

Gresham Housing Capacity Analysis

Open House
April 8, 2021

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ECONOMICS • FINANCE • PLANNING

- Project Overview
- Findings of the Housing Capacity Analysis
- Preliminary Housing Forecast and Buildable Lands Inventory
- Next Steps

Note: We will break for poll questions throughout the presentation.



Why do a Housing Capacity Analysis?

Answer questions...

- How much growth in 20 years?
- How much land?
- Where is the buildable land?
 - Vacant; unconstrained physically or by policy
- Does Gresham have enough buildable residential land?
- What are Gresham'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.

Poll #1 (Answer in Zoom Poll Popup)

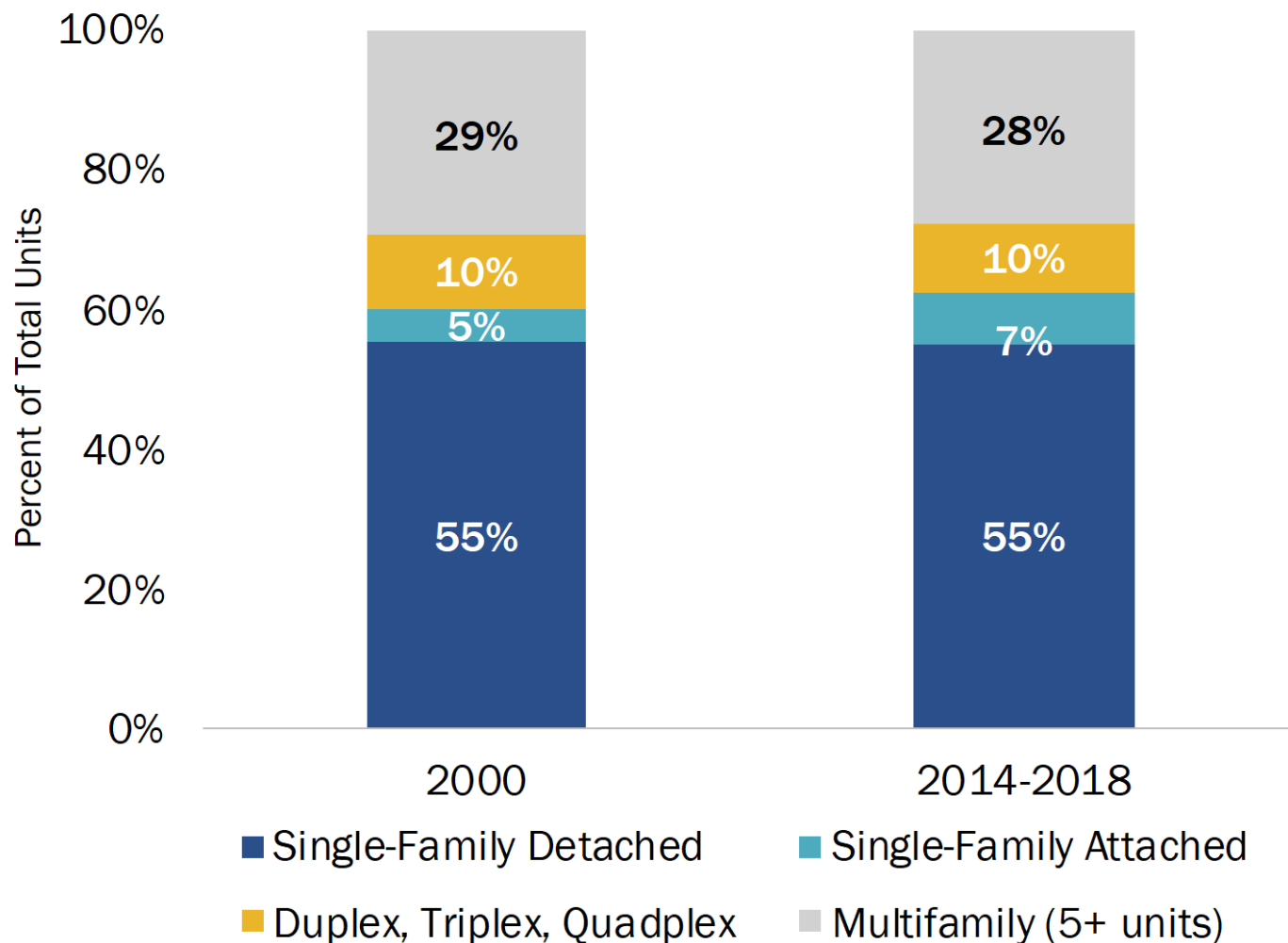
Question 1: What type of housing do you live in?

- Single-detached dwelling
- Single-attached dwelling (townhouse)
- Accessory dwelling unit
- Cottage housing
- Duplex
- Triplex or quadplex
- Multifamily (building has more than 5 units)
- Currently houseless
- Other
- Prefer not to answer

Question 2: Do you rent or own your home?

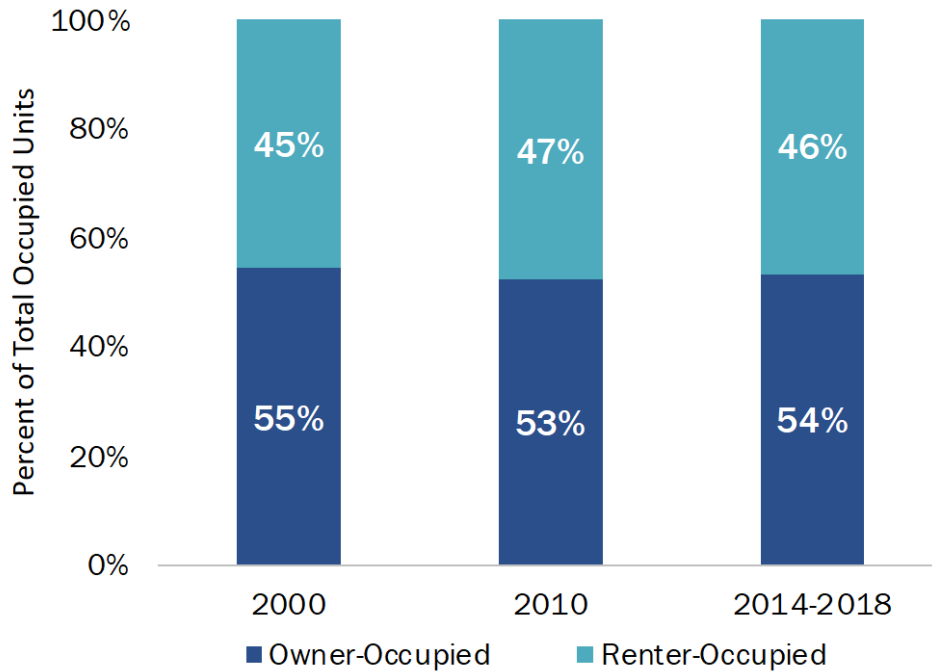
- Rent
- Own
- I live with a friend/relative who owns/rents the home
- I am currently houseless
- Prefer not to answer

Mix of Housing, Gresham

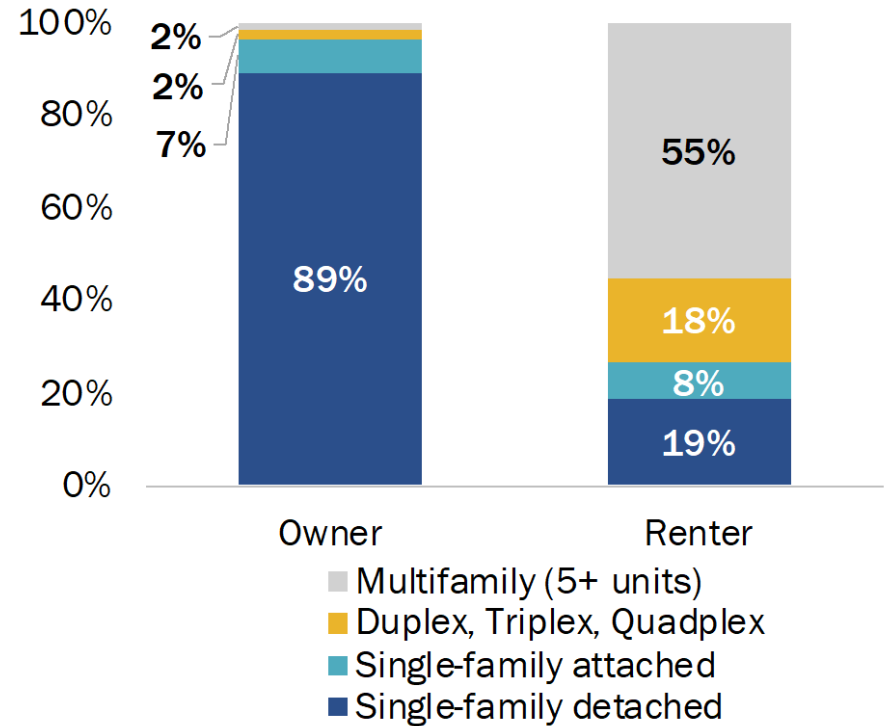


Housing Tenure, Gresham

Change in Tenure

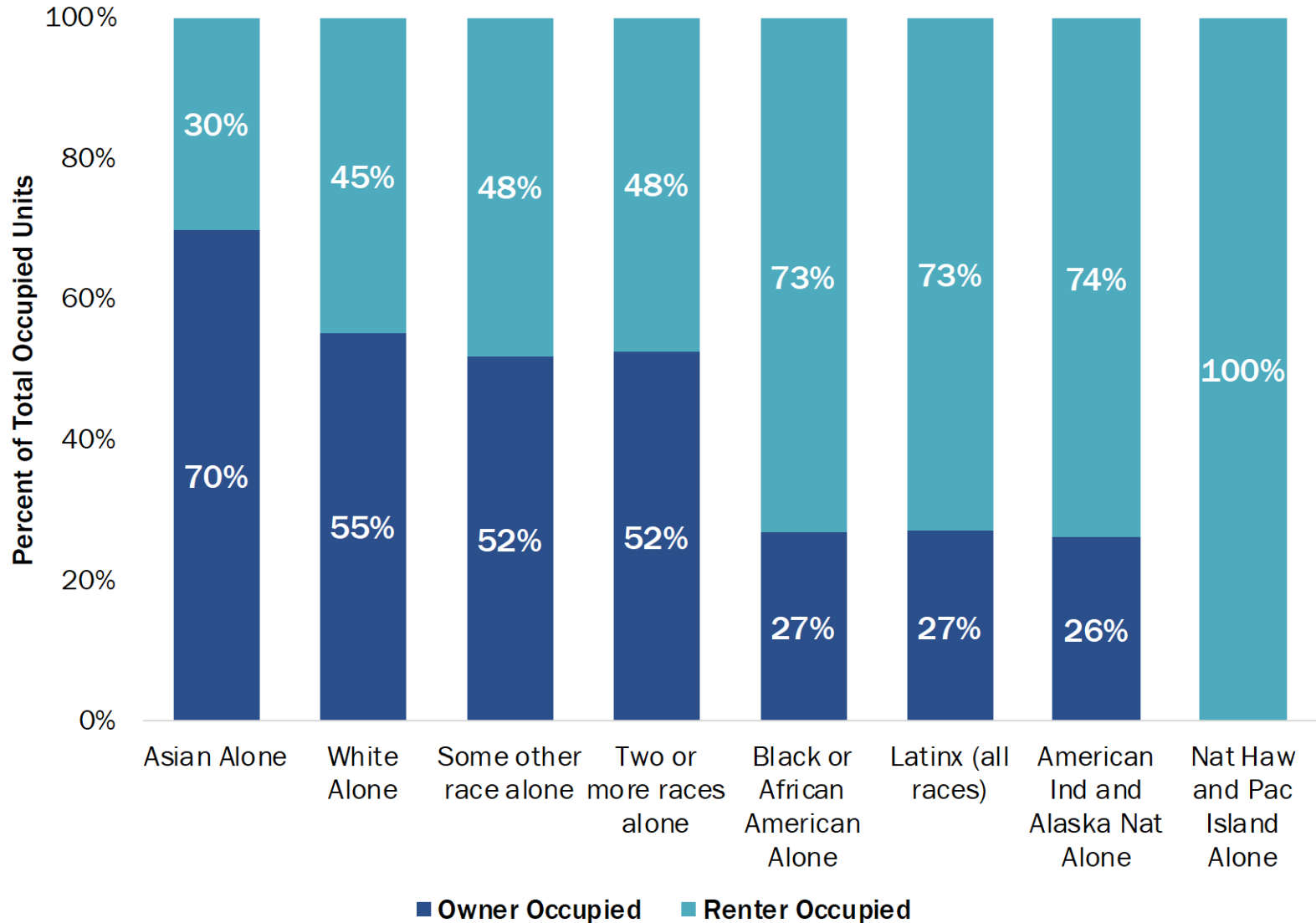


Tenure by Type of Unit, 2018



Housing Tenure, Gresham

Tenure by Race and Ethnicity, 2018



Poll #2 (Answer in Zoom Poll Popup)

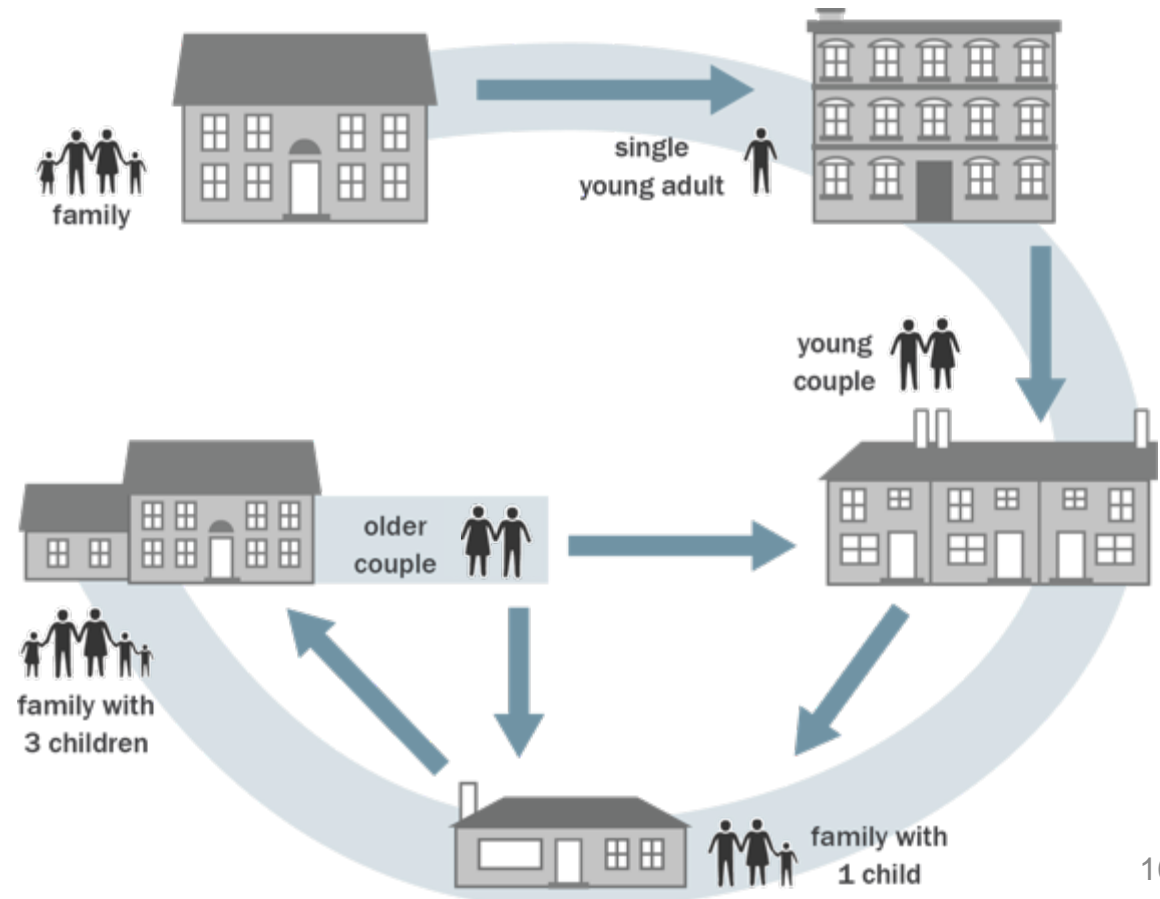
Question 1: What characteristics of quality of life in Gresham are most important to you? (Choose your top 3)

- Safety of neighborhoods
- Housing options
- Ease of travel (transit, car, bike, walking)
- Employment opportunities
- Community diversity
- Shopping, dining, and/or cultural opportunities
- Natural areas, parks, and outdoor recreational areas
- Schools and educational opportunities
- Religious or spiritual events and activities
- Other

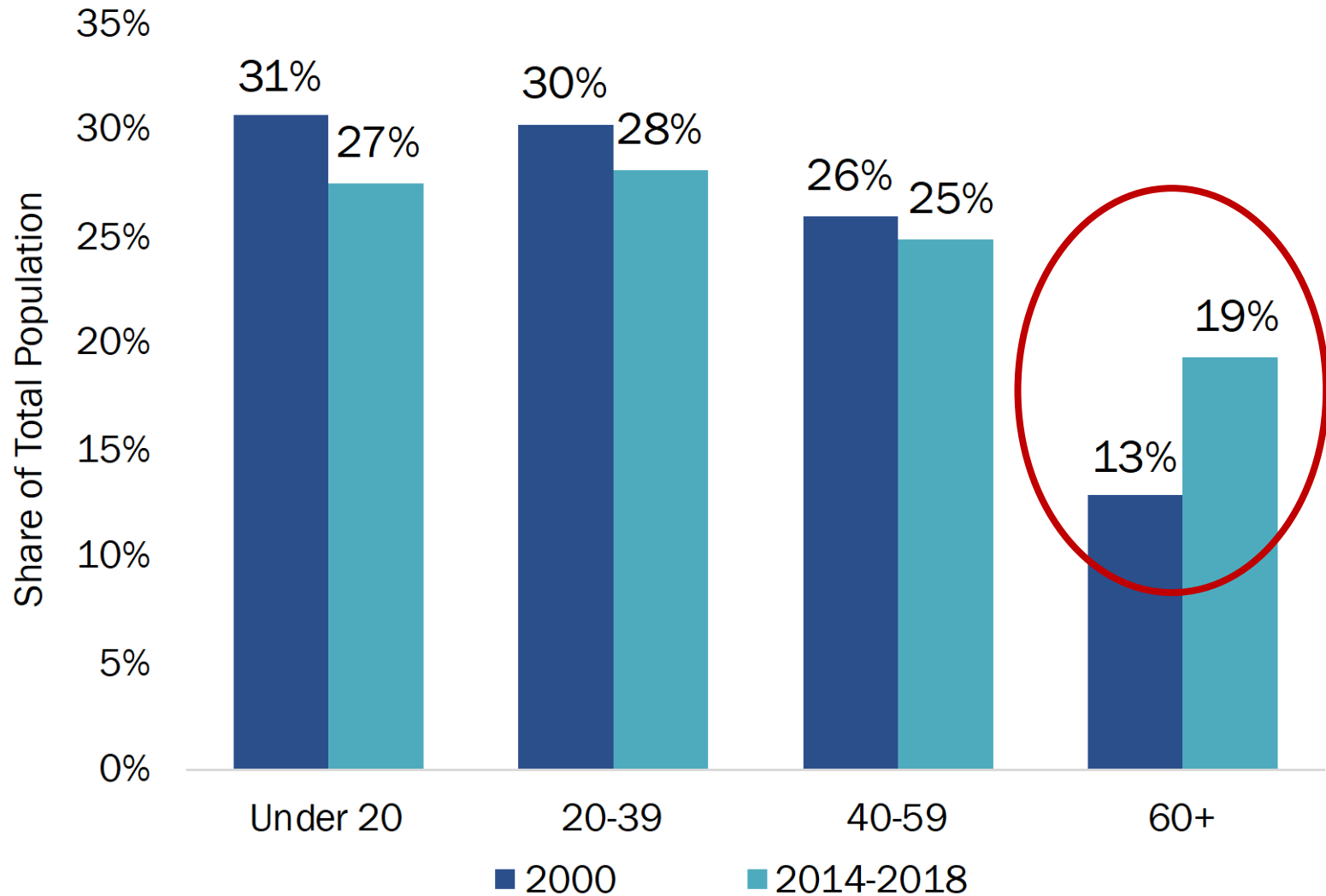
Factors that will affect housing demand in Gresham over the 2021-2041 period

This graphic shows one illustration of housing choices over the life cycle of a household

- Age
- Household Composition
- Income

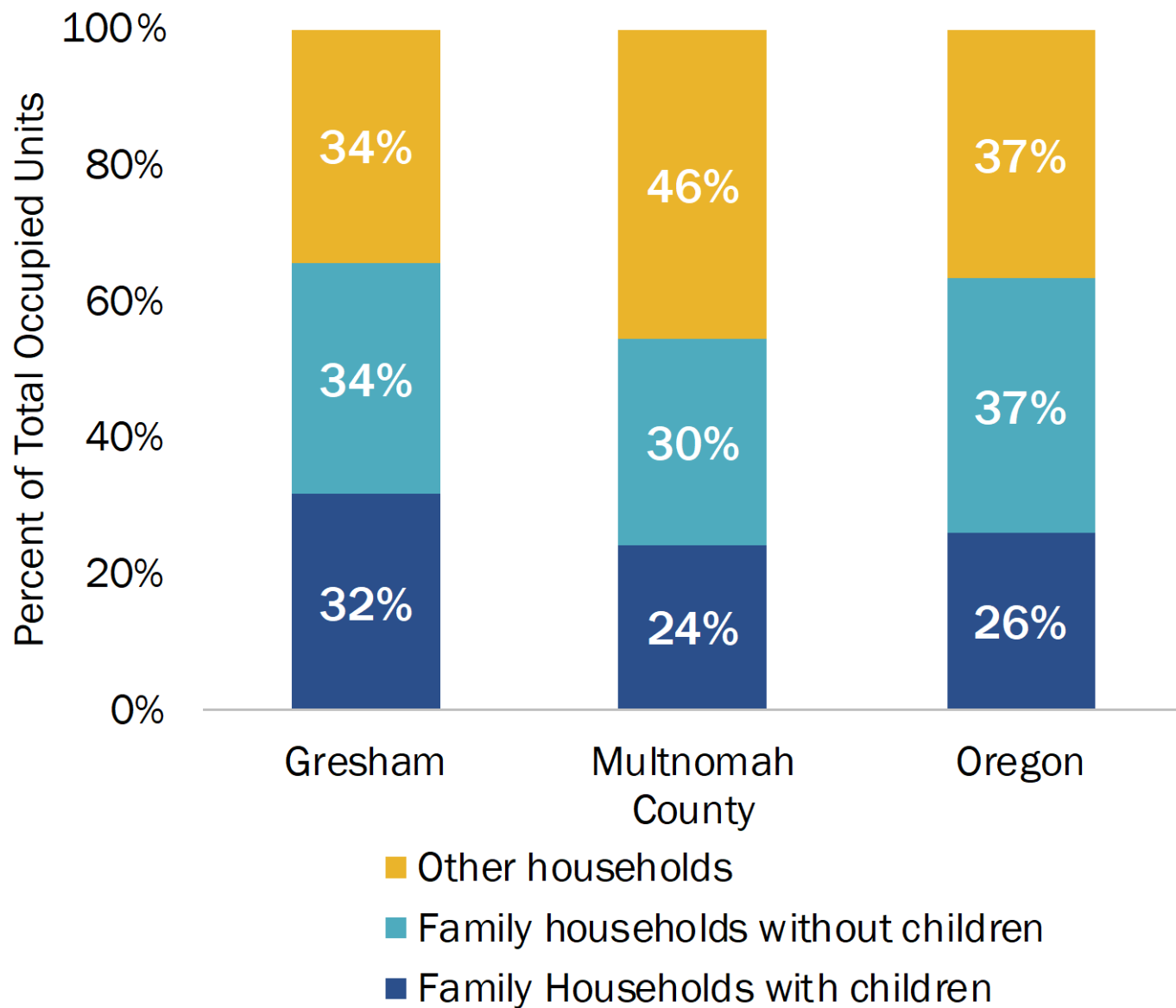


Aging Population, Gresham



Source: U.S. Census, Decennial Census 2000, Table P012; ACS 2014-2018, Table B01001.

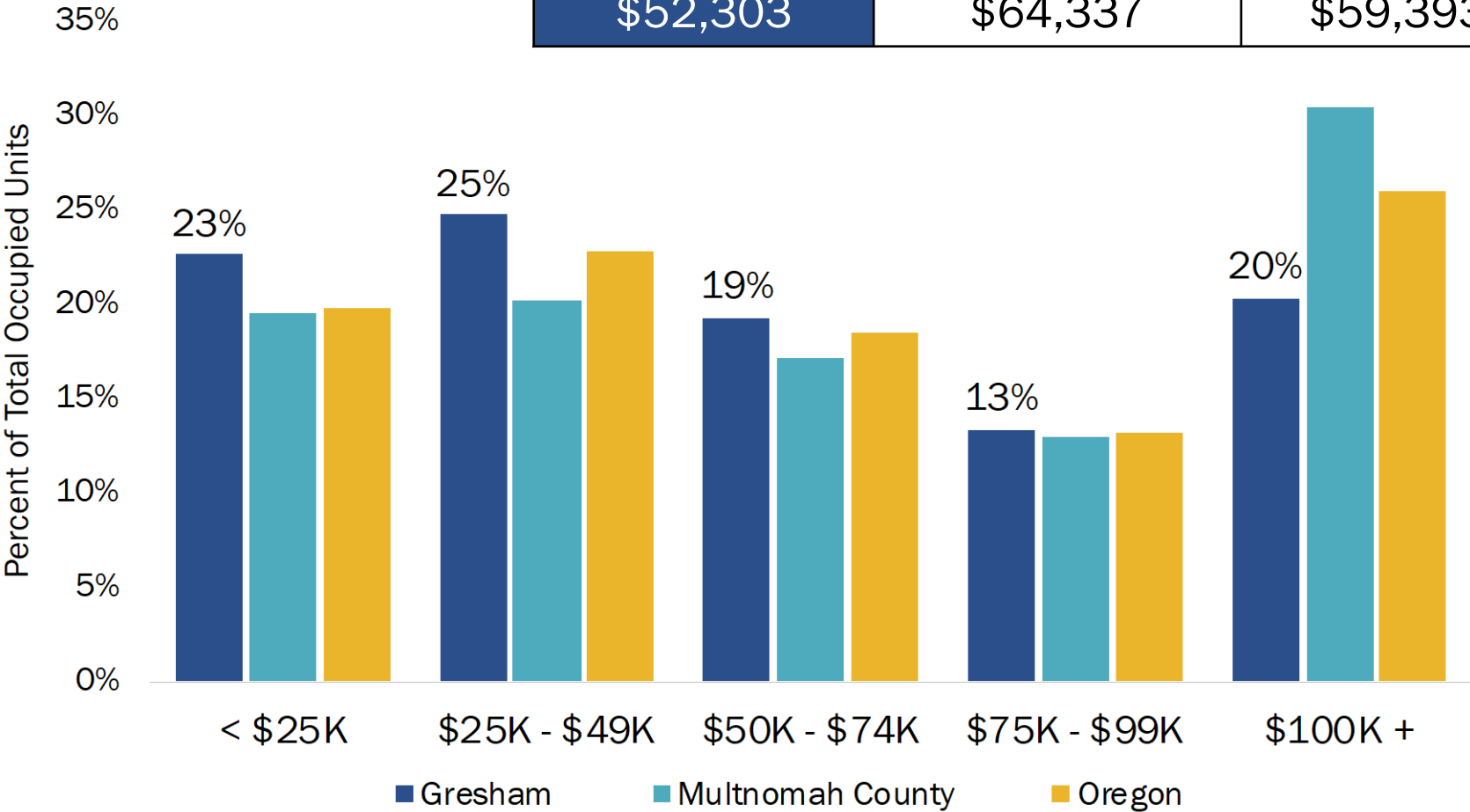
Household Composition, 2014-2018



Note: The U.S. Census Bureau defines family households as households with two or more people related by birth, marriage, or adoption.

Household Income, 2014-2018

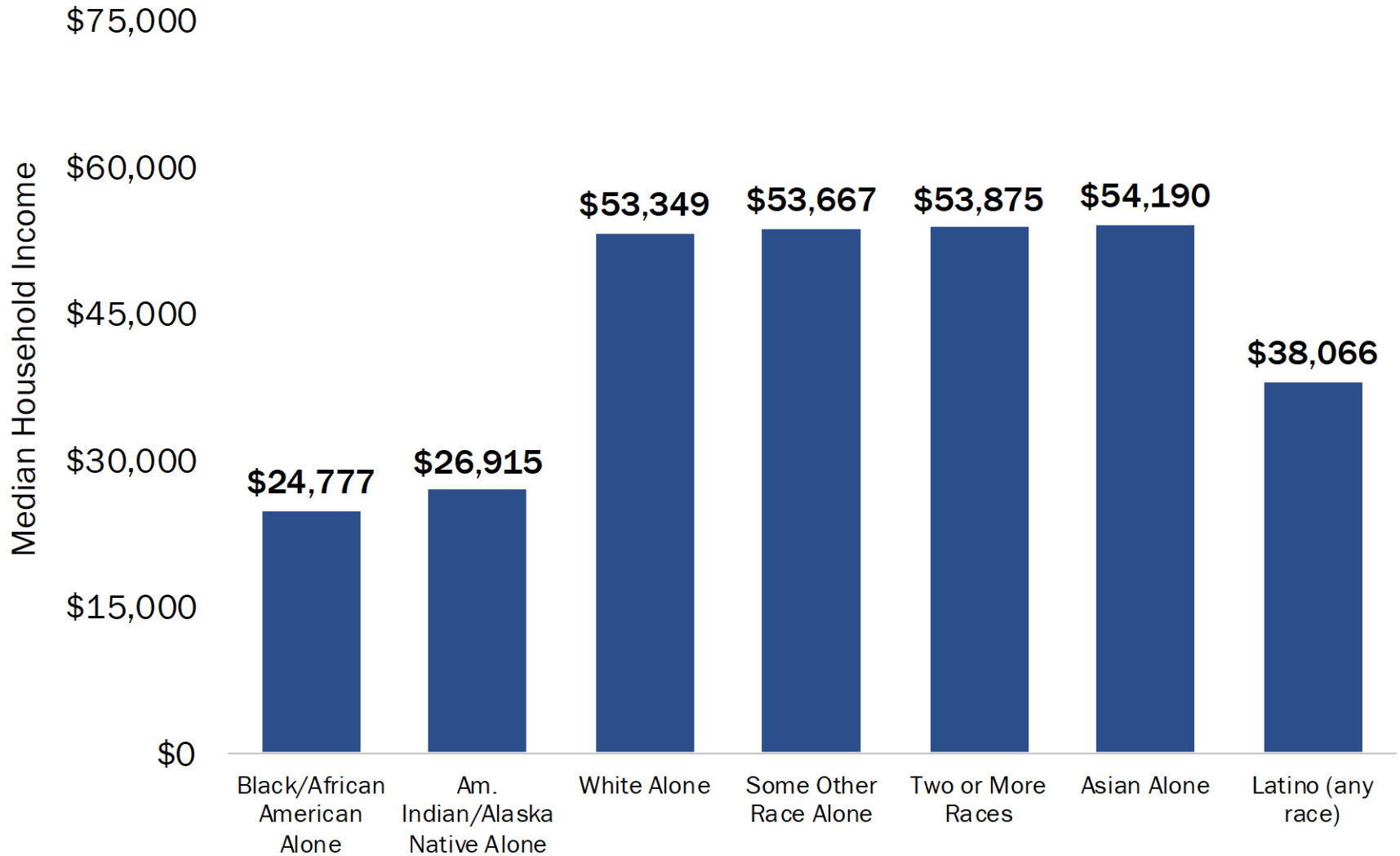
Median Household Income, 2018		
Gresham	Multnomah Co.	Oregon
\$52,303	\$64,337	\$59,393



Source: U.S. Census, ACS 2014-2018, Table B19001.

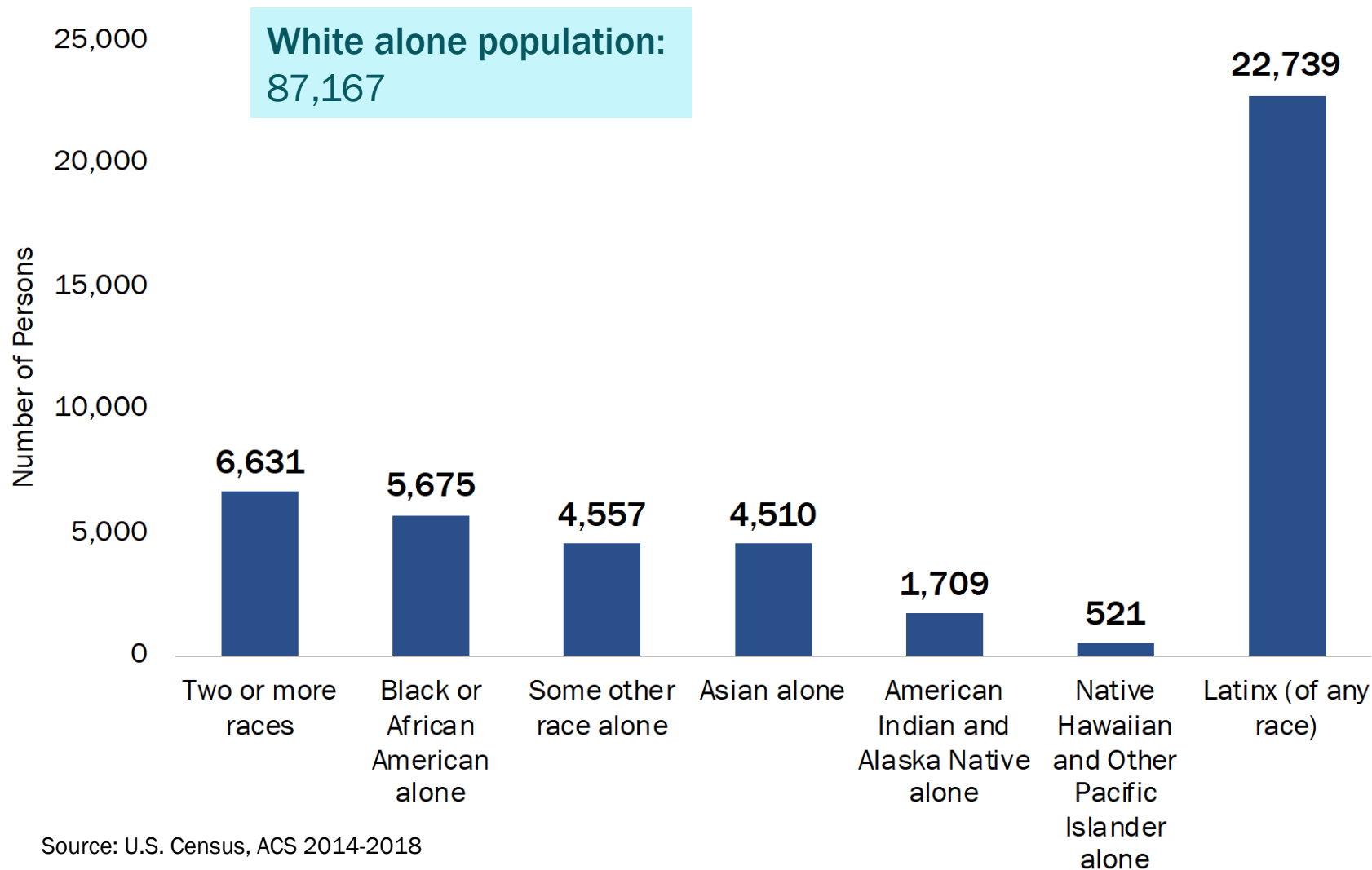
Ability to Pay for Housing

Median Household Income by Race and Ethnicity, Gresham, 2014-2018

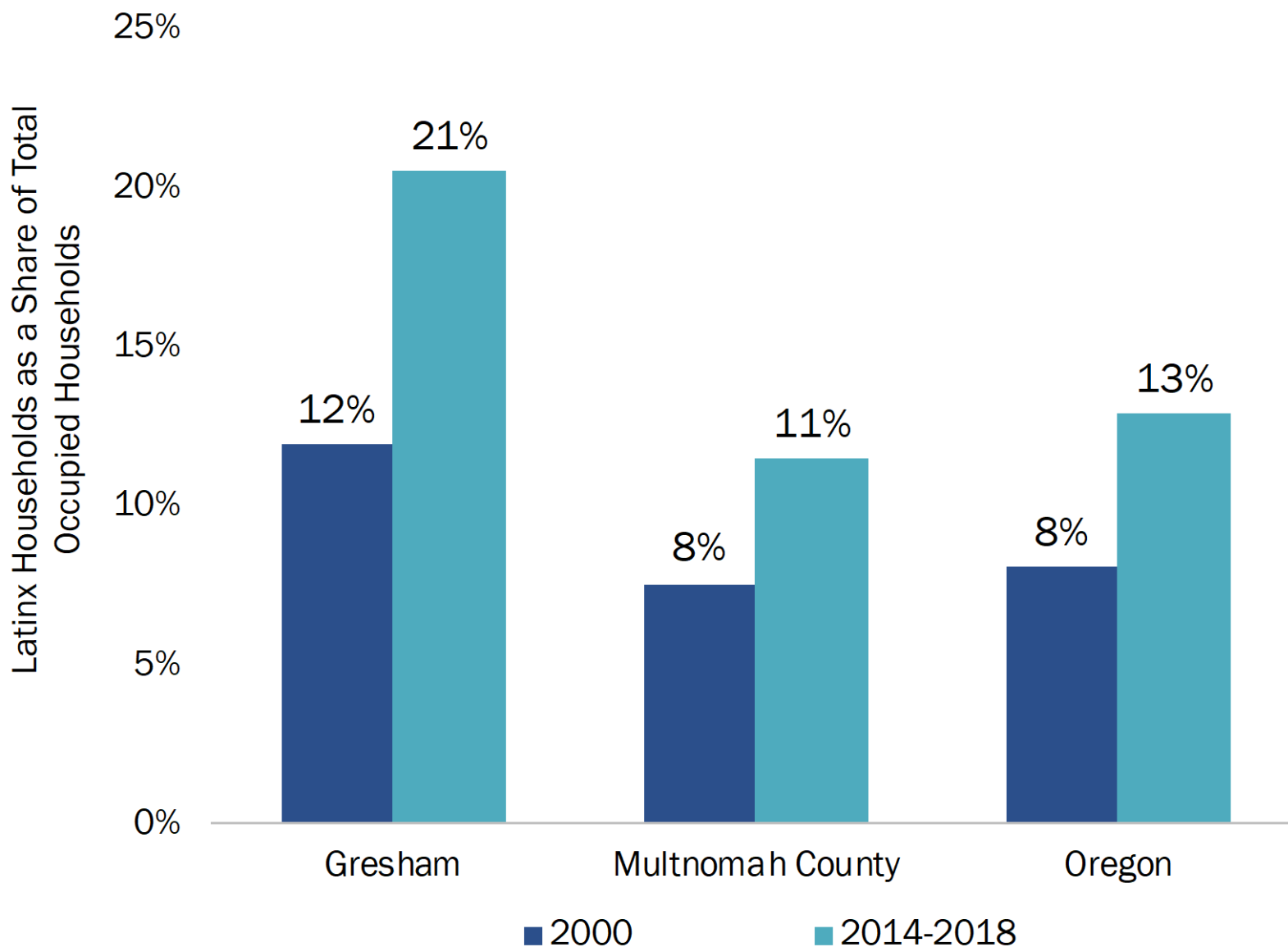


Race and Ethnicity, 2014-2018

Population by Race and Ethnicity, Gresham, 2014-2018

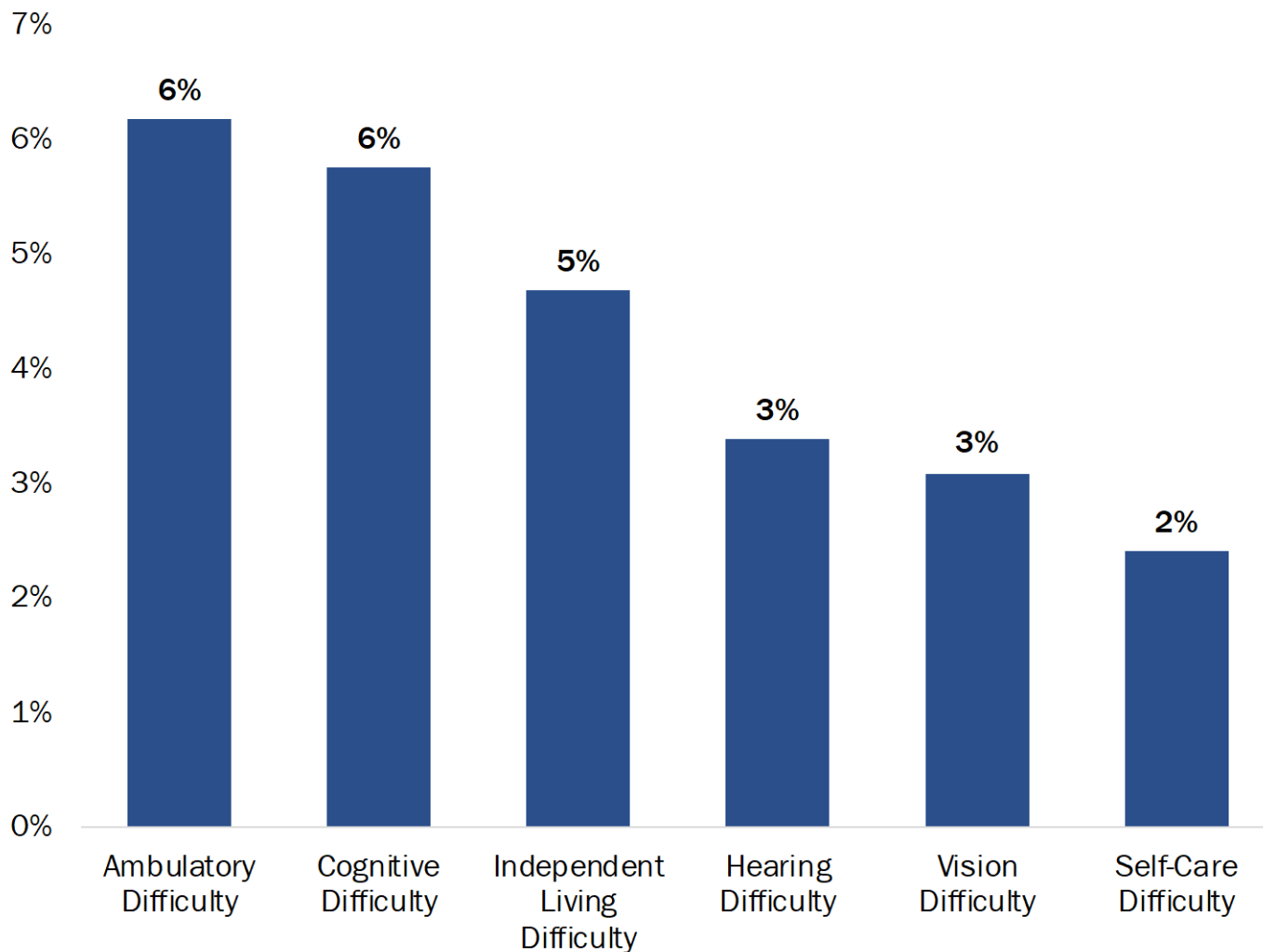


Share of Latinx Households, 2014-2018



Persons with a Disability

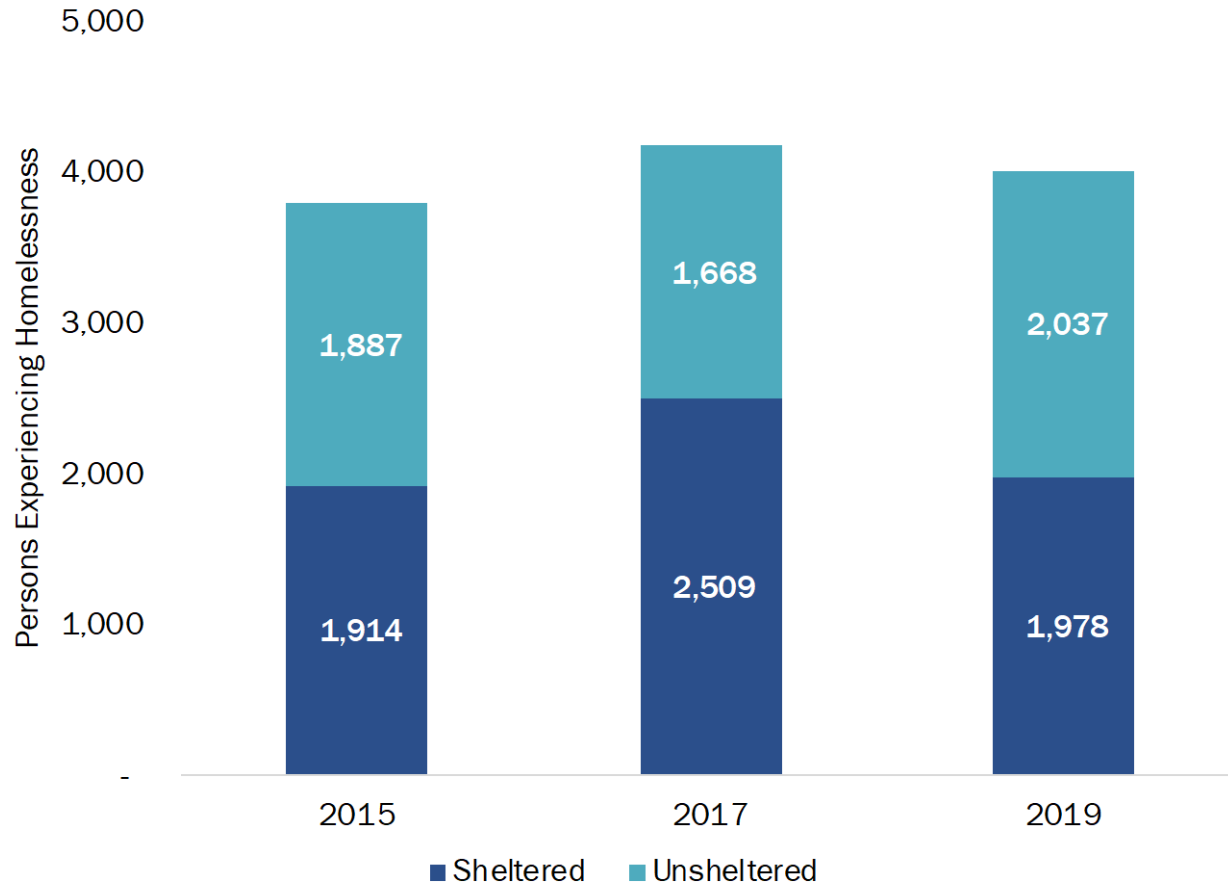
Share of Persons with a Disability by Type (% of Total Population), Gresham, 2014-2018



Persons Experiencing Homelessness

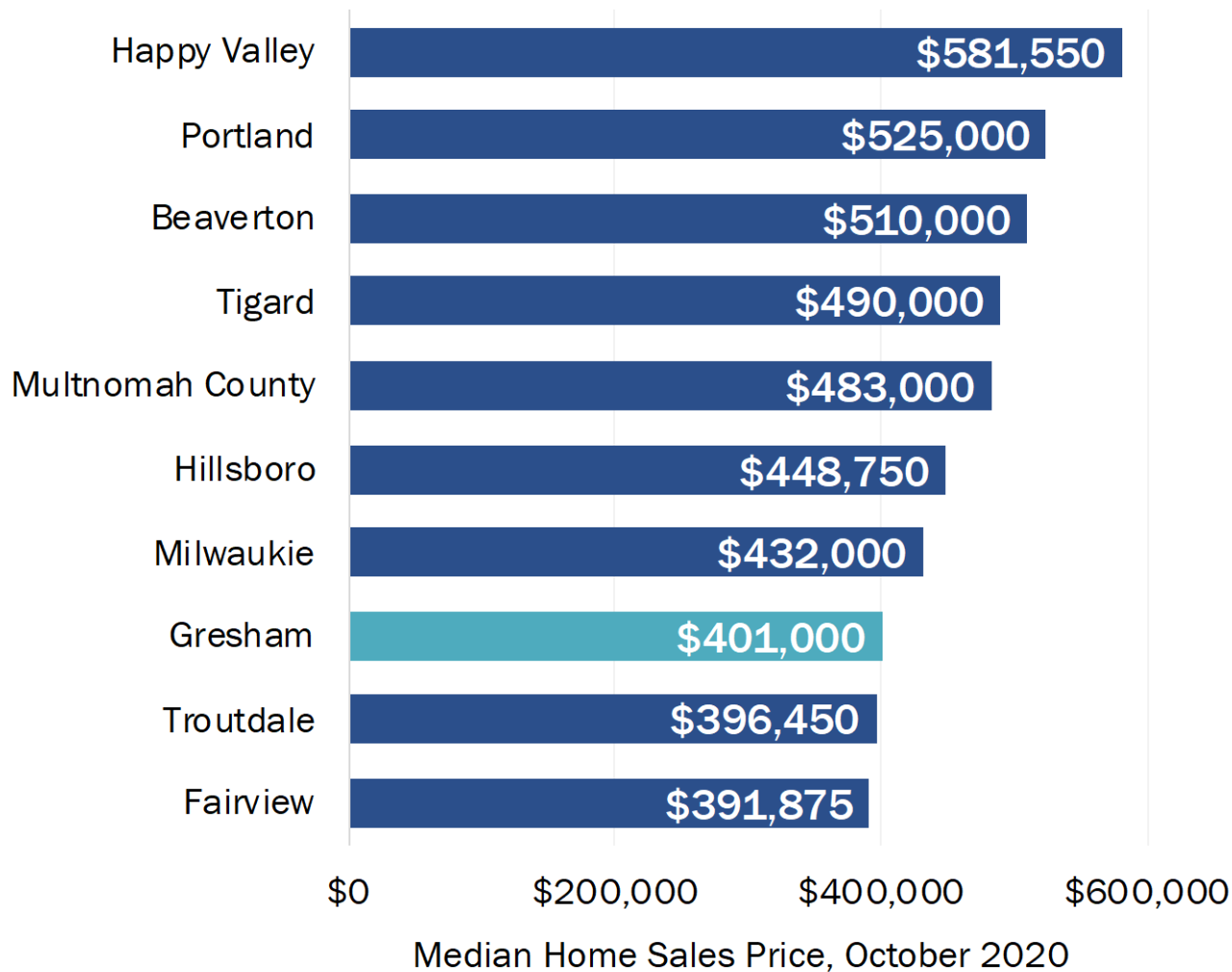
Homelessness by Shelter Type, Multnomah County

Homelessness is a regional issue, but Gresham has a key role to play



In the 2018-2019 school year 1,470 students experienced homelessness in the Centennial, Gresham-Barlow, and Reynolds School Districts

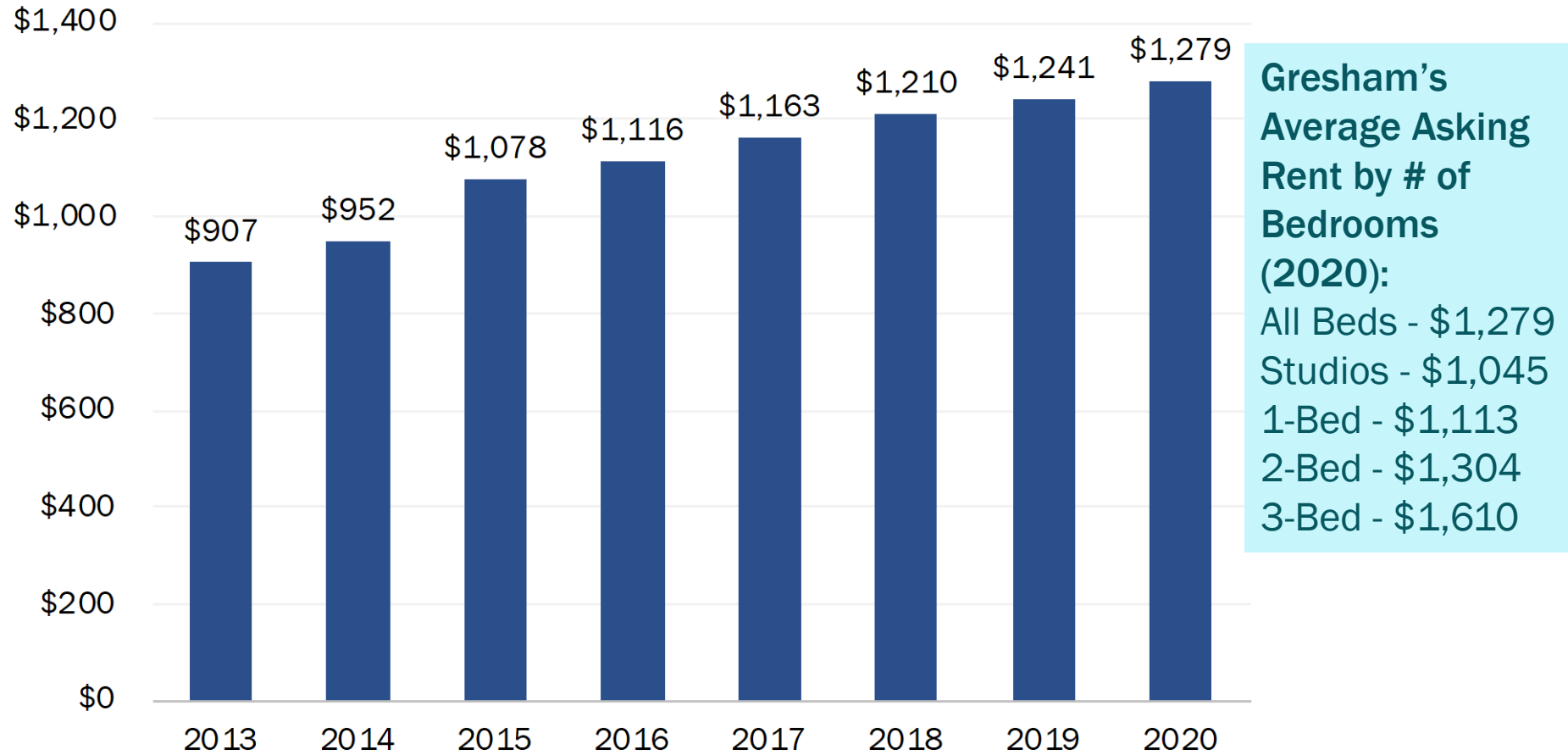
Median Sales Price, October 2020



Sales prices in Gresham increased by \$142,000 (55%) between 2015 and 2020.

Increases in other Metro cities over the same time period ranged from \$97,000 (Tigard) to \$188,000 (Happy Valley)

Average Asking Multifamily Rent, Gresham, 2013 to 2020

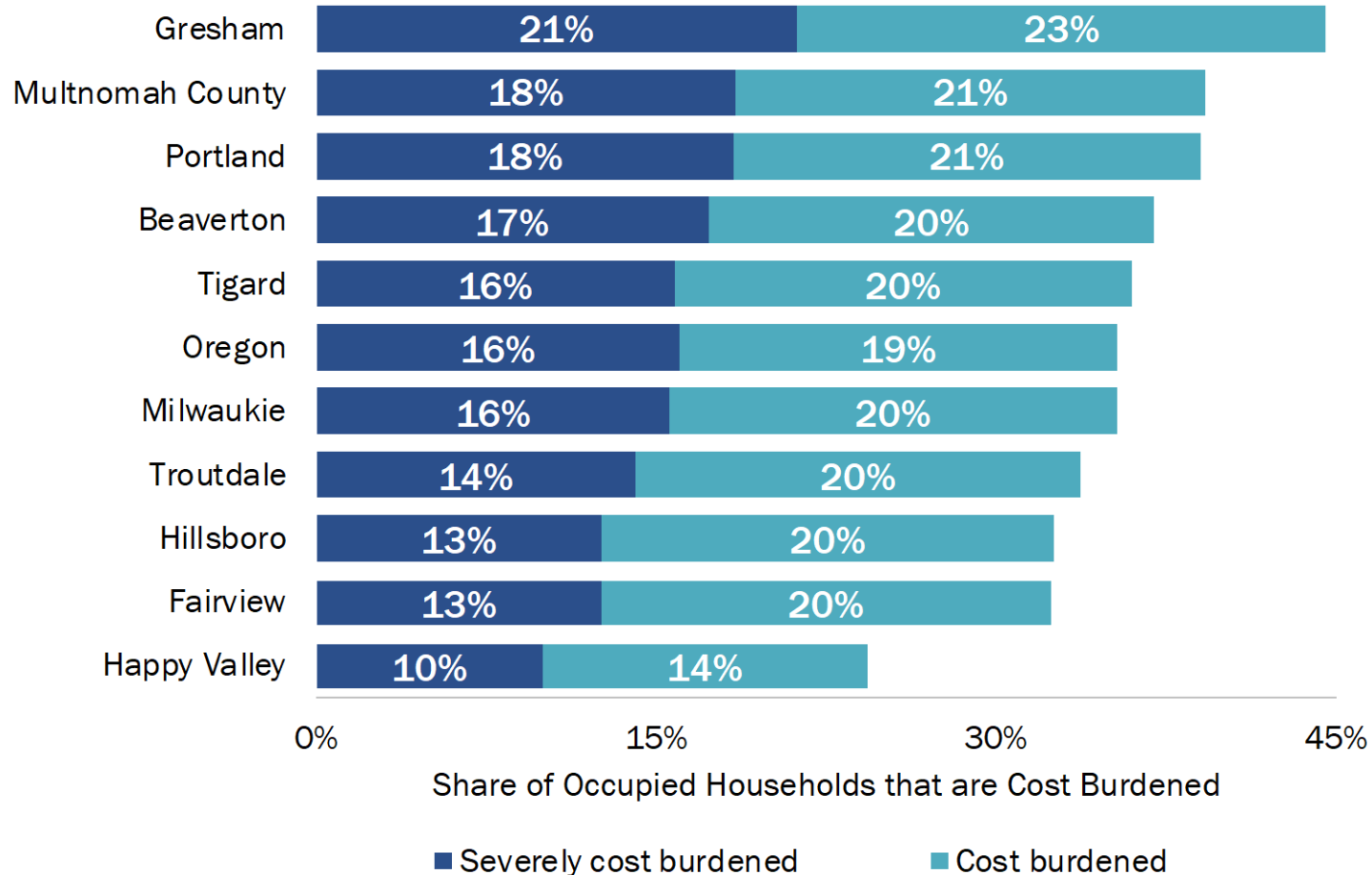


Source: CoStar

Rents in Gresham among lowest in comparable cities in the Portland Region, below rents in Portland, Beaverton, Hillsboro, and Happy Valley.

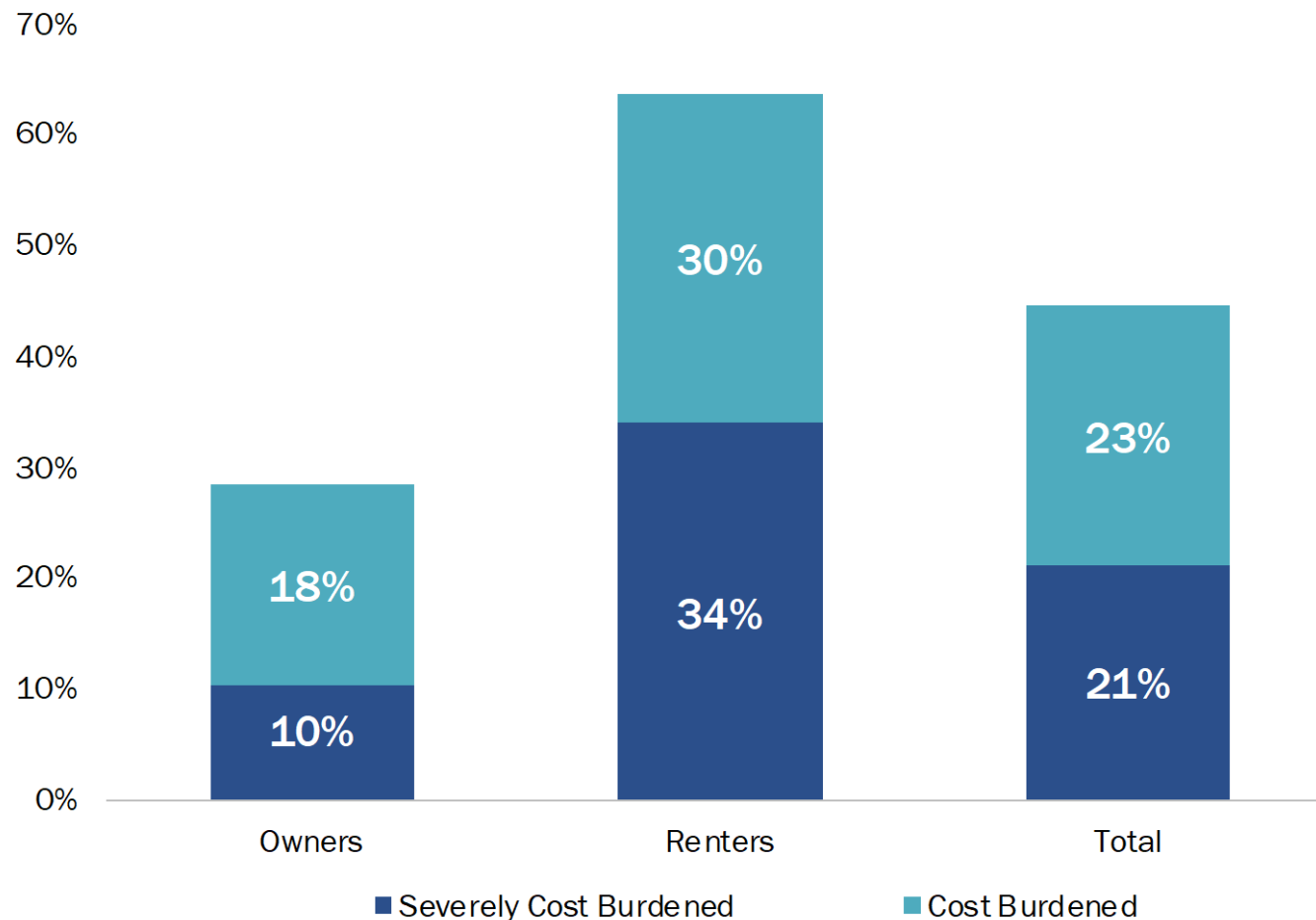
Cost Burden, 2014-2018

Households paying 30% or more for housing costs are said to be cost burdened. Households paying 50% or more are severely cost burdened.



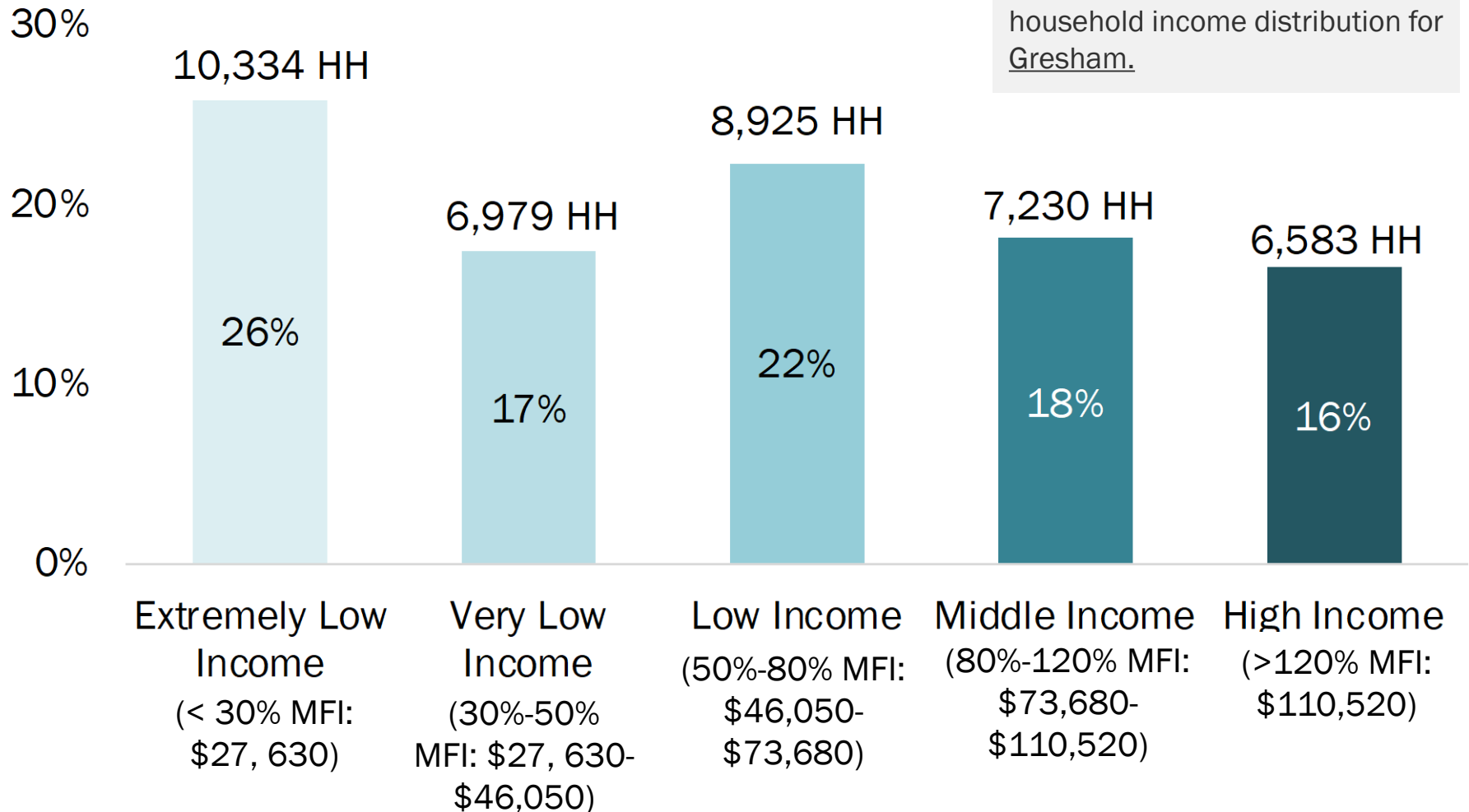
Cost Burden by Tenure, 2014-2018

Renter households are more cost burdened than owner households in Gresham



Share of Households by Income Level

This chart is based on the HUD Median Family Income (MFI) for Multnomah County and the ACS household income distribution for Gresham.



Poll #3 (Answer in Zoom Poll Popup)

Question 1: What housing issues are you most concerned with in Gresham? (Choose your top 3)

- Cost of homeownership / buying a home
- Cost of rent
- Housing availability
- Too little variety of housing types available (to rent or own), including a variety of housing sizes (number of bedrooms)
- Discrimination in housing
- Too much growth too quickly
- Not enough growth or too slow growth
- Accessibility for those with disabilities or accessibility preferences
- Property taxes
- Other



Preliminary Housing Forecast and Buildable Lands Inventory

Forecast of New Housing, 2021 to 2041

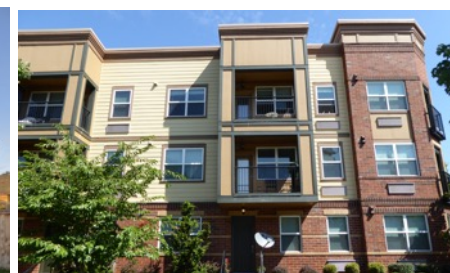
Gresham is forecast to add **6,229** new dwellings

Single-Family
Detached

Single-Family
Attached

Duplex,
Triplex,
Quadplex

Multifamily
(5+ units)



2,803

New Units
(45%)

561

New Units
(9%)

872

New Units
(14%)

1,993

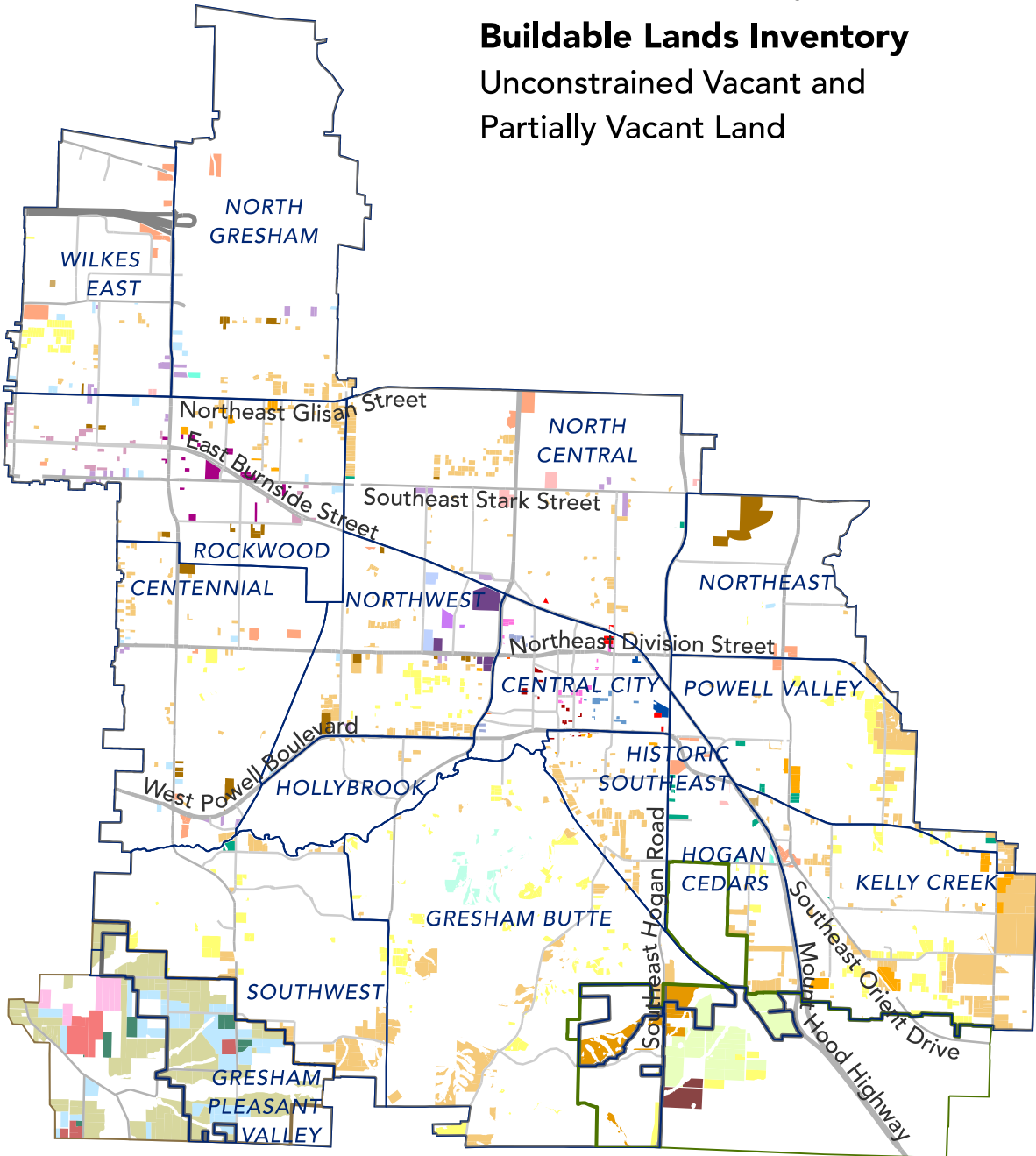
New Units
(32%)

Note: Numbers are preliminary and subject to change based on final Metro household forecasts and further discussion by the Gresham Planning Commission.

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Buildable Lands Inventory

Unconstrained Vacant and Partially Vacant Land



HCA: What types of housing?



Poll #4 (Answer in Zoom Poll Popup)

Question 1: What housing types do you think Gresham needs more of? (Select all that apply)

- Single detached dwellings
- Accessory dwelling units
- Townhouses
- Cottage housing
- Duplexes
- Triplexes and/or quadplexes
- Multifamily (smaller complexes)
- Multifamily (larger complexes)
- Mixed-use (housing above commercial)
- Other housing types

Preliminary Conclusions

- Gresham has a projected need for 6,229 dwelling units over the next 20 years
- Gresham's vacant land has capacity for about 16,800 new dwelling units
- Gresham has sufficient housing capacity to accommodate new housing growth
- Additional considerations in capacity and land sufficiency include:
 - Opportunities for redevelopment in the City
 - Challenges in providing infrastructure needed for greenfield developments
 - Constraints in natural resource protections based on environmental overlays.

- Virtual open house and survey open through April 15
- Draft HCA report
- Planning Commission meeting in May or June, 2021
- Adoption Process: Summer 2021



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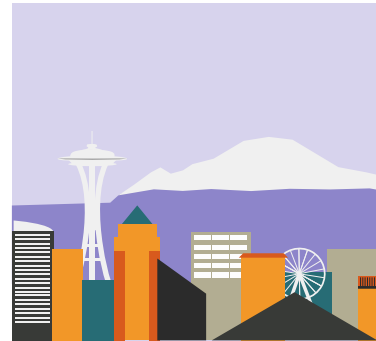
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