density: 453 acres
- Medium Density: 342 acres
- High Density: 62 acres
- Mixed-Use Corridor: 75 acres
- Mixed-Use Downtown: 1 acre



Forecast of New Housing, 2021 to 2041

- Oregon City is forecast to add **7,435** new dwellings
- Oregon City's vacant land has capacity for about **7,266** new dwelling units

Single-Family
Detached



3,717

New Units
(50%)

Single-Family
Attached



1,487

New Units
(20%)

Duplex, Triplex,
Quadplex



744

New Units
(10%)

Multifamily
(5+ units)



1,487

New Units
(20%)

Recommendations

- Monitor land available in all plan designations
 - Deficit of land in the high density plan designation (169 dwelling units)
- Continue to monitor future development to evaluate resulting densities and housing mix
- Provide opportunities for affordable housing development for both rental and ownership
- Look for opportunities for affordable housing development for all housing types
- Continue the process of developing and adopting zoning code to comply with HB2001
- Adopt the HNA report as an appendix to the Comprehensive Plan

