

# Gresham Housing Capacity Analysis

Planning Commission Meeting  
June 7, 2021

**ECONorthwest**  
ECONOMICS • FINANCE • PLANNING



# Introduction and Project Overview

# 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?



# Components of this Project

## Housing Capacity Analysis (This Project)

*Technical report about:*

- Buildable lands inventory
- Housing market
- Demographic and socioeconomic characteristics of residents
- Housing affordability
- Forecast of new housing
- Land sufficiency

## Housing Production Strategy

*Housing policies and actions to address housing needs.*

## Revised Comprehensive Plan

- Updated information (HCA)
- Updated policies

## Changes to Zoning Code

## Housing Policies and Programs

*Housing policies not addressed through Comprehensive Plan updates*





# Draft Comprehensive Plan Amendments

# Draft Comprehensive Plan Amendments

## Volume 1 – Findings

- Repeal and replace with reference to updated Section 4.0800 Housing Capacity Analysis:
  - Section 3.130 Residential Land Use Characteristics
  - Section 3.141 Natural Resources and Physical Constraints
  - Section 4.100 Population Characteristics
  - Section 4.200 Housing Characteristics
- Section 4.800 Housing Policy:
  - Repealed and replaced with Draft Section 4.800 2021-2041 Housing Capacity Analysis.

## Volume 1 – Findings (cont'd)

- Appendix 27 Housing Land Use Inventory:
  - Repealed in its entirety.
- New Appendices:
  - Draft Appendix 51 Residential Buildable Land Inventory is inserted as new Appendix.
  - Draft Appendix 52 Housing Capacity Analysis is inserted as new Appendix.

## Volume 2 – Policies and Summary

- Section 10.600 Housing:
  - Background section updated with 2021-2041 Housing Capacity Analysis data.
- Appendix 2 Demographic Profile: Repealed in its entirety.
- Appendix 6 Residential Lands Inventory: Repealed in its entirety.





# Review of Housing Capacity Analysis Findings

# 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

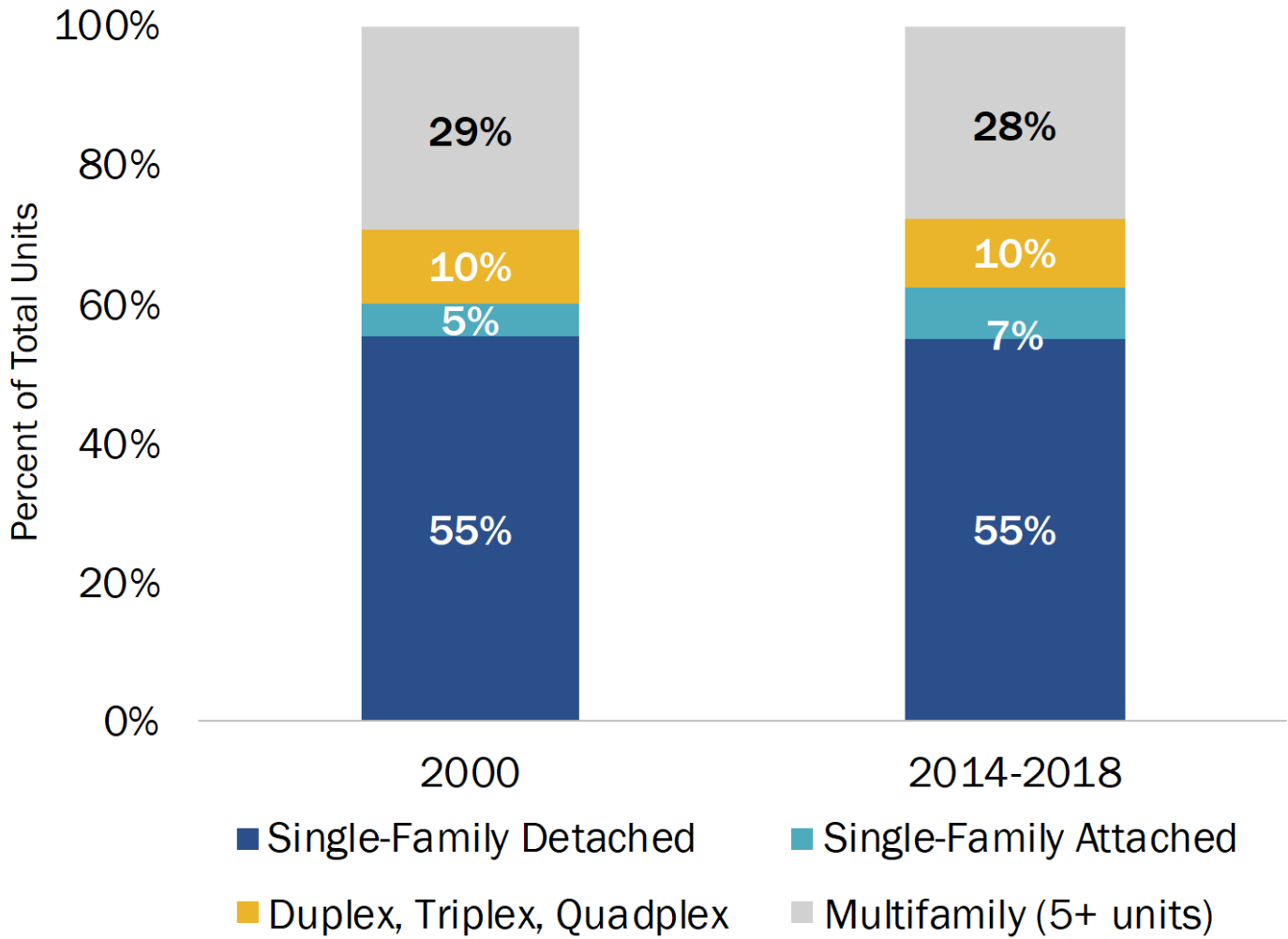
Townhouses



## Multifamily (5+ Units per Structure)



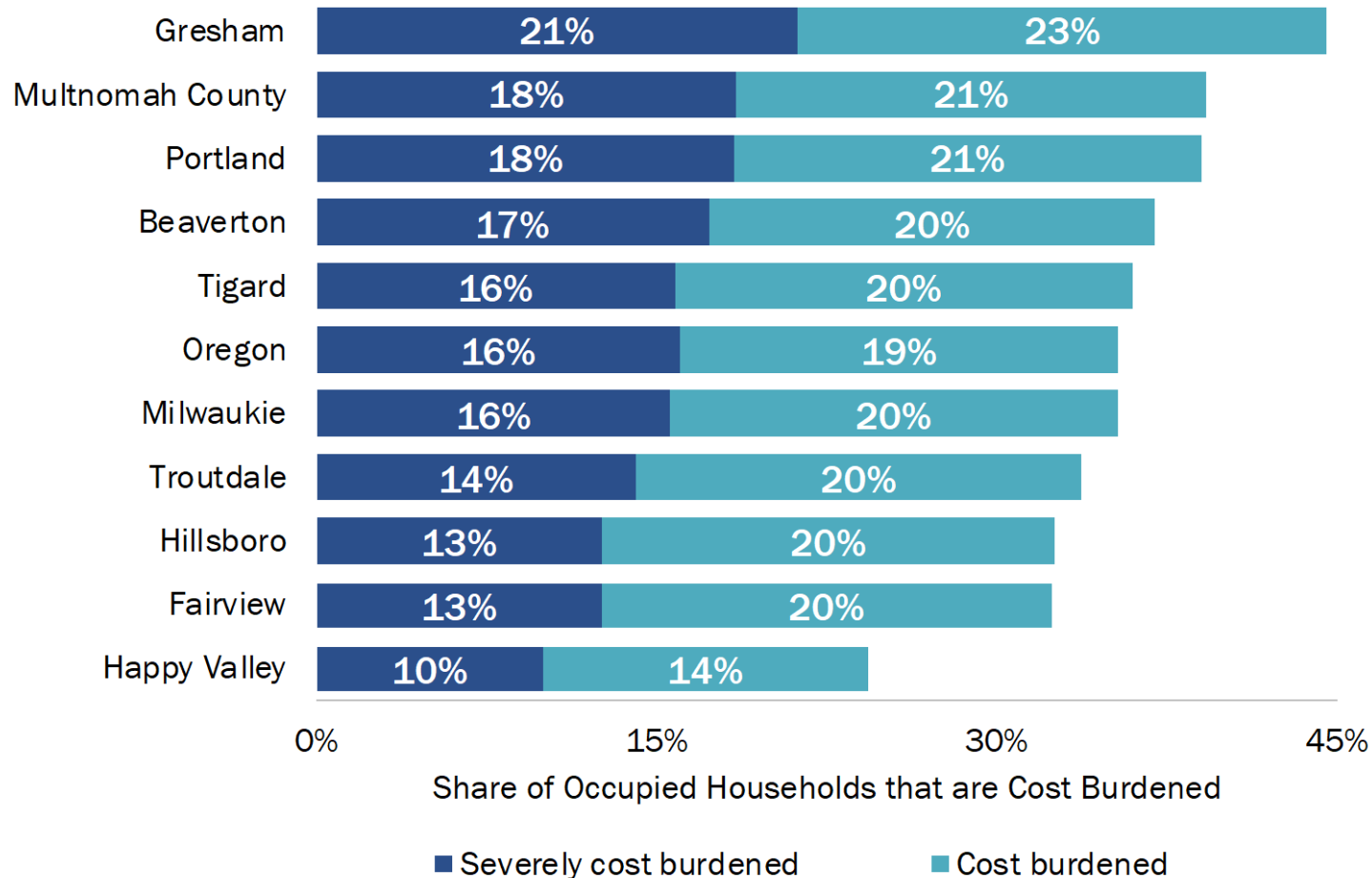
# Mix of Housing, Gresham



Source: U.S. Census, 2000, Table SF3 H30; U.S. Census, ACS 2014-2018, Table B25024.

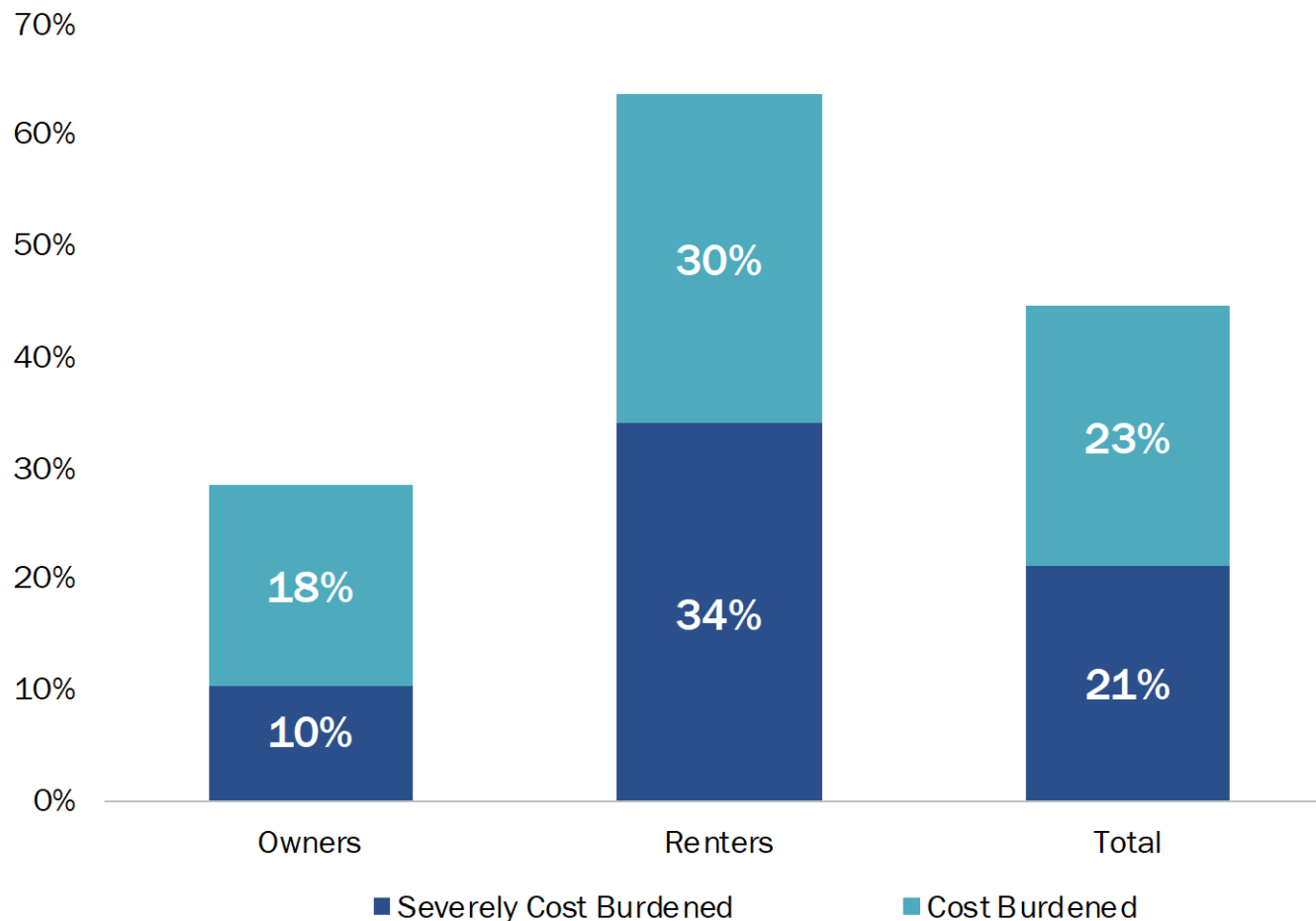
# Cost Burden, 2014-2018

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





# Financially Attainable Housing

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

## If your household earns....

**\$27,600**

(30% of MFI)

**\$46,100**

(50% of MFI)

**\$73,700**

(80% of MFI)

**\$92,100**

(100% of MFI)

**\$110,500**

(120% of MFI)

## Then you can afford....

**\$690**

monthly rent

**\$1,150**

monthly rent

OR

**\$138,000-**

**\$161,000**

home sales price

**\$1,840**

monthly rent

OR

**\$258,000-**

**\$295,000**

home sales price

**\$2,300**

monthly rent

OR

**\$322,000-**

**\$368,000**

home sales price

**\$2,760**

monthly rent

OR

**\$387,000-**

**\$442,000**

home sales price



Fast Food Workers  
\$30,763



Substitute Teachers  
\$46,093



Claims Adjusters  
\$72,727



Dental Hygienists  
\$92,102



Construction Managers  
\$112,091



Nursing Assistants  
\$37,357



Carpenters  
\$60,278



Computer Programmers  
\$83,886



Chemical Engineers  
\$103,854

Median Home  
Sale Price in  
Gresham:  
**\$401,000**

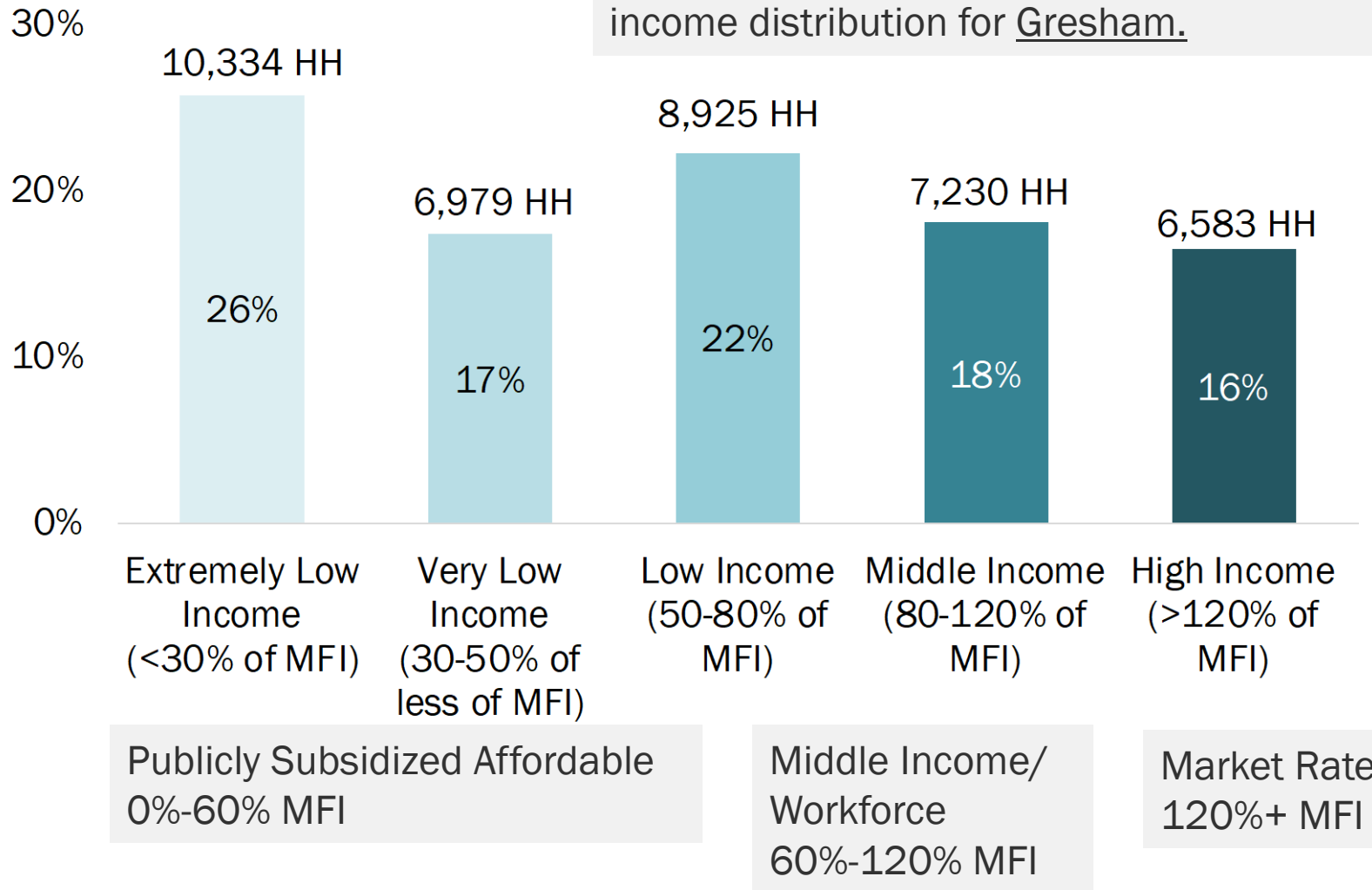
*A household would  
need to earn about  
\$100,250 or 109%  
of MFI to afford this  
price.*

Average Asking  
Rent in Gresham  
(2020):  
**\$1,279**

*A household would  
need to earn about  
\$51,160 or 56% of  
MFI to afford this  
rent.*

# Share of Households by Income Level

This chart is based on the HUD MFI for Multnomah County and the ACS household income distribution for Gresham.



# Requirements for Cities within the Metro UGB

OAR 660-007 requires...

- Gresham must “...provide the opportunity for at least 50 percent of new residential units to be attached single family housing or multiple family housing”
- Gresham “...must provide for an overall density of ten or more dwelling units per net buildable acre.”

# Forecast of New Housing, 2021 to 2041

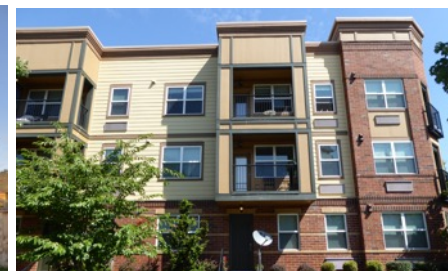
Gresham is forecast to add **6,229** new dwellings

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%)

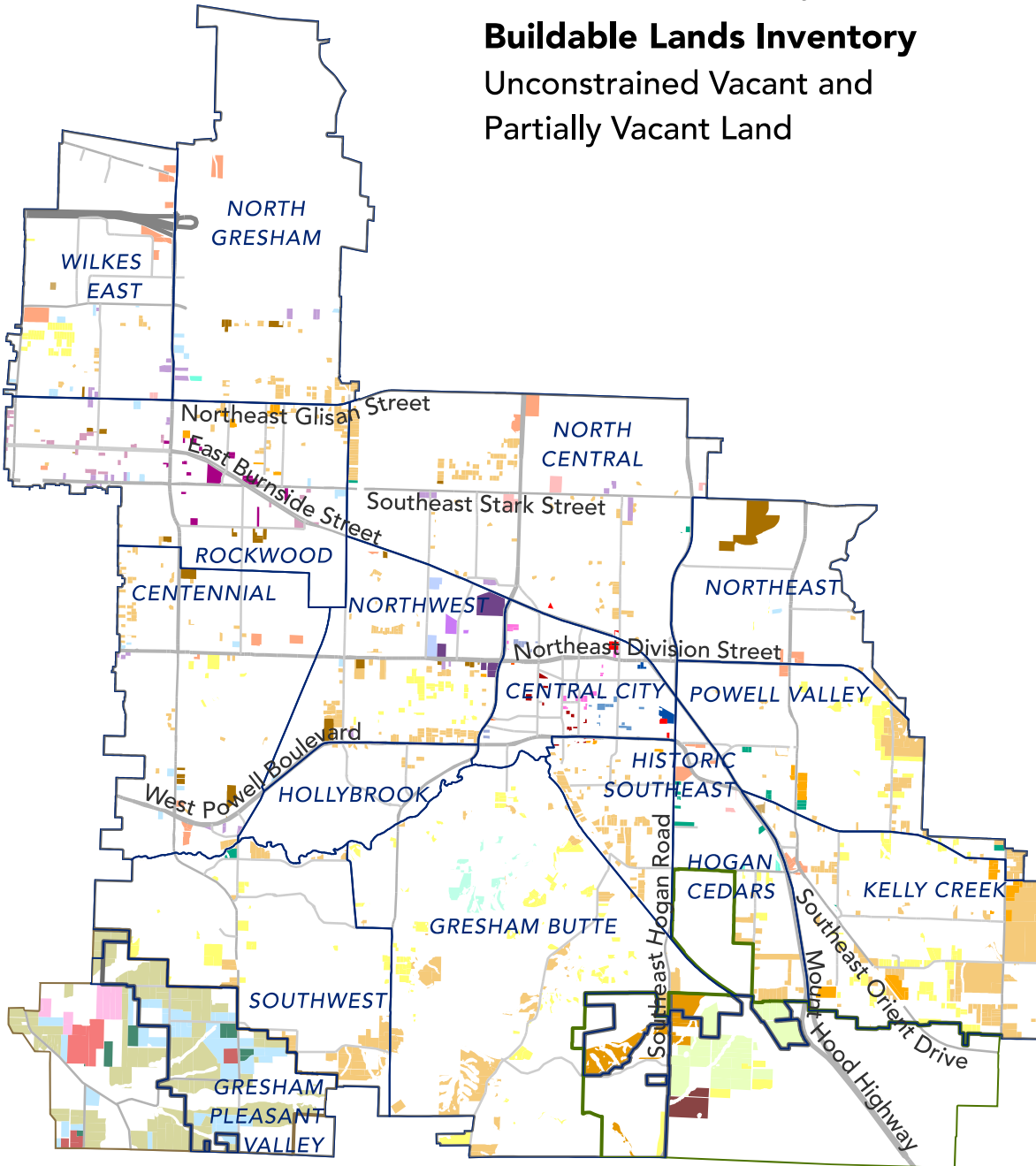
**1,993**

New Units  
(32%)

al

# Buildable Lands Inventory

Unconstrained Vacant and Partially Vacant Land





# Summary: Unconstrained Vacant and Partially Vacant Land

## Unconstrained Buildable Residential Land, Gresham

*Land in lots designated vacant, potential infill, or partially vacant after deduction of fully constrained areas and partially constrained areas..*

Zoning District Grouping	Total Buildable Acres (Before Partial Constraints Deduction)	HGRO Acres Partially Constrained (45%)	RA Acres Partially Constrained (90%)	Total Buildable Acres (After Partial Constraints Deduction)	
				Number	Percent
Lower Density	1,105.3	101.2	27.2	976.9	65%
Medium Density	343.2	4.6	2.8	335.8	22%
Higher Density	192.9	1.2	3.1	188.6	13%
<b>Total</b>	<b>1,641.0</b>	<b>107.0</b>	<b>33.1</b>	<b>1,501.3</b>	<b>100%</b>

# Preliminary Land Sufficiency Conclusion

- Gresham's vacant land has capacity for about 12,609 new dwelling units
  - *This is lower than preliminary results presented in March to account for:*
    - Refined capacity on commercial zones that allow residential uses
    - Updated density assumptions in higher density zones
- Gresham has sufficient housing capacity to accommodate new housing growth

Zoning District Grouping	Capacity (Buildable Acres)	Capacity (Dwelling Units)	Demand for New Housing	Remaining Capacity (Supply minus Demand)
Lower Density	976	5,544	2,025	3,519
Medium Density	283	3,966	2,025	1,941
Higher Density	89	3,099	2,179	920
<b>Total</b>	<b>1,348</b>	<b>12,609</b>	<b>6,229</b>	<b>6,380</b>

- Monitor land available in all zones and future development types, location, and densities
- Continue to coordinate phased planning of infrastructure in Pleasant Valley and Springwater
- Adopt the HCA report into the Gresham Comprehensive Plan

- Complete a Housing Production Strategy (HPS)
  - Provide opportunities for affordable housing development, for both rental and ownership, but also look for opportunities for regional coordination of affordable housing distribution.
  - Identify actions that further identify opportunities for redevelopment.

- Adopt HCA
  - **June 28, 2021: Planning Commission - Public Hearing**
  - July 20, 2021: City Council - Round Table
  - **Aug. 17, 2021: City Council - Public Hearing**
- Housing Production Strategy Project:
  - May 27, 2021: DLCD Planning Housing Assistance RFI Submitted
  - June 30, 2021: DLCD Planning Housing Assistance Application Submitted
  - September 1, 2021: Estimated Project Kick-Off
  - March 1, 2023: Estimated Project Completion





# ECONorthwest

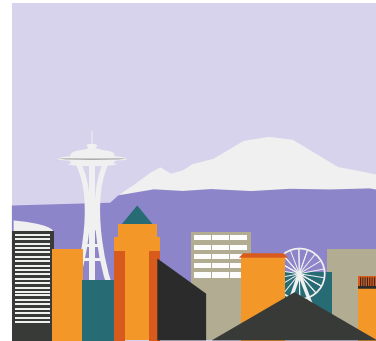
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