

Increasing Access to Home Ownership

Senate Housing | November 2021



OREGON PROPERTY OWNERS
— ASSOCIATION —

“3,000 members dedicated to affordable and available housing for all Oregonians”



State of the State

Current production is not keeping up with demand.

Expected population growth will expand housing shortage.

Limited housing options are increasing cost burden to consumers.

Almost ½ of future housing needs will be in 80 to 150% MFI range.

Urban and metro areas are seeing highest demand.

Oregon Housing Starts



Latest Data: 2020q3 | Source: Census, Oregon Office of Economic Analysis

Posted by: Josh Lehner | December 11, 2020



Housing Units Produced:



Last 5 years → About 20k Annually

Pre-recession → About 32k Annually

Mid to late 70's → About 45k Annually



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583k new units by 2040
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10% Bend Area
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Next 5 years & beyond: }
145k units next 5 years
40k to address backlog Annually
30k to keep up with demand

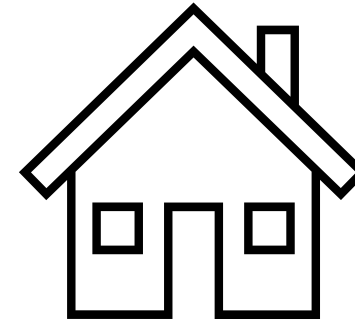


Considerations for Increasing Access to Home Ownership

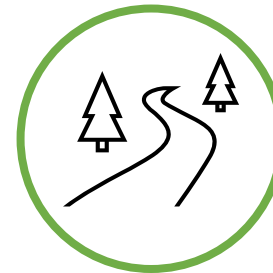
Has land availability kept up with population growth?

Has housing production kept up with demand?

Have costs to consumers increased?



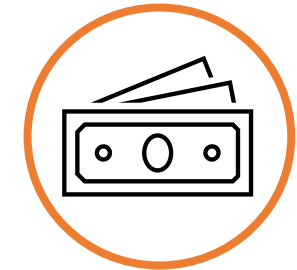
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Increase land availability

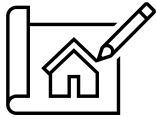


Streamline administrative processes

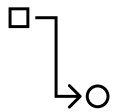


Reduce cost burden on consumers

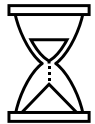
Administrative Timelines



Land use approval, engineering approval, and building permit review can take as long as the actual construction and development of housing.



Developer-builders must navigate a complicated multi-step process that often requires 100% completion of land use approval, engineering approval, and finished construction of a subdivision before the builder may even submit a plan for building permits.



It can then take up to 3 months to receive building permits for a project, sometimes longer, further delaying the start of construction.



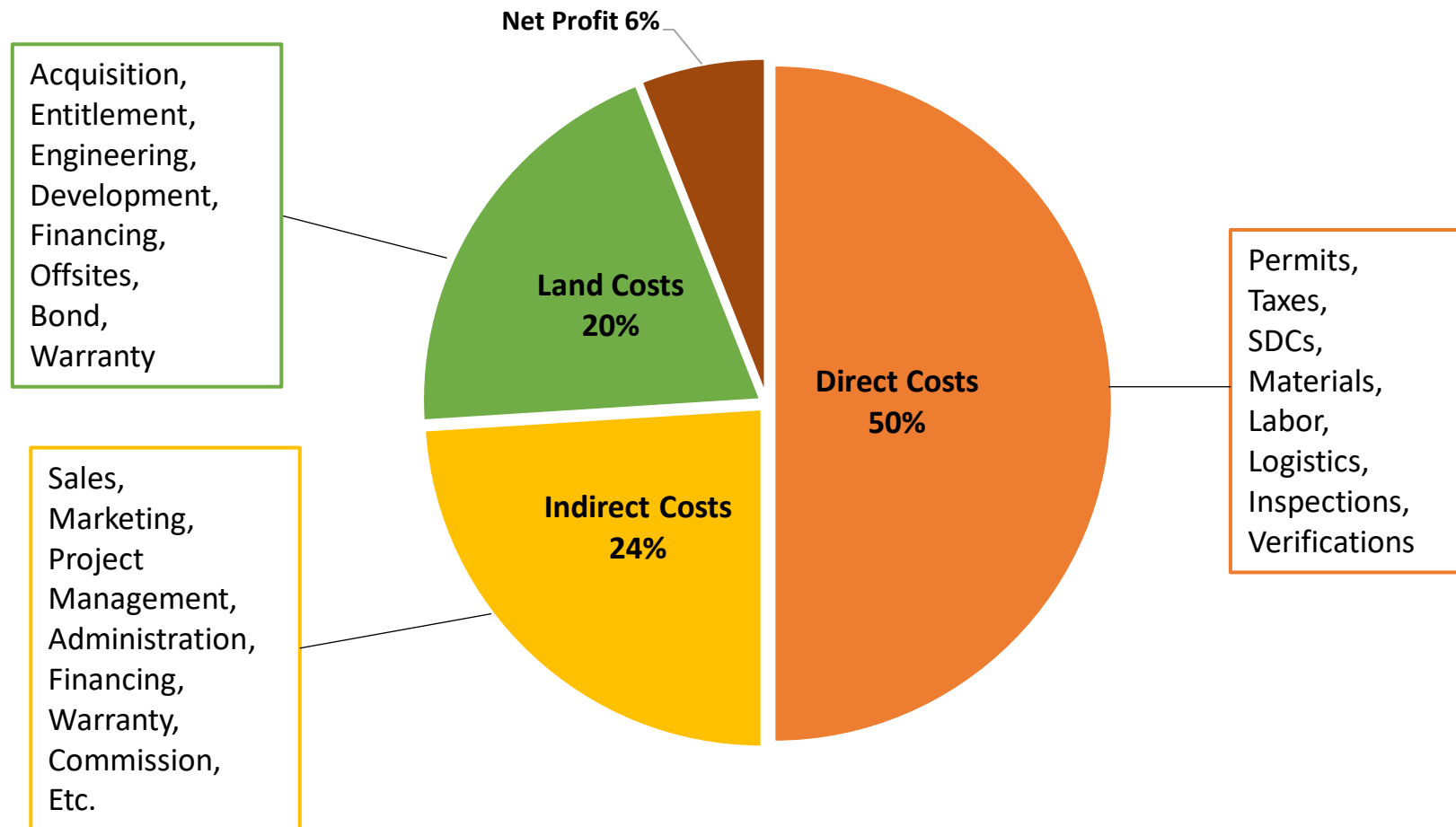
Supply-chain constraints can derail this process because it prevents aspects of the project from being 100% completed, preventing the builder from moving on to the next step.



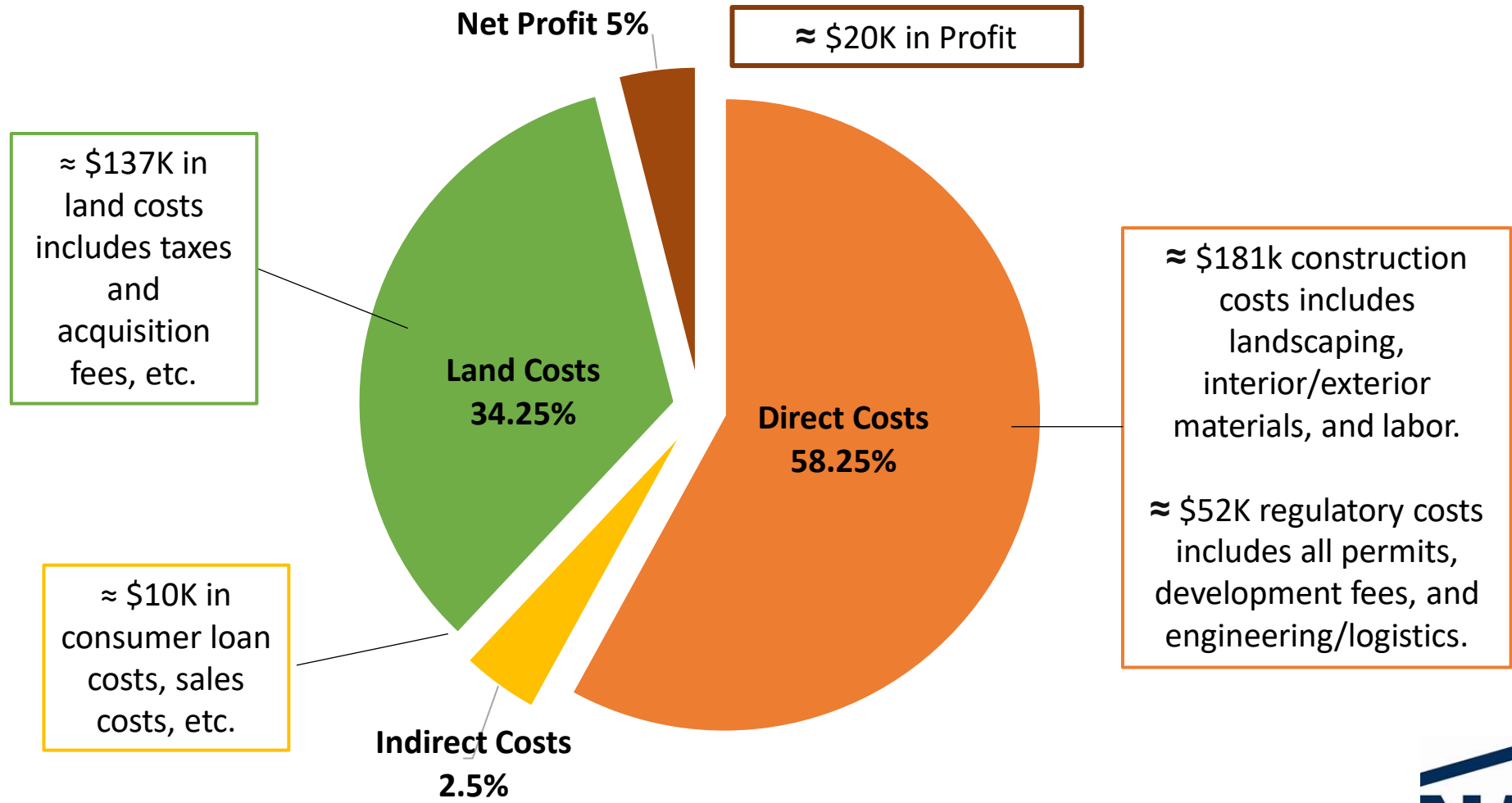
After construction begins, the administrative processes continues, as multiple building permits must be attained, but builders must wait to pull certain permits until other parts of the project are 100% complete. Actual development and construction of home can take between 6 – 12+ months.

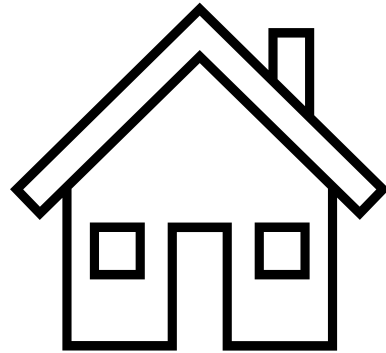
Cost Burden of Construction

Percent of Home Price Based on Industry Standard Model

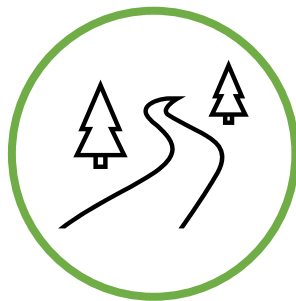


Typical Cost of Construction - \$400,000 Home





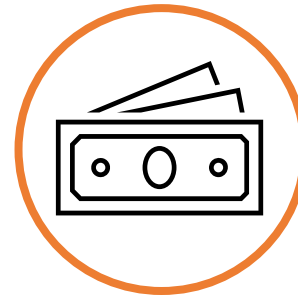
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*Increase land
availability*



*Streamline
administrative
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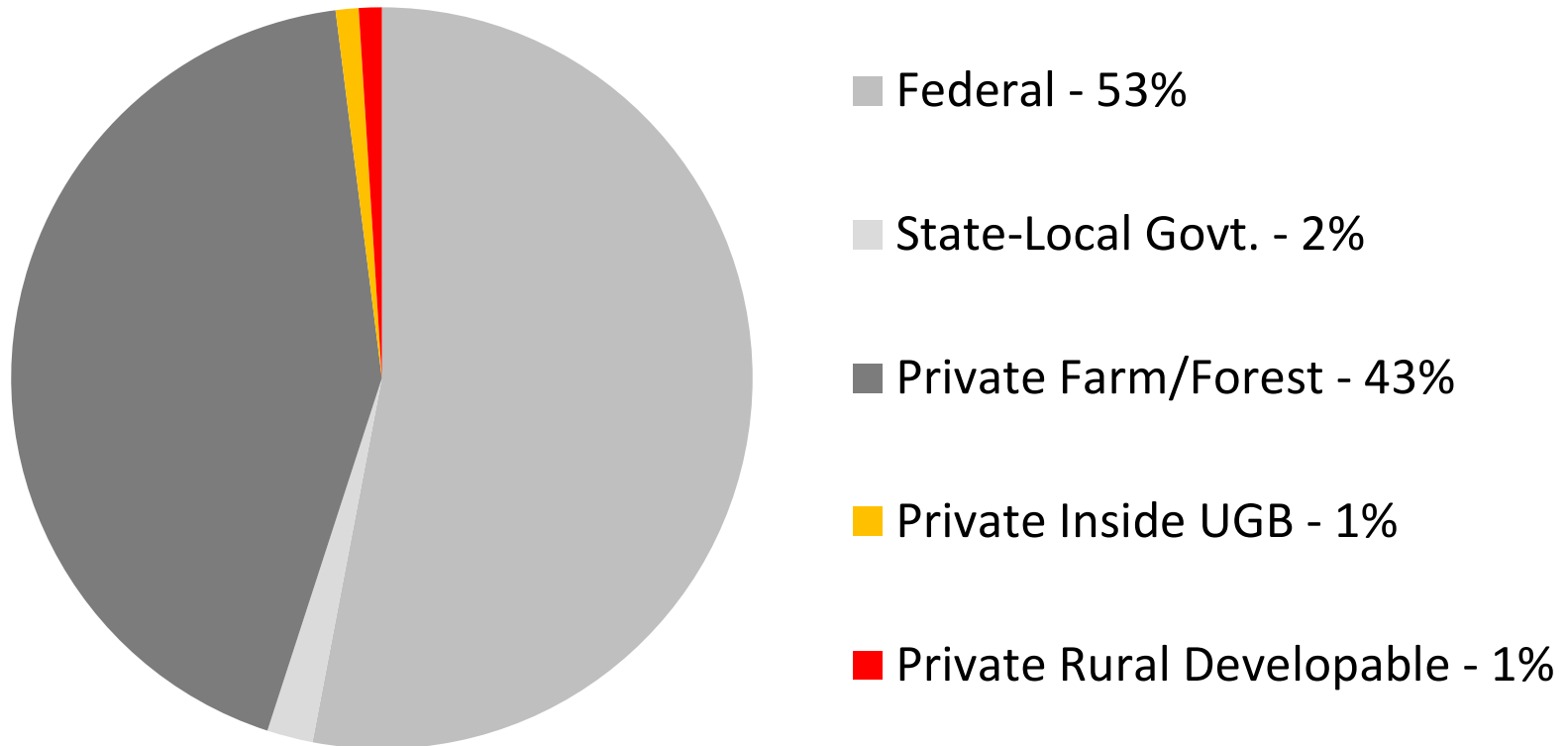
*Reduce cost
burden on
consumers*

Near Term Solutions

- Address Concurrent Work Strategies
- Modernize Housing Cost Impact Statement of ORS 183.530

Almost All of Oregon is Undevelopable

Oregon Land Ownership



[Background-Brief-Agricultural-and-Forest-Lands-2018.pdf \(oregonlegislature.gov\)](#)

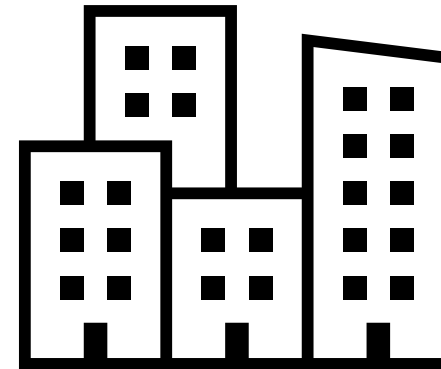


UGB Expansions Have Not Kept Up With Growth



Between 2000 and 2012, about 11,573 acres were added to the 216 UGBs outside the Portland Metropolitan Region—an increase of 2.0%. Population increased by 15.3% (228,000) during that same time period.

Analysis of Development on Rural Residential Lands: A Report to the HB 2254 Rules Advisory Committee, Univ. of Oregon (2015)



Portland Metro – Between 2010-2020, Portland-Metro area population increased by 12%. The Portland-Metro UGB increased by 2.5% during that time period.

The Impact of the UGB on Land Prices



Possible Solutions

- Increase land supply to reduce the discrepancy between land prices inside/outside the UGB.
- Reduce procedural barriers to UGB expansions, and to obtaining entitlements for new development inside the UGB.
- Don't design for Disneyland when the Enchanted Forest is sufficient (i.e., lower SDC's to needed infrastructure).

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