

# Portland's Housing Needs

## 2045 HOUSING NEEDS ANALYSIS

Portland faces a wide range of housing needs — and challenges to meet these needs. The 2045 Housing Needs Analysis (HNA) recognizes that some communities face bigger challenges than others.

The HNA identifies a need for more housing — especially for low-income households, communities of color, elders, people with disabilities, and people experiencing houselessness.

Portland needs ...

**55,000**  
new units  
by 2032

(roughly 6,000  
units per year)

to “catch up” from  
underproduction  
and for  
households  
experiencing  
houselessness

**120,560**  
new units  
by 2045

(average of 5,200  
units per year)

to meet the overall  
need for housing

### HOW MUCH GROWTH IS PORTLAND PLANNING FOR?

**296,500 units in 2021**

+ 120,560 new units  
needed by 2045

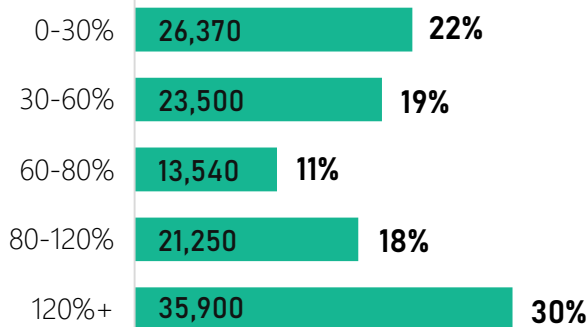


► **417,060 units in 2045**  
41% increase from 2021

### WHAT DOES THE HOUSING NEED LOOK LIKE?

The City must accommodate a variety of Portlanders’ needs with a range of unit types, prices and locations, including low-income populations, communities of color, and people of all ages and abilities.

#### Total new units\* needed by income affordability (% of area median income)



Source: BPS Analysis, \*numbers rounded

► **53% of new units** should be affordable to households earning 80% AMI or below.

#### Total new units\* needed by household characteristics

Experiencing houselessness	4,600
Members with disabilities	Up to 26,300
With children	Up to 35,890
Older adults	Up to 27,370
Black, Indigenous & households of color	Up to 30,070

Source: BPS Analysis, \*numbers rounded



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To request translation, interpretation, modifications, accommodations, or other auxiliary aids or services, contact 311, Relay: 711.

Traducción e Interpretación | Biên Dịch và Thông Dịch | अनुवादन तथा व्याख्या | 口笔译服务 | Устный и письменный перевод | Turjumaad iyo Fasiraad | Письмовий і усний переклад | Traducere și interpretariat | Chiaku me Awewen Kapas | 翻訳または通訳 | ການແປພາສາ ຫຼື ການອະທິບາຍ | الترجمة التحريرية أو الشفهية | [Portland.gov/bps/accommodation](https://portland.gov/bps/accommodation)

## New Strategies to Meet Future Housing Need

# HOUSING PRODUCTION STRATEGY

The *Draft Housing Production Strategy* (HPS) is a five-year action plan, which includes strategies and actions to promote the building of needed housing.

The HPS focuses on more equitable and affordable housing options for a wider range of incomes, needs, and preferences.

### PROPOSED STRATEGY CATEGORIES

- A. Promote affordable housing:** Increase the supply of regulated and unregulated affordable housing units.  
*Example: Explore replacing housing bonds revenue source.*
- B. Increase homeownership:** Improve homeownership rates, retention, and choice for people of color and others who have been historically underserved and under-represented.  
*Example: Create new middle-income financial incentives.*
- C. Increase access to opportunity:** Ensure equitable access to housing in safe, healthy neighborhoods with convenient access to jobs, goods and services.  
*Example: Study zoning bonuses and incentives.*
- D. Reduce barriers to development and improve processes:** Address regulatory impediments to building needed housing.  
*Example: Implement regulatory reform project.*
- E. Stabilize current and future households:** Support current and future households to reduce housing insecurity and prevent houselessness.  
*Example: Preserve existing affordable housing.*
- F. Promote age- and disability-friendly housing:** Ensure equitable access to housing for people with disabilities and older adults.  
*Example: Educate on opportunities for aging in place and community.*
- G. Promote climate-friendly and healthy homes:** Increase access to high-performance housing for Portlanders of all abilities and income levels.  
*Example: Support mass timber and modular innovations.*
- H. Advocate at the state and federal level:** To address some issues, the City will need policy changes or funding at the state and federal level.  
*Example: Advocate for preservation of expiring regulated affordable units.*

TAKE THE  
SURVEY  
TODAY!

We want to learn more about your current and future housing needs.

Follow this link to the survey:  
<https://arcg.is/1vzCb9>

Learn more about the HNA and read the draft HPS here:

[portland.gov/bps/planning/housing-production](https://portland.gov/bps/planning/housing-production)



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