



Oregon City Housing Needs Analysis

Council Commission Work Session
September 7, 2021

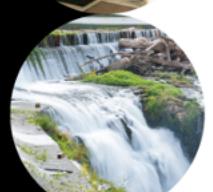
WHAT IS YOUR VISION FOR THE FUTURE?

#OC2040



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



Single-Family Attached

Townhouses



Multifamily (2 to 4 units per structure)

Duplexes

Tri- and Quad-Plexes



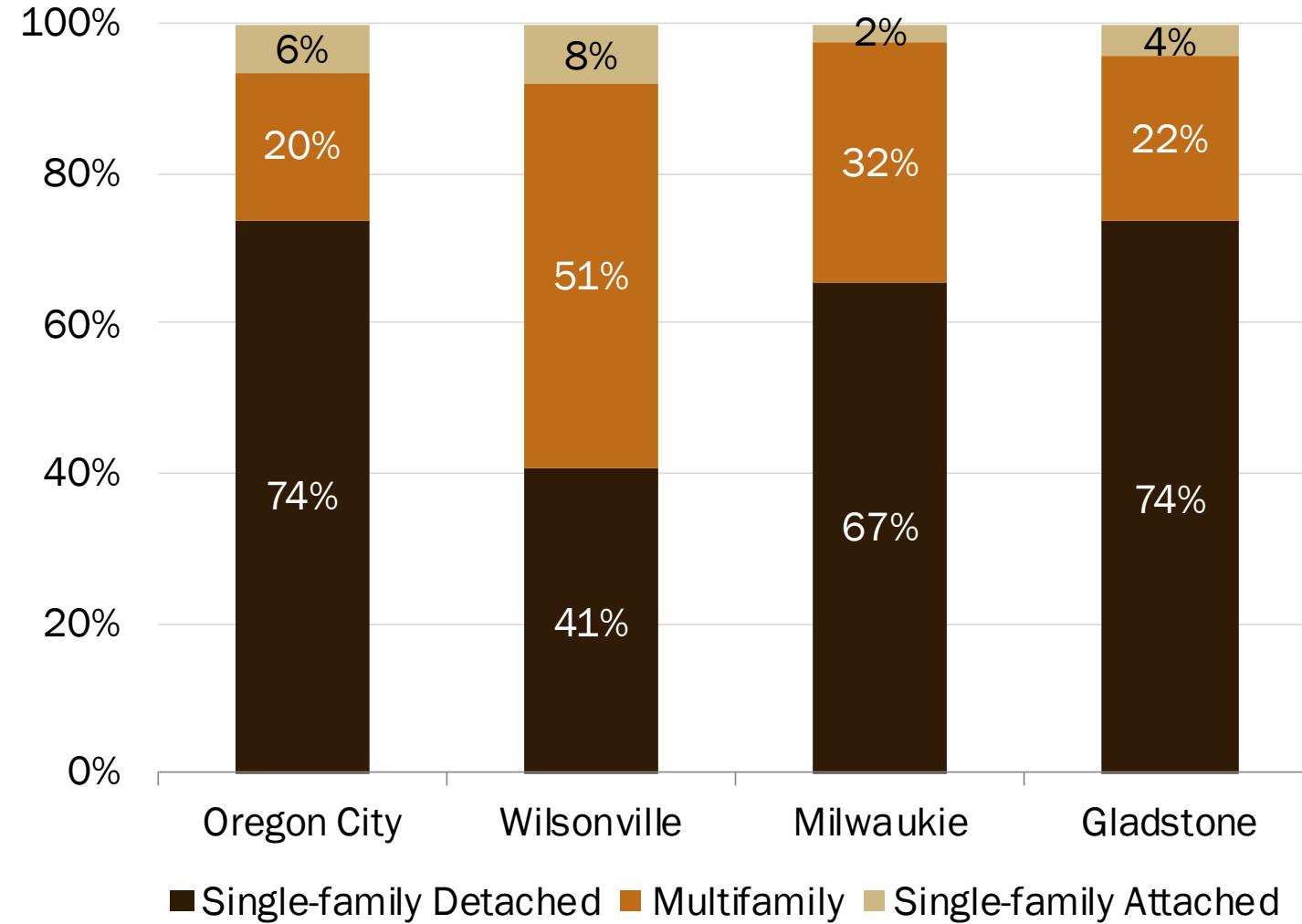
Multifamily (5+ Units per Structure)



Image from Zillow.



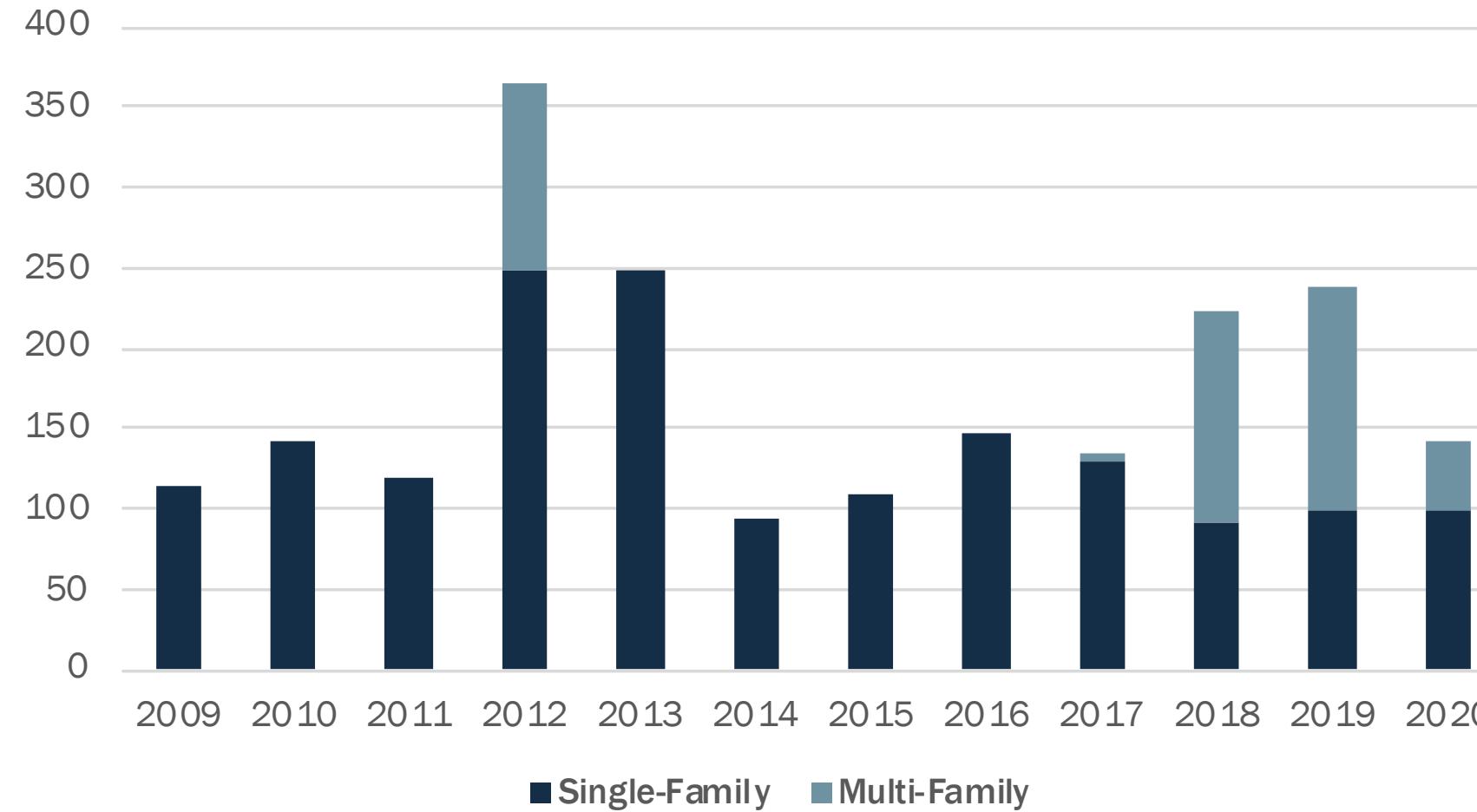
Housing Mix, 2013-2017



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



Units Constructed, Oregon City, 2009 to 2020

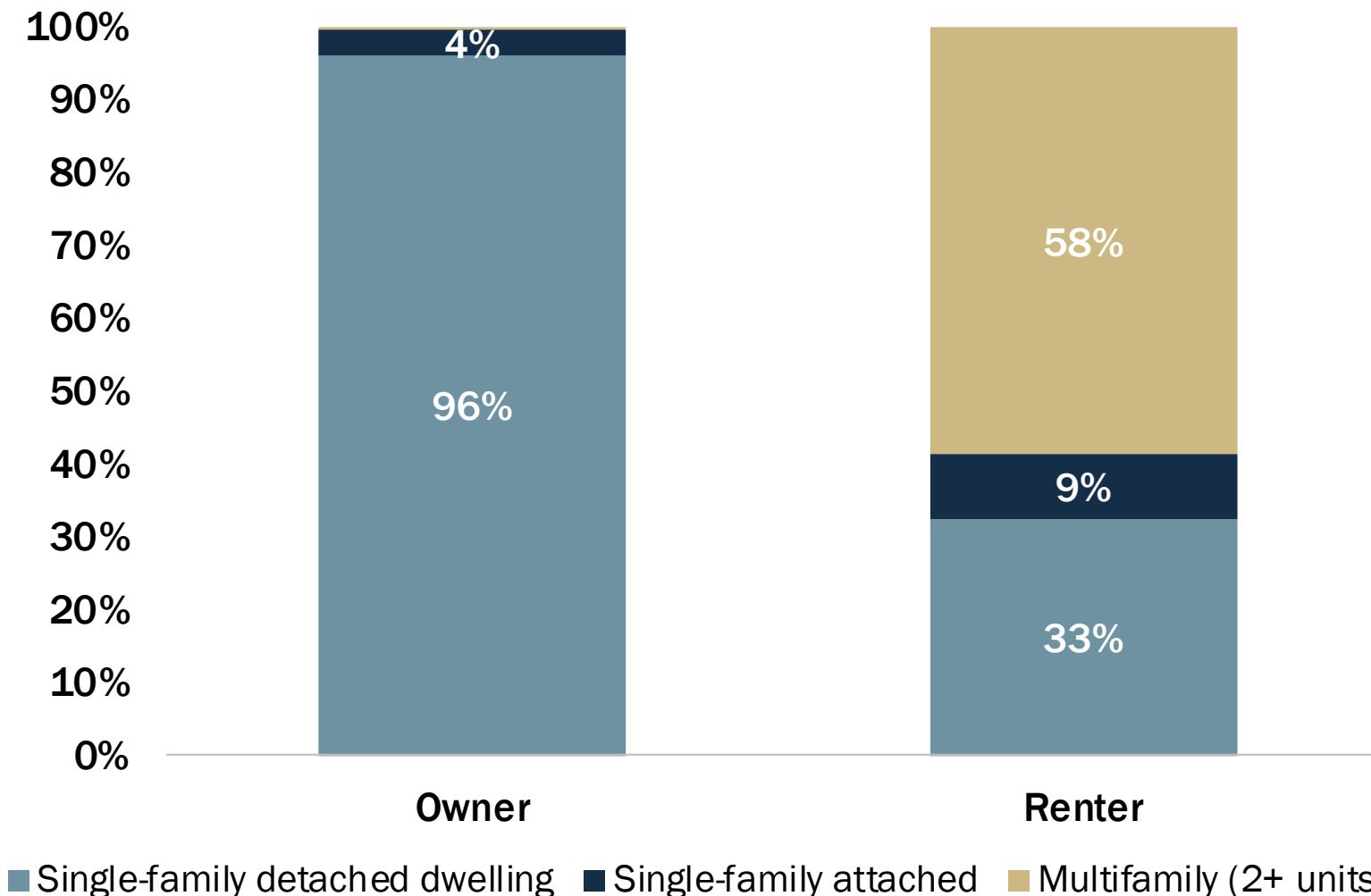


Source: Oregon City Permit Database

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Housing Tenure by Structure Type, 2012-2016

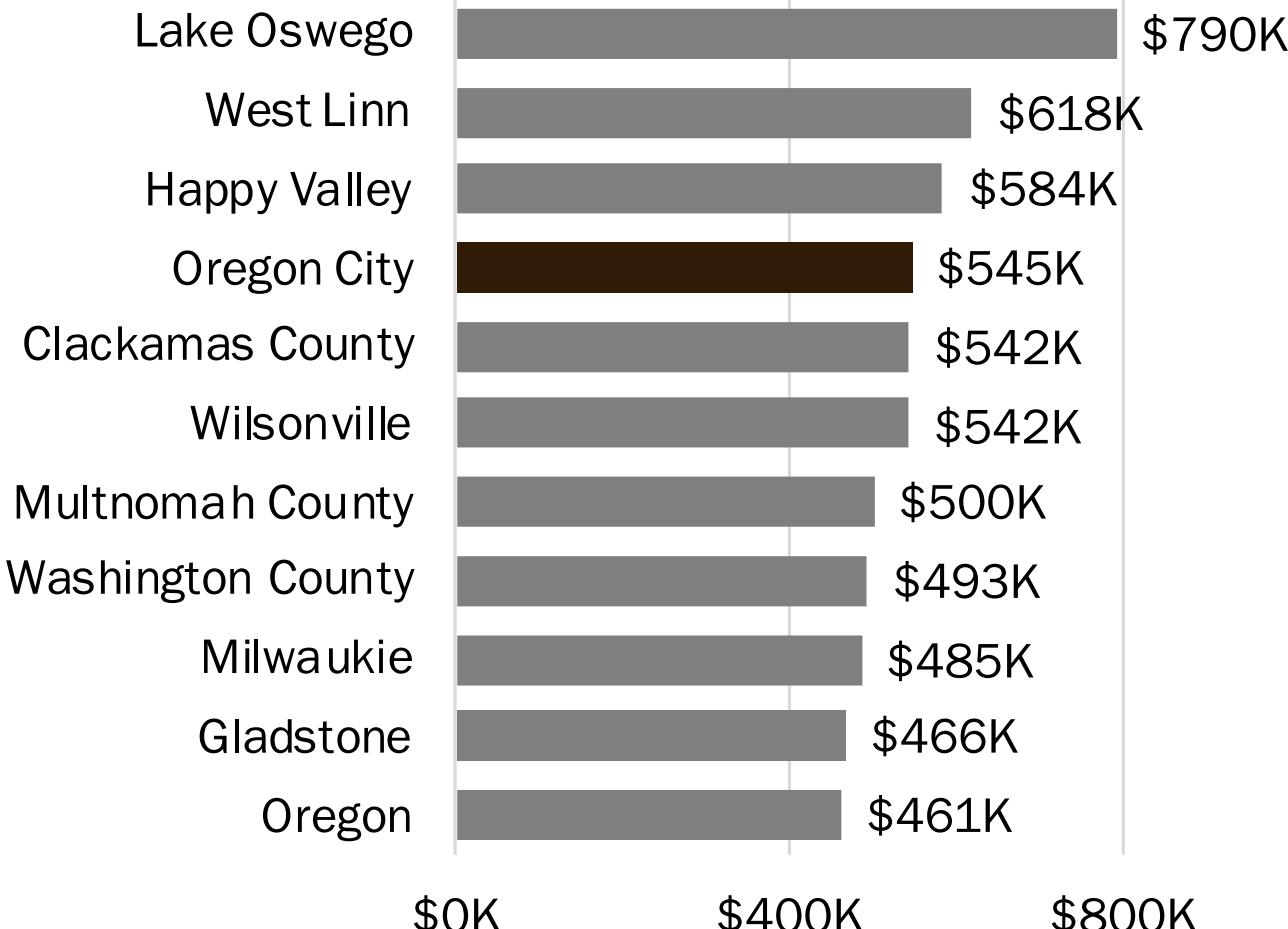


Homeownership rates in comparison cities:

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



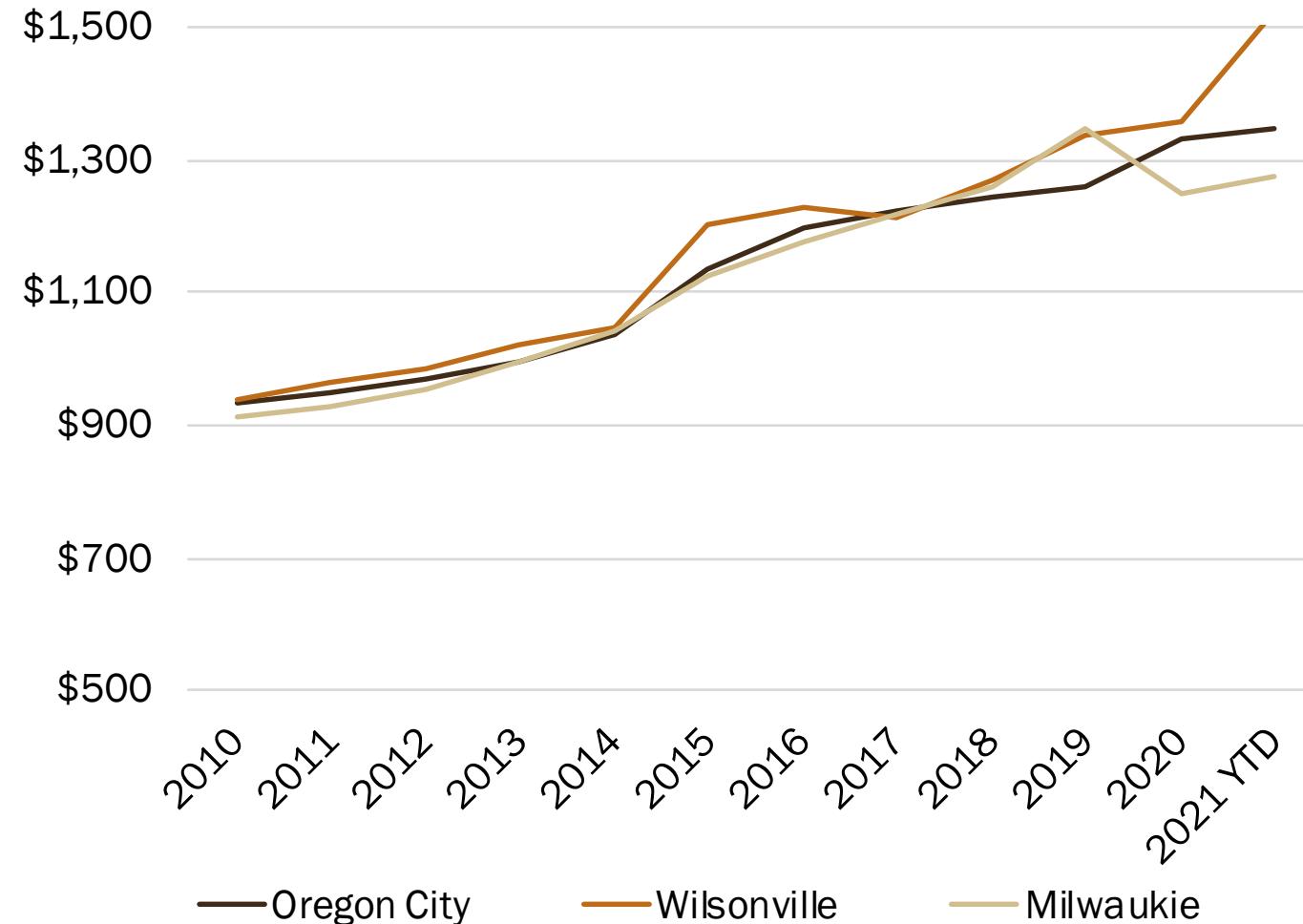
Median Sales Price, April 2021



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



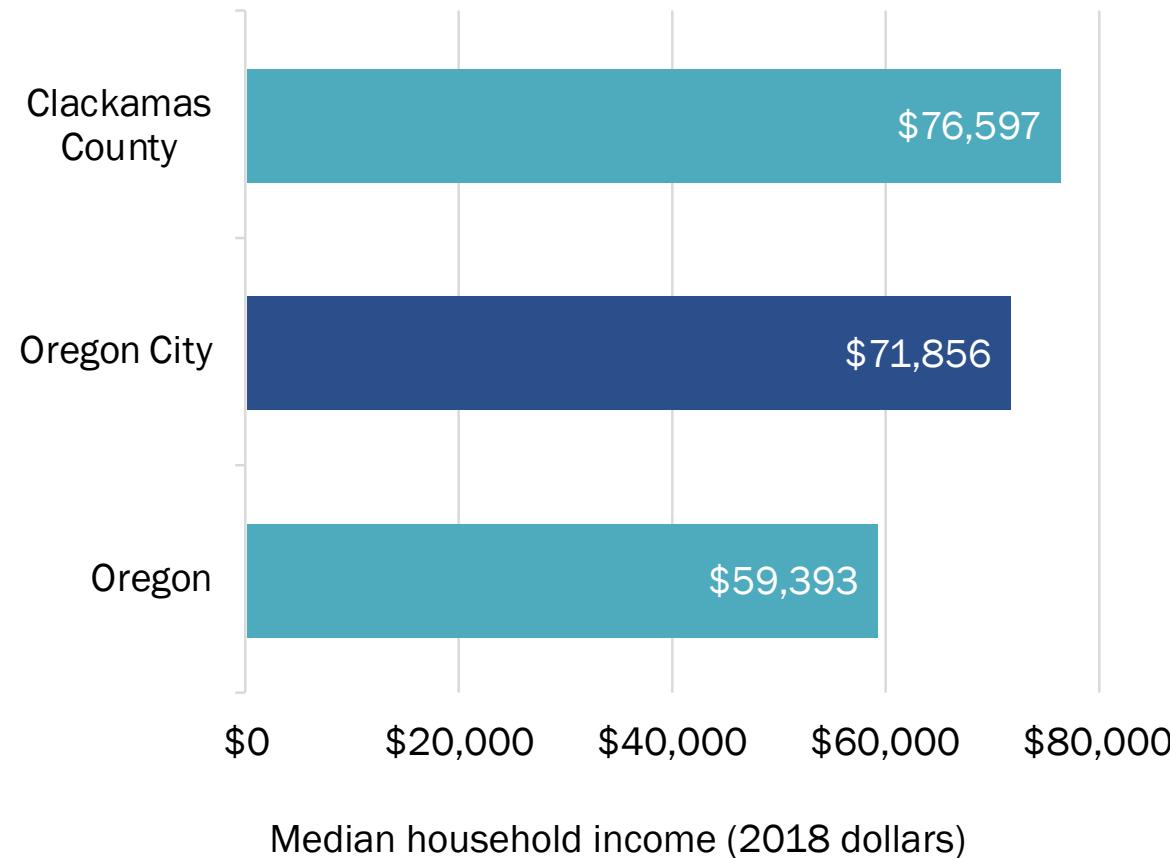
Average Effective Multifamily Rent, 2010 to June 2021



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

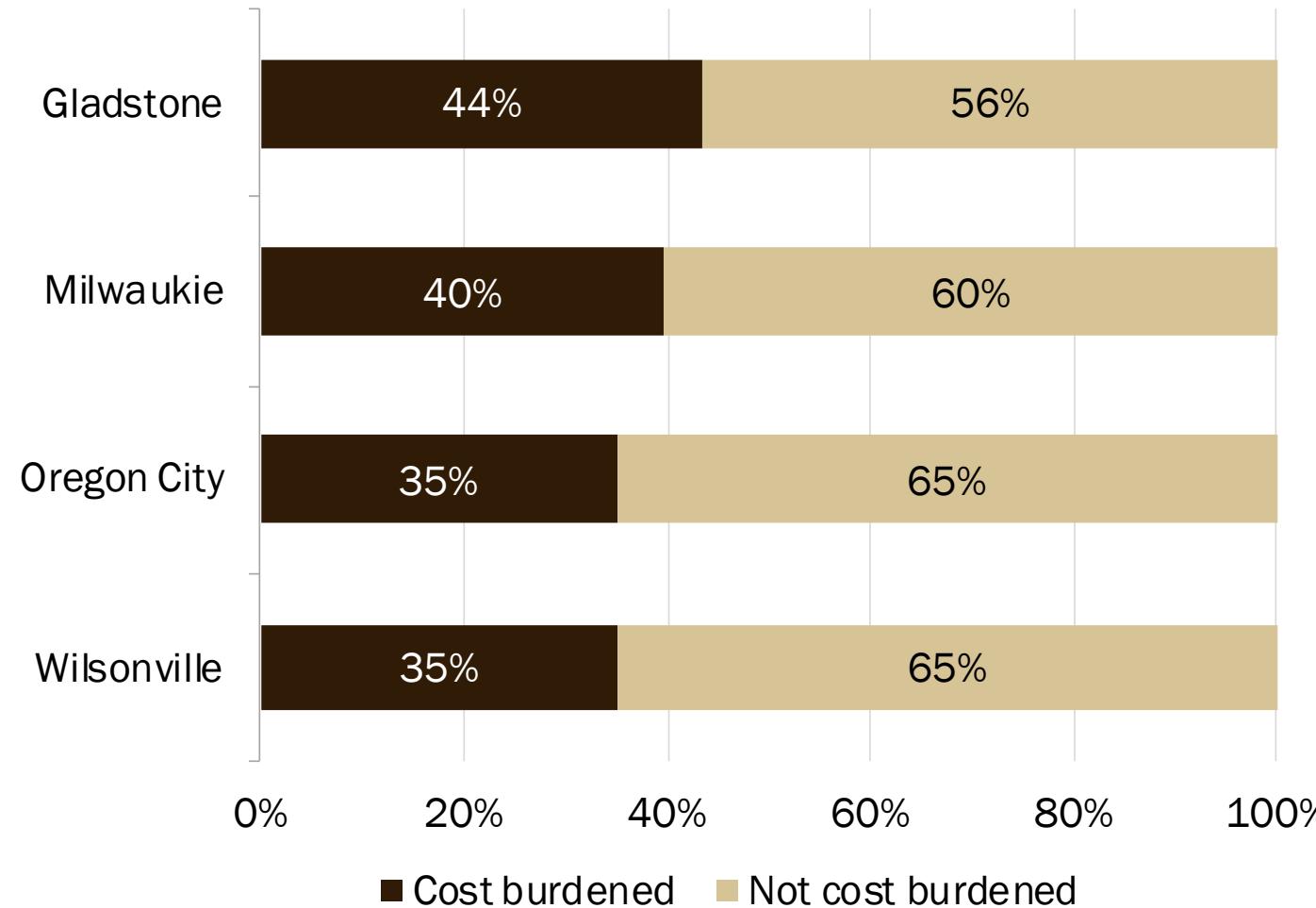


Change in Median Household Income since 2000 (2018 inflation-adjusted \$):

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



Cost Burden, 2012-2016



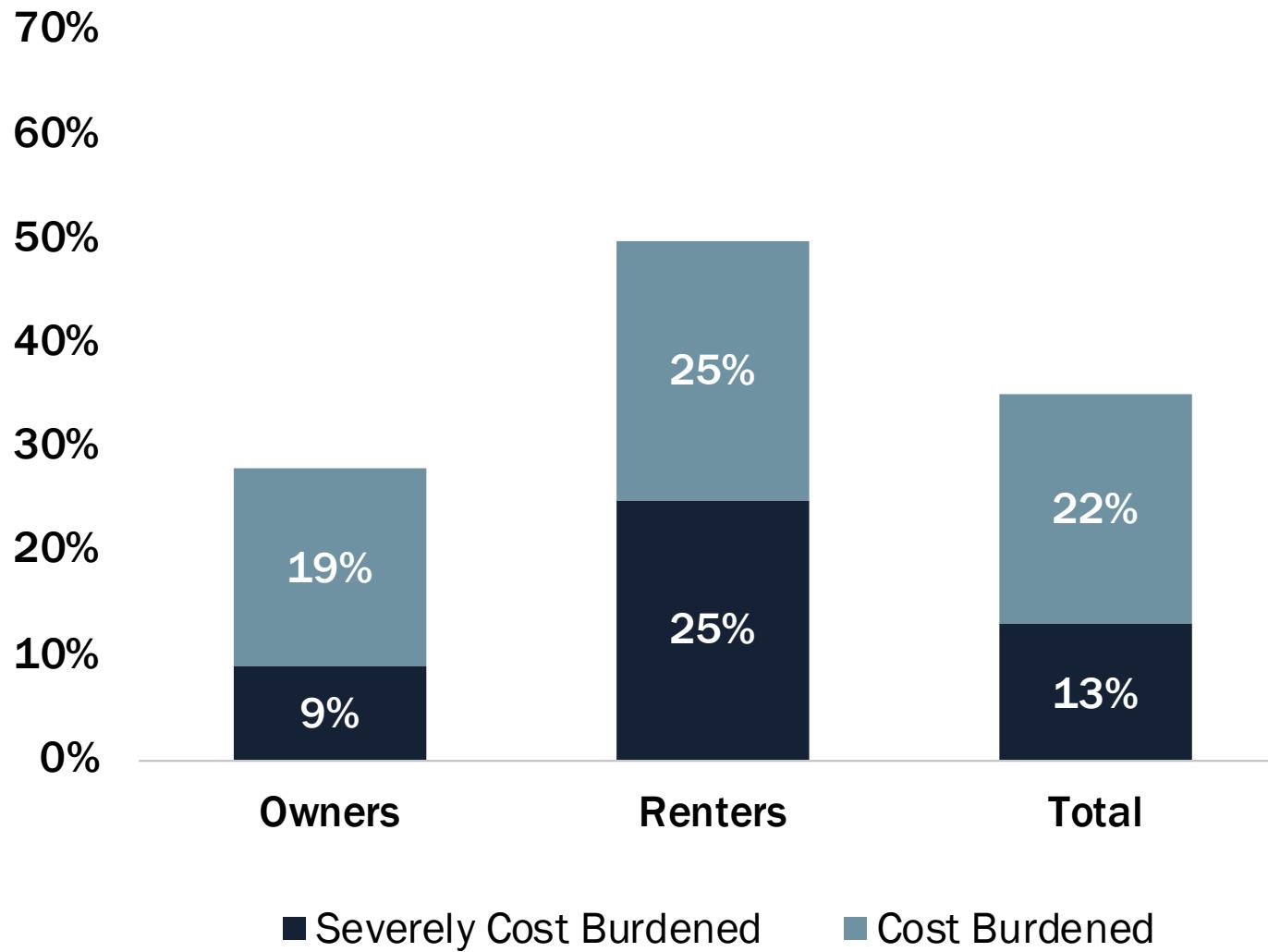
Households paying 30% or more for housing costs are said to be cost burdened.

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:

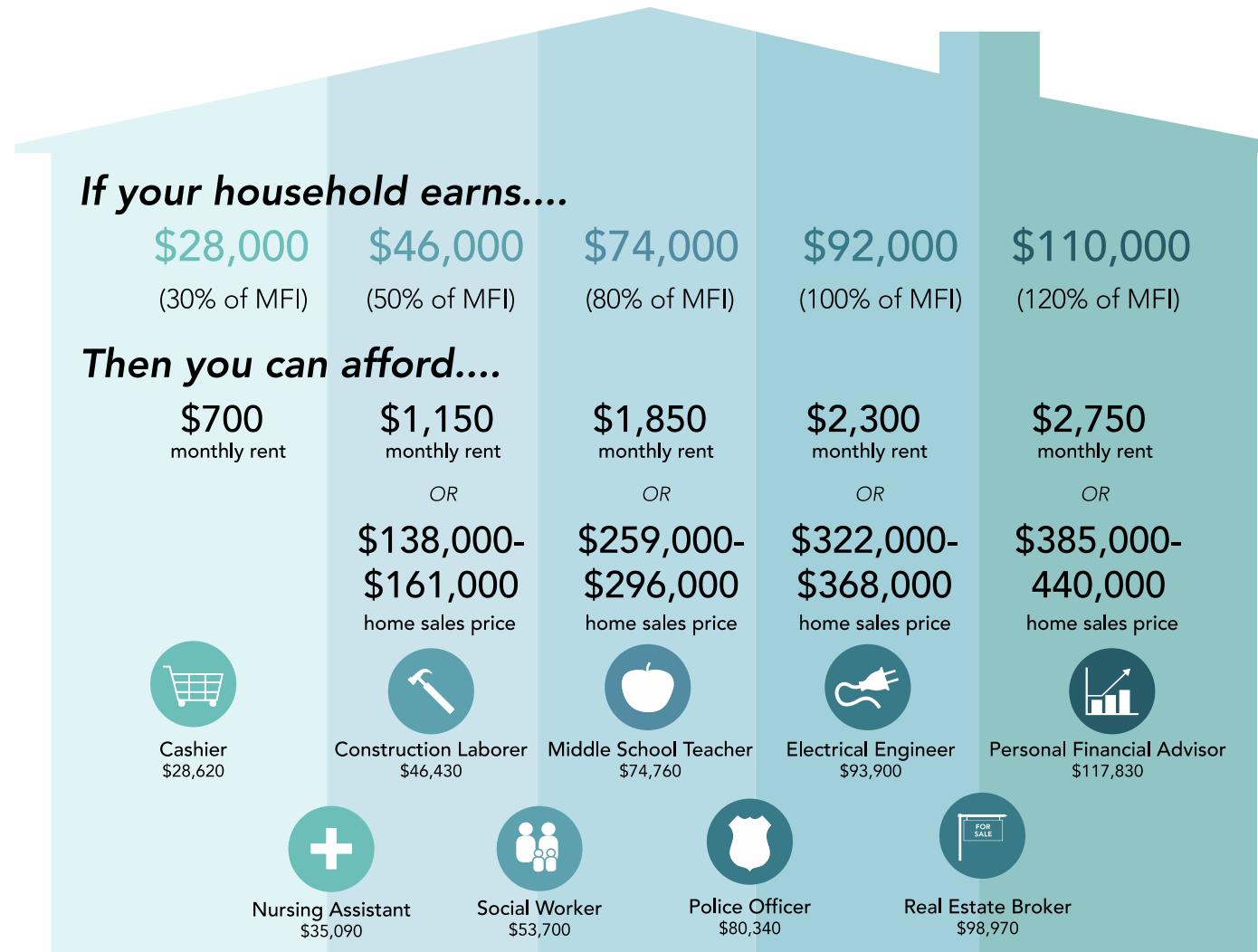
- Gladstone: 44%
- Milwaukie: 40%
- Wilsonville: 35%



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.

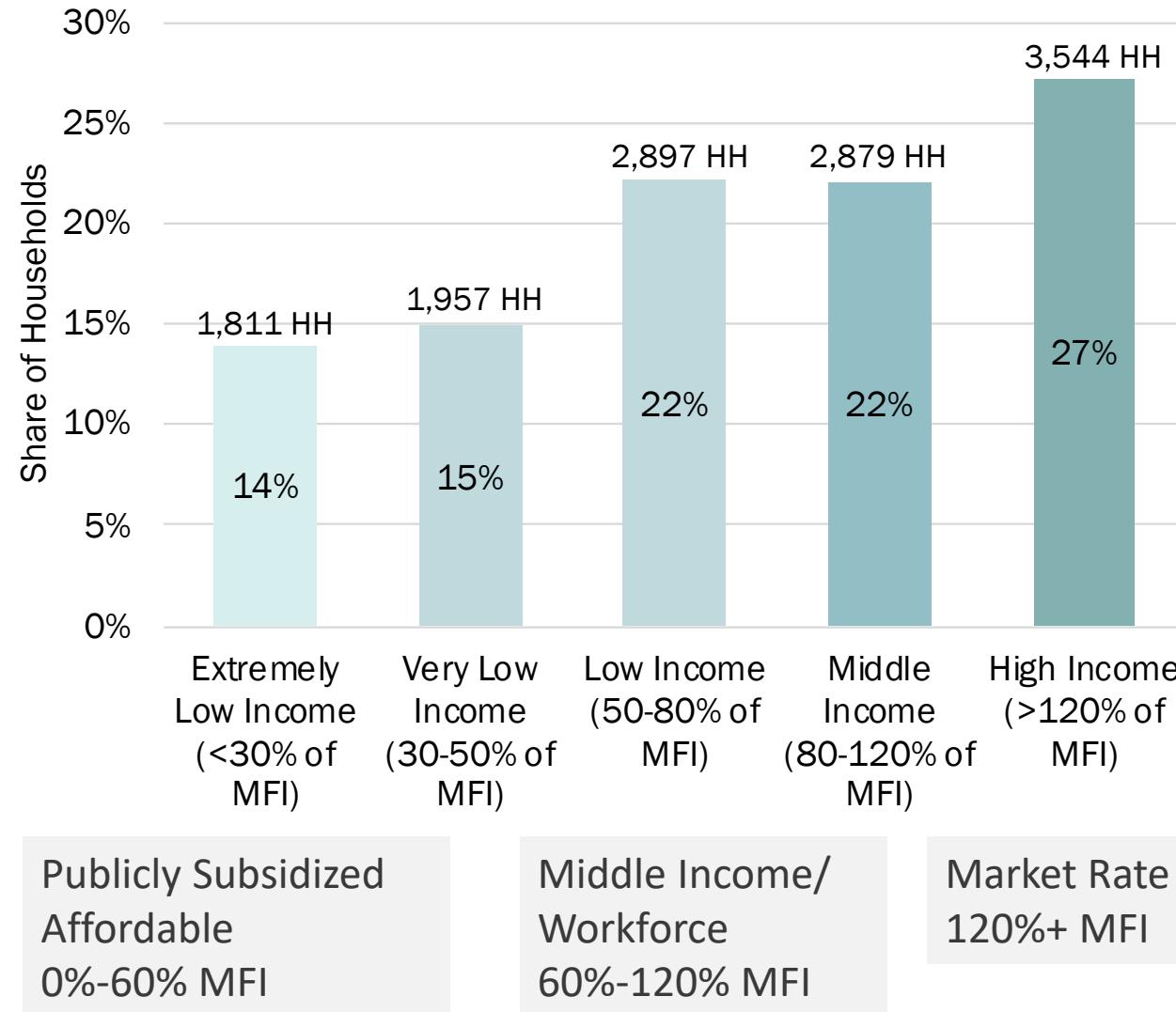
Average Effective Rent in Oregon City:
\$1,350

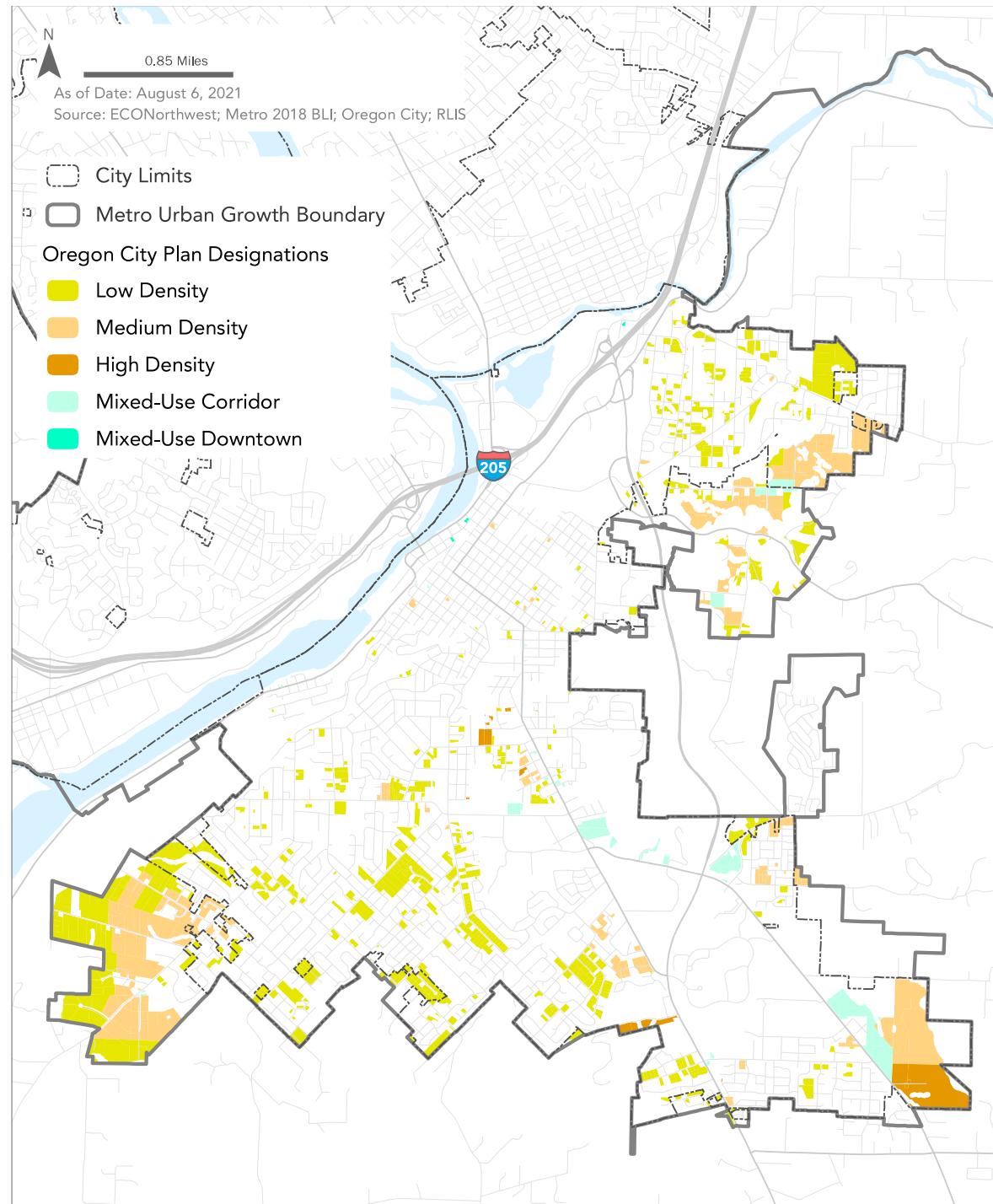
A household would need to earn about \$54,000 or 59% of MFI to afford this rent.



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.





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

