



MEMORANDUM

Community Development Department

To: Planning Commission
From: Jena Hughes, Associate Planner
Memo Date: June 7, 2023
Work Session: June 14, 2023
Subject: Housing Needs Analysis: Draft Comprehensive Plan Amendments
Attachments: 1. Draft Comprehensive Plan Amendments (Volume I)
2. Housing Needs Analysis Report (Volume II)

PURPOSE

The June 14 work session will provide an opportunity for Planning Commission members to review and provide comments on the draft Comprehensive Plan amendments related to the Housing Needs Analysis (HNA) that was done as part of the Housing Beaverton Project. The HNA includes a Buildable Lands Inventory, as well as findings related to current and future housing needs.

OVERVIEW

Project Background

The Housing Beaverton Project is designed to identify people's housing needs and determine what actions the city can take to promote the creation of housing that meets community members' needs. The project includes a Housing Needs Analysis to understand current and future housing needs in Beaverton over the next 20 years and a Housing Production Strategy that identifies city actions to help meet the forecasted housing need. A 2019 state law requires the city to complete a Housing Needs Analysis and Housing Production Strategy every six years. Beaverton's [last housing analysis](#) was completed in 2015. The drafts were sent to the Department of Land Conservation and Development in May to satisfy grant requirements.

The Housing Beaverton Project is using an equity approach to understand housing need beyond affordability alone, especially for those groups that have been historically underrepresented in housing and land use conversations. The project aims to understand the housing needs of all residents based on diverse lived experiences and living situations to inform what action is needed to address identified housing needs. The Housing Beaverton project is a joint effort within Community Development led by the Planning Division in partnership with the Development Division.

On April 12, 2023, the Planning Commission reviewed both the draft Housing Needs Analysis and draft Housing Production Strategy and provided support for the documents. The City Council reviewed and provided support for both documents during their April 18 meeting. The draft Comprehensive Plan Amendments are proposed to reflect the data and findings in the Housing Needs Analysis Report.

Draft Comprehensive Plan Amendments

Volume I – Comprehensive Plan

The draft amendments for Volume I of the Comprehensive Plan are included in **Attachment 1**. A summary of the draft changes is below.

Chapter 3: Land Use Element

The draft amendments in this chapter update references to “single-family” and “multifamily” housing to reflect revised terminology. This terminology was revised in the Development Code and other parts of the Comprehensive Plan with the adoption of the Housing Options Project in 2022.

Chapter 4: Housing Element

Under Context; 4.1 Housing Supply; 4.2 Housing Type; 4.3 Housing in and near the Downtown Regional Center; and 4.4 Fair and Affordable Housing, text is updated to reflect the data and findings from the most recent Housing Needs Analysis, which will be included in Volume II: Background and Supporting Documents. These sections include references to the 2014 Housing Survey and other data and trends that are now out of date. The 2023 HNA identifies less of a need for single detached homes and relies more on middle housing and multi-dwelling housing to meet future housing needs. The text and policies in this chapter are updated accordingly.

Volume II - Background and Support Documents

The draft amendments for Volume II of the Comprehensive Plan, Background and Supporting Documents, include adding the 2023 Housing Needs Analysis Report with appendices and removing the existing Buildable Lands Inventory and Housing Strategies Report. City staff worked with a consultant team led by APG/MIG to conduct the Housing Needs Analysis, which is a comprehensive study of housing needs, buildable lands, and potential policies and strategies to address current and future housing in the Beaverton community. The full HNA report with appendices is in **Attachment 2**. Below is a summary of key findings.

- **Affordability:** The housing that is currently available and being built does not align with what households can afford, particularly for households with lower incomes.
- **Rental housing:** The greatest unmet need is for households making less than \$35,000 per year.
- **Ownership housing:** There is currently a need for more ownership housing at lower price points, while the middle to upper end of the market is well supplied. Most households in Beaverton cannot afford the homes that have recently sold in the city. The median sale price of homes sold in 2022 was \$518,500, and 77 percent of recent sales took place above the \$400,000 price level. Homes in this range should be mostly affordable to households earning at least \$100,000 per year, or an estimated 37 percent of local households.

- **Gentrification and displacement:** Neighborhoods most vulnerable to gentrification and displacement largely correspond with areas of lower median household income and Black, Indigenous and People of Color households, such as in the central and southeastern parts of the city.
- **Population growth:** Beaverton’s population is projected to grow by more than 19,000 people by 2042. Beaverton needs nearly 9,900 new housing units to accommodate the projected growth.
- **Priority populations:** Low-income households; households of color; immigrants and refugees; people with disabilities; seniors; people experiencing homelessness.
- **Buildable Lands Inventory:** Beaverton’s total housing capacity over the next 20 years is 14,987 units. Many of these units will come from South Cooper Mountain and Cooper Mountain, but there will be new development and redevelopment in the rest of the city as well. While there is sufficient land capacity to accommodate the need for future housing units, interventions will be needed to ensure the housing that is produced meets the needs of priority populations.
- **Housing types needed:** More middle housing and a smaller share of single-detached homes are anticipated to be needed. The housing forecast includes a shift toward more ownership units. The share of multi-dwelling units is projected to stay relatively constant (around 33 to 34 percent). There is also a need for homes that can accommodate large and multigenerational households, which are more common in communities of color. Approximately 1,190 new housing units by 2042 (12 percent of overall need) will need to have accessibility considerations for people with varying disabilities and needs.

DISCUSSION QUESTIONS

1. Do you have any comments or questions about the draft Comprehensive Plan Amendments?

NEXT STEPS

- Planning Commission Public Hearing on the Housing Needs Analysis Comprehensive Plan Amendments (July 19)
- City Council Public Hearing to consider adoption of the Housing Needs Analysis Comprehensive Plan Amendments (Sept. 5)
- City Council Resolution to adopt the Housing Production Strategy (Sept. 19)