



Increasing Oregon's Housing Supply

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Increasing Oregon's Housing Supply

The state of the State.

Oregon has a **constrained housing supply** and has chronically been underproducing for decades.

Over the next 20 years, Oregon will need to build about **584,000** total new homes.

Nearly one quarter of these units (140,000) are needed to address our housing shortage across all income groups, and nearly half (over 270,000) must serve the needs of households under 80% of median family income now and in the future.

Oregon's housing developers **need to produce** between **30,000 and 40,000 new homes every year**, almost doubling historic production rates.

[02-21-2021-ECONW-OHCS.pdf \(oregon.gov\)](#)



*"A market where demand is stronger, mostly due to rising incomes and favorable demographics, but supply is weaker, is one in which prices can increase quite quickly. And when the market becomes a bidding war, as it does in a **supply constrained** environment, it is our lowest income neighbors and family that lose out."*

Construction, Housing Supply, and Affordability,
Josh Lehner, Oregon Office of Economic Analysis

Increasing Oregon's Housing Supply

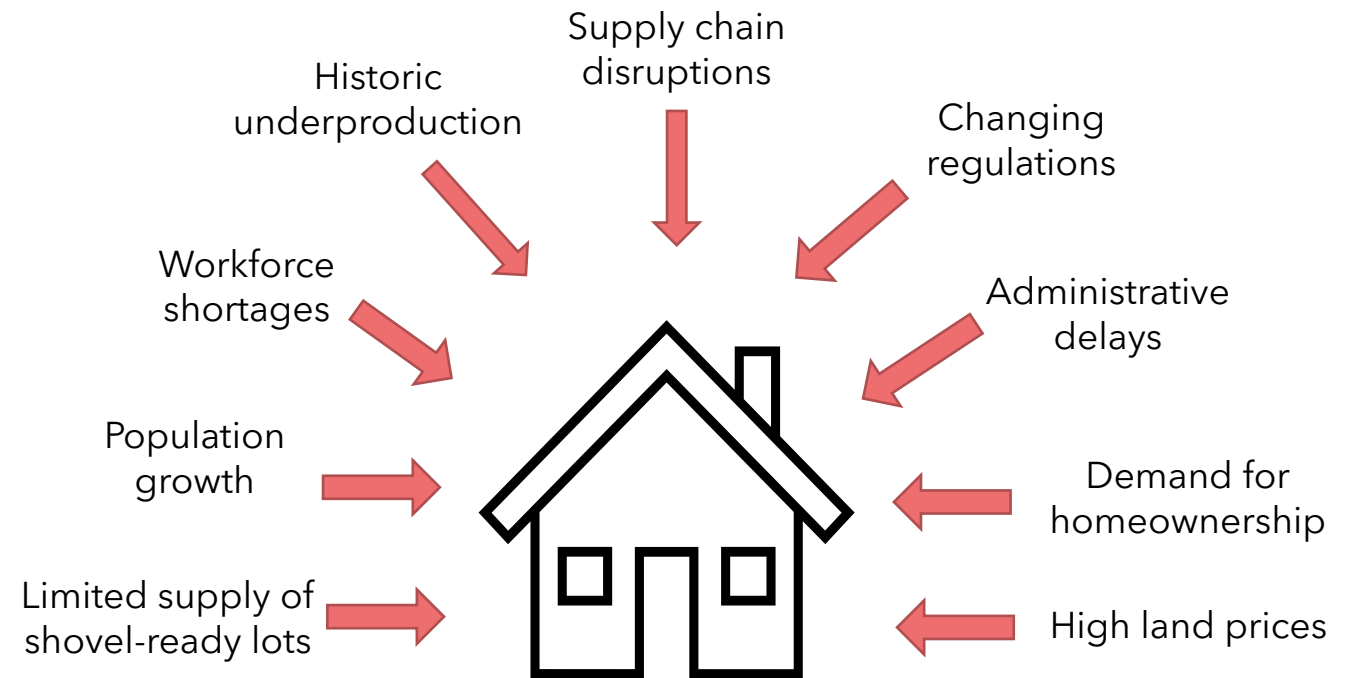
Pressures on residential construction.

Impacts of historic underproduction are still being felt today.

Current production is improving, but still not keeping up with demand.

Limited supply of land and housing is increasing cost burden on consumers across the income spectrum.

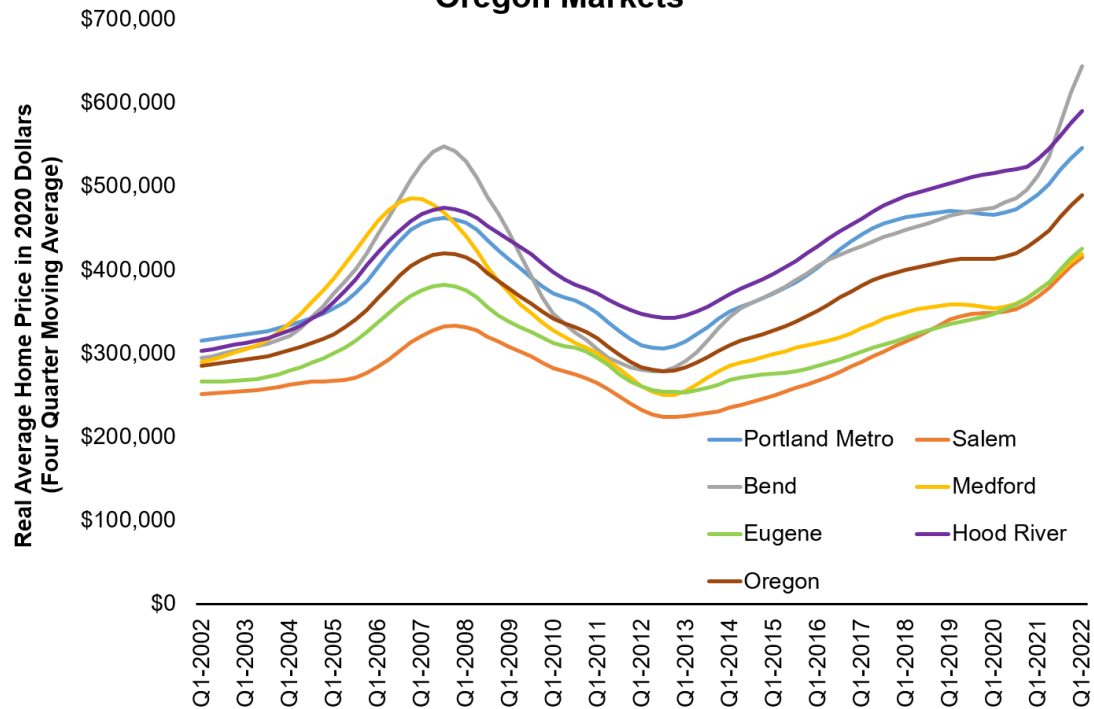
Lasting impacts from COVID-19, inflation, and the supply chain crisis pose new challenges.



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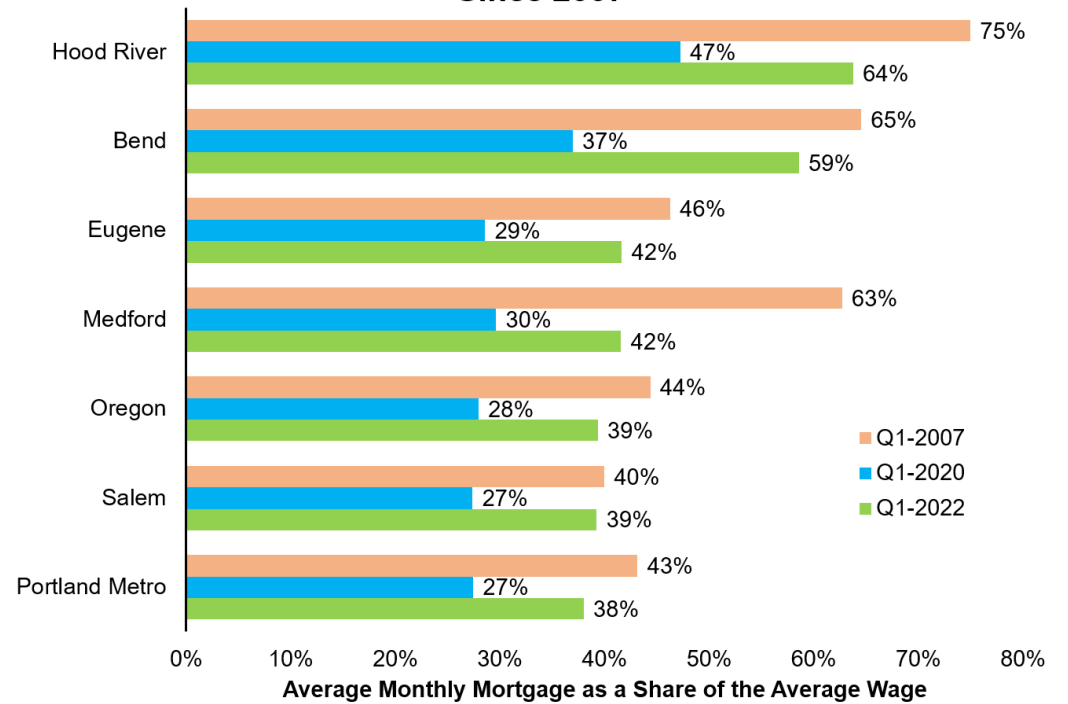
Oregonians are **paying the price** in their communities.

Real Home Prices Exceed Previous Peaks in Most Oregon Markets



Source: Oregon Employment Department and Zillow Home Price Index

Lack of Affordability Fast Approaching Levels Not Seen Since 2007

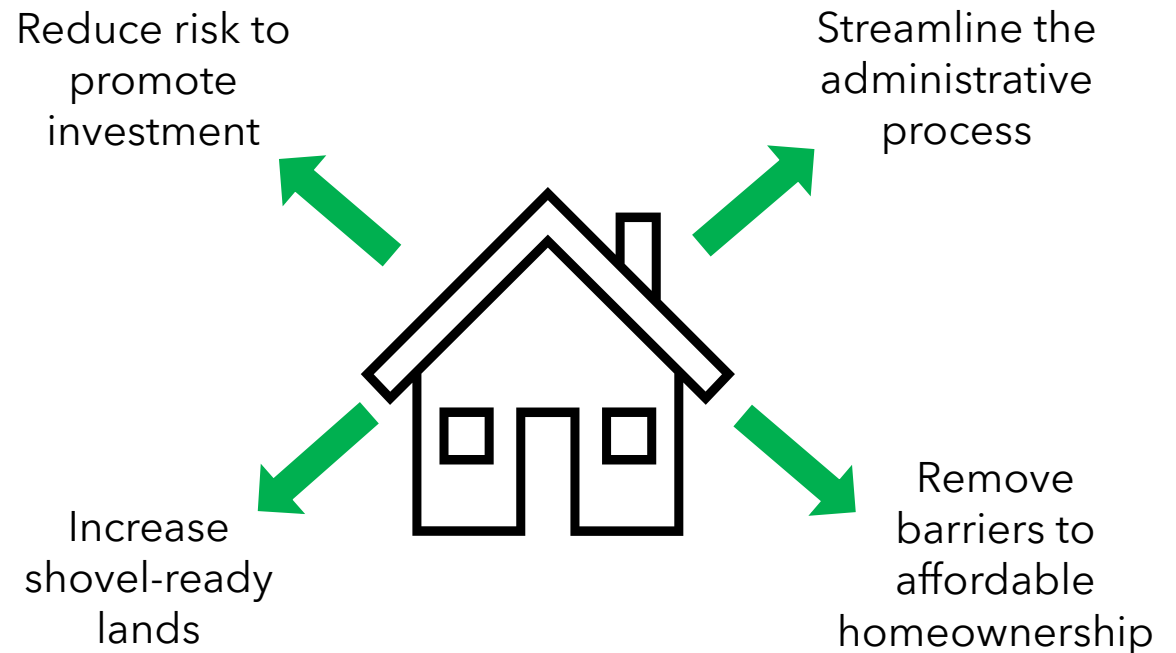


Source: Oregon Employment Department and Zillow

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The state can **reduce barriers** to increase supply.

- Land use appeals and NIMBYism can disincentivize and delay needed housing production.
- Builders need shovel-ready land to break ground without costly delays.
- Administrative processes can be complex and slow, reducing timeliness and number of units being built.
- Land use, zoning, infrastructure, and design standards can have unintended consequences, creating barriers to affordable homeownership.





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

Questions? Please email:
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