2024 UGR Appendix 5A: residential development indicators

Background

To better understand how to plan for future housing needs in the region, it is useful to put in context the type and density of residential development trends in recent years. This report provides residential development data required under ORS 197.296 (the "needed housing" statute) and data specified by ORS 197.301 (metropolitan service district performance measures). Data is provided at the regional level for the Metro Urban Growth Boundary. This appendix addresses most aspects of ORS 197.301; except 197.301 (2)(c) which is reported in the "employment trends" appendix of this UGR, 197.301(2)(e)(h)(i) are dealt with in other reports, and 197.301(f) of which data are incomplete and of limited accuracy.

Data sources:

RLIS Housing Inventory
RLIS Vacant and Developed Land
RLIS Land Development Monitoring System

Terms and definitions:

Vacant land refers to a tax lot (or parcel) which has no detectable structure or any other form of development or building on that site. It can be of any size. Vacant land is determined by administrative records (such as assessors' records) and GIS techniques which can detect the absence of structures on the site. Exceptions: (1) a partially developed tax lot which has less than 5% of the total site area with a development on it is included in the vacant land inventory for purposes of the UGR; (2) a site that was once developed but has become fallow, (abandoned and/or unused), and the structure removed since 1993 is also included in with vacant land.

Infill refers to additional development that occurred on a tax lot (or parcel) that was already deemed developed (i.e., not vacant) in Metro's land inventory, where the original structure has been left intact. Infill is adding more residential units to the tax lot with an already existing development or splitting that "parent" lot into separate "child" lots and adding additional structures or buildings to the parent and/or child lots.

Redevelopment refers to additional development that occurred on a tax lot (or parcel) that was deemed "developed" in Metro's land inventory, in which the original structure was demolished to make room for the new construction. Redevelopment may or may not involve subdividing or reconfiguring the original site to accommodate the new development. Note: additional redevelopment capacity is only counted when the new construction nets more building square footage (in the case of nonresidential development) or net new residential units (typically the new structures are middle housing or apartments/ condos that replace a razed structure with fewer units).

Housing categories:

Single family (SFR) are single housing units, typically one-per-taxlot.

- **Single family detached** have a land use designation of SFR (translated from PCA codes), and do not share walls with other housing units. Some may have condominium-style ownership.
- **Other SFR** units include single residences on designated farm or forest land, and mixed home/businesses with only one residence.

Middle Housing are any housing units that share walls or common area(s), but not stacked vertically. They may include condominium-style ownership, and/or share commonly owned land like a pool, playground or clubhouse.

- **Townhouses** (or rowhouses) are dwelling units constructed in a row of multiple attached units. Townhouses share at least one common wall and may each have their own tax lot.
- **Duplex, Triplex, Quadplex** are residential structures composed of side-by-side units, sharing common floor-to-ceiling wall(s), with no other units above or below.
- **Accessory Dwelling Units (ADU)** is a second dwelling unit created on a lot with at least one SFR unit, attached house or manufactured home. The ADU is created auxiliary to, and is smaller than, the main dwelling. ADUs can be created in a variety of ways, including conversion of a portion of an existing house, addition to an existing house, conversion of an existing garage, or the construction of an entirely new building. The unit count of ADU (and year built) is tabulated separately from the parent house in the residential inventory.
- **Cottage Clusters** are residential structures with four or more individual units. Each unit is 900 square feet or less and built on a shared taxlot or sharing a common space among all units.

Multifamily housing are housing units that are stacked vertically. Some multifamily properties are mixed-use, typically with on-site, ground-floor commercial space.

- **Lowrise** apartments and condominiums, under 5 floors and under 50 feet tall, and often include multiple buildings within a property.
- **Midrise** apartments and condominiums, with 5-12 floors or 50-140 feet tall.
- **Highrise** apartments and condominiums, over 12 floors or greater than 140 feet tall.

Other Housing are any housing units not included in single family, multifamily, or middle housing as defined above.

- **Dormitories** are shared residential units associated with educational institutions.
- **Retirement Facilities** are a planned community or facility associated with retired or senior cohorts.
- **Manufactured homes** are semi-mobile housing units associated with shared common area(s), such as a mobile home park or trailer park.
- **Floating homes** are dwelling units floating on water, typically multiple units on a single dock with a shared shore access point. Unit counts are for residential units, and do not include non-residential slips or other structures.
- **Other MFR** is any other type of multi-unit welling not described above.

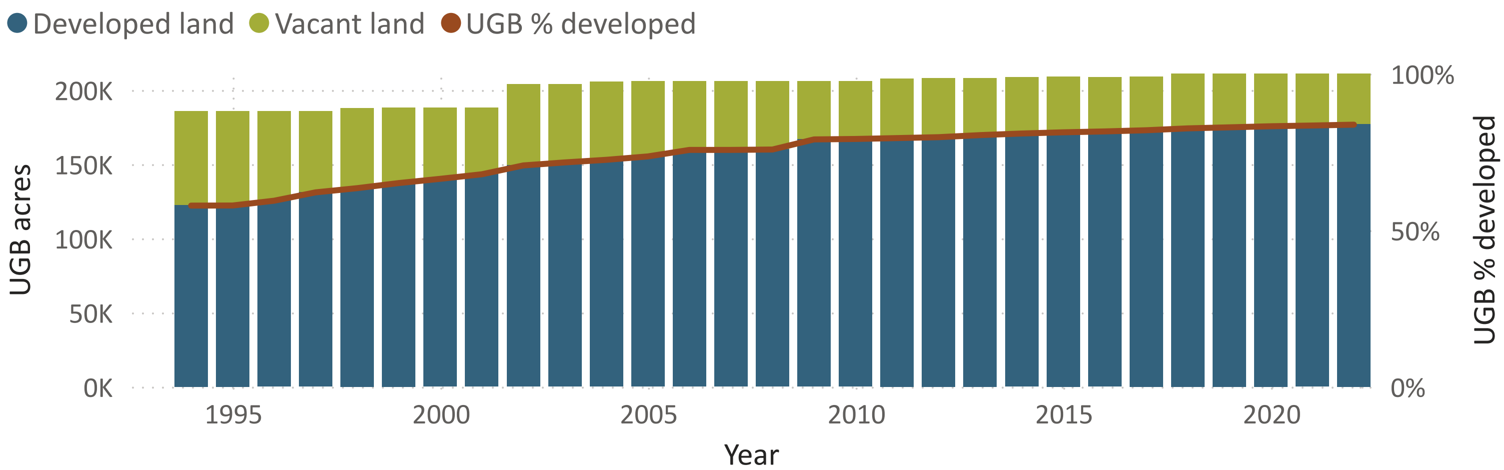
This report generally focuses on gross new units. This differs from total reported building permits, in that it reflects an estimate of what was actually built, rather than all issued permits, some of which don't get built or are later modified to change unit counts. Current totals minus recently built totals may not give the same number as 'before' totals, as unit teardowns are included in 'before' totals.

UGB Land Usage

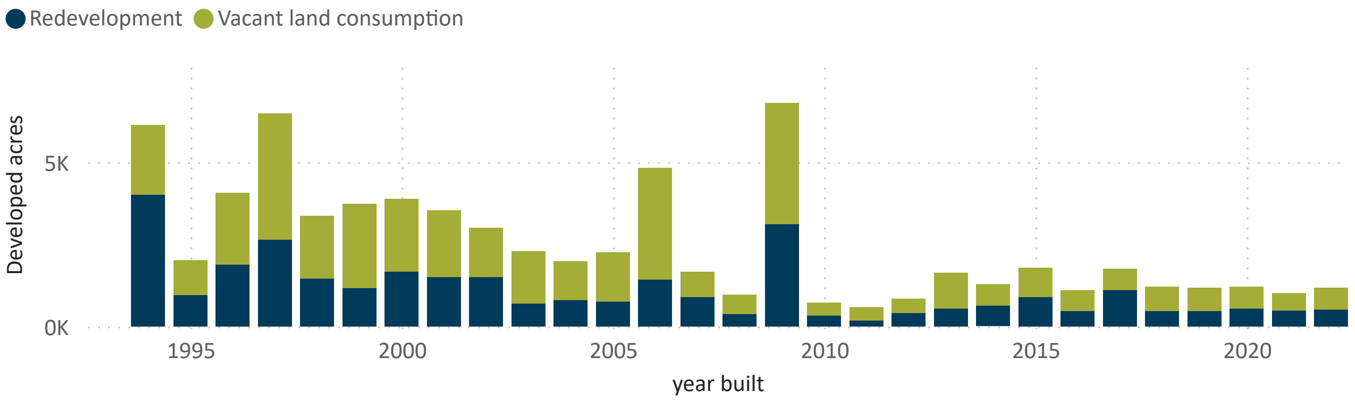
Development type (vacant/infill/redevelopment) is identified as a regional indicator under ORS 197.296 and 197.301

The Urban Growth Boundary was created in 1979 to control urban expansion onto farm and forest lands. The original boundary of 227,000 acres has expanded to 261,000 acres today. The largest expansion was 17,300 acres in 2002. Today, 49,400 acres of the UGB are right-of-way including water, roads, and easements.
In 1993 Metro began mapping vacant and developed land. The chart below shows total acres of vacant vs. developed land inside the UGB over time. Typically, expansions add mostly vacant land to the boundary, which slowly becomes developed over time. The charts below exclude all land that is right-of-way today.
As the UGB has become more developed, we have come to depend more on redevelopment to accommodate future development.

UGB land usage



Acres developed by year



Acres by zoning type as of 2022

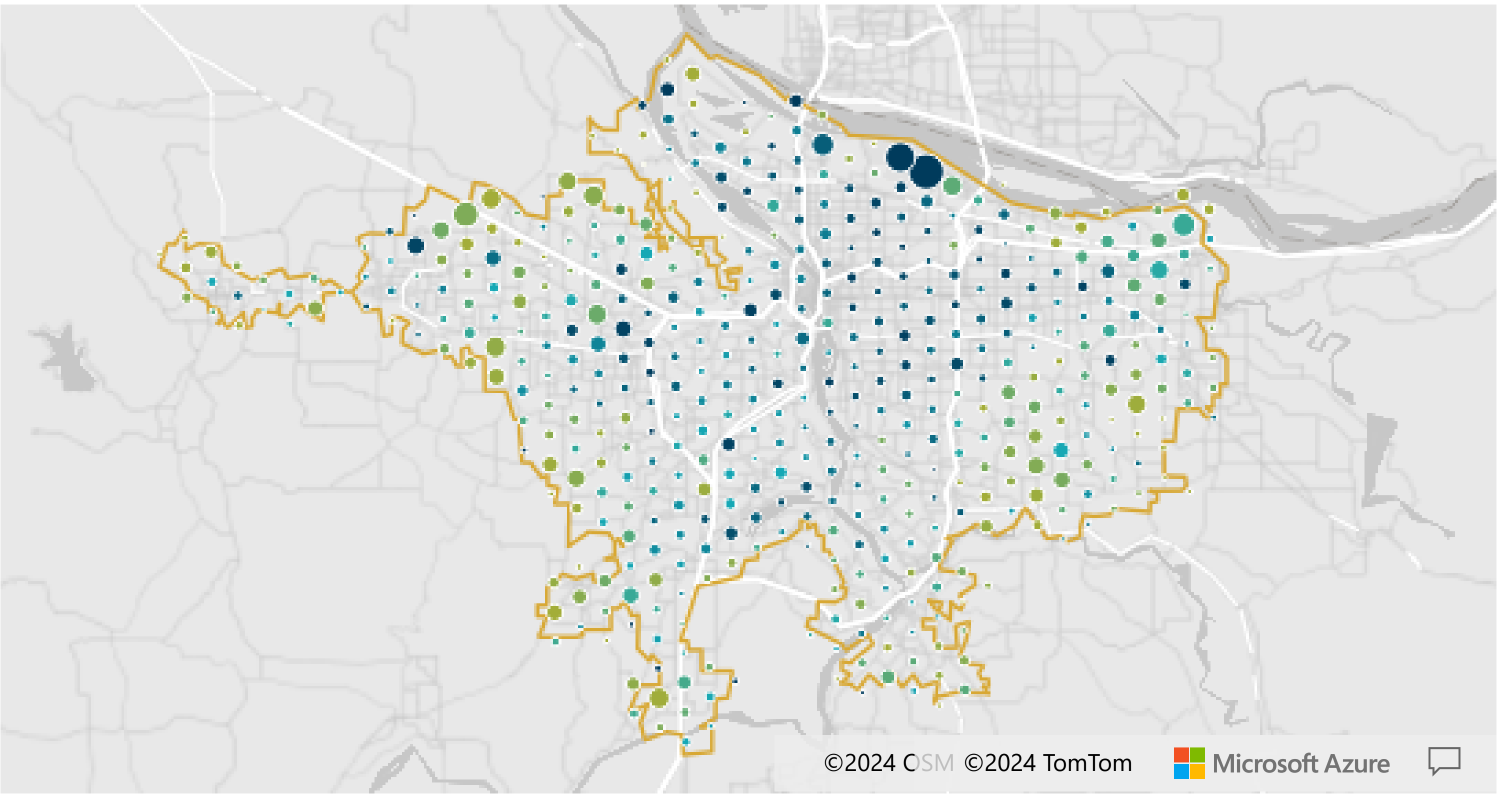
Zoning	Total Acres	Vacant acres	% Developed
Single Family	98,835	10,764	89%
Industrial	34,738	7,596	78%
Parks and Open Spaces, other zoning	23,294	676	97%
Rural or Future Urban Zoning	19,359	11,617	37%
Mixed Use	15,992	1,785	89%
Multifamily	15,603	1,100	93%
Commercial	3,760	368	90%
Total	**211,581**	**33,907**	**84%**

Data source: Regional Land Information System (LDMS) dataset as of 02/01/2024

Development Acres- Where is Development Happening?

Housing trends and land absorption are land use forecast metrics and are identified as a regional indicator under ORS 197.296 and 197.301

Geographic distribution of new construction within the Urban Growth Boundary

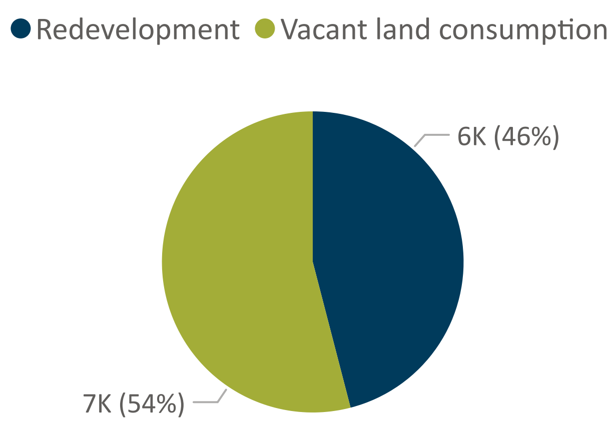


The map above shows relative distribution of acres of new construction within the Urban Growth Boundary (yellow line). The size of the dot represents the total number of acres developed. A green dot represents consumption of vacant land, while a dark blue dot represents more redevelopment, or construction on previously developed land. A light blue dot is a mix of vacant land consumption and redevelopment.

Acres of new development by development type, 2013 to 2022

Zoning	Redevelopment	Vacant land consumption	Total
Single Family	2,019	2,787	**4,806**
Industrial	2,000	1,993	**3,993**
Mixed Use	933	941	**1,874**
Multifamily	416	579	**994**
Parks and Open Spaces, other zoning	452	393	**845**
Rural or Future Urban Zoning	144	368	**512**
Commercial	148	126	**275**

Total acres of new development



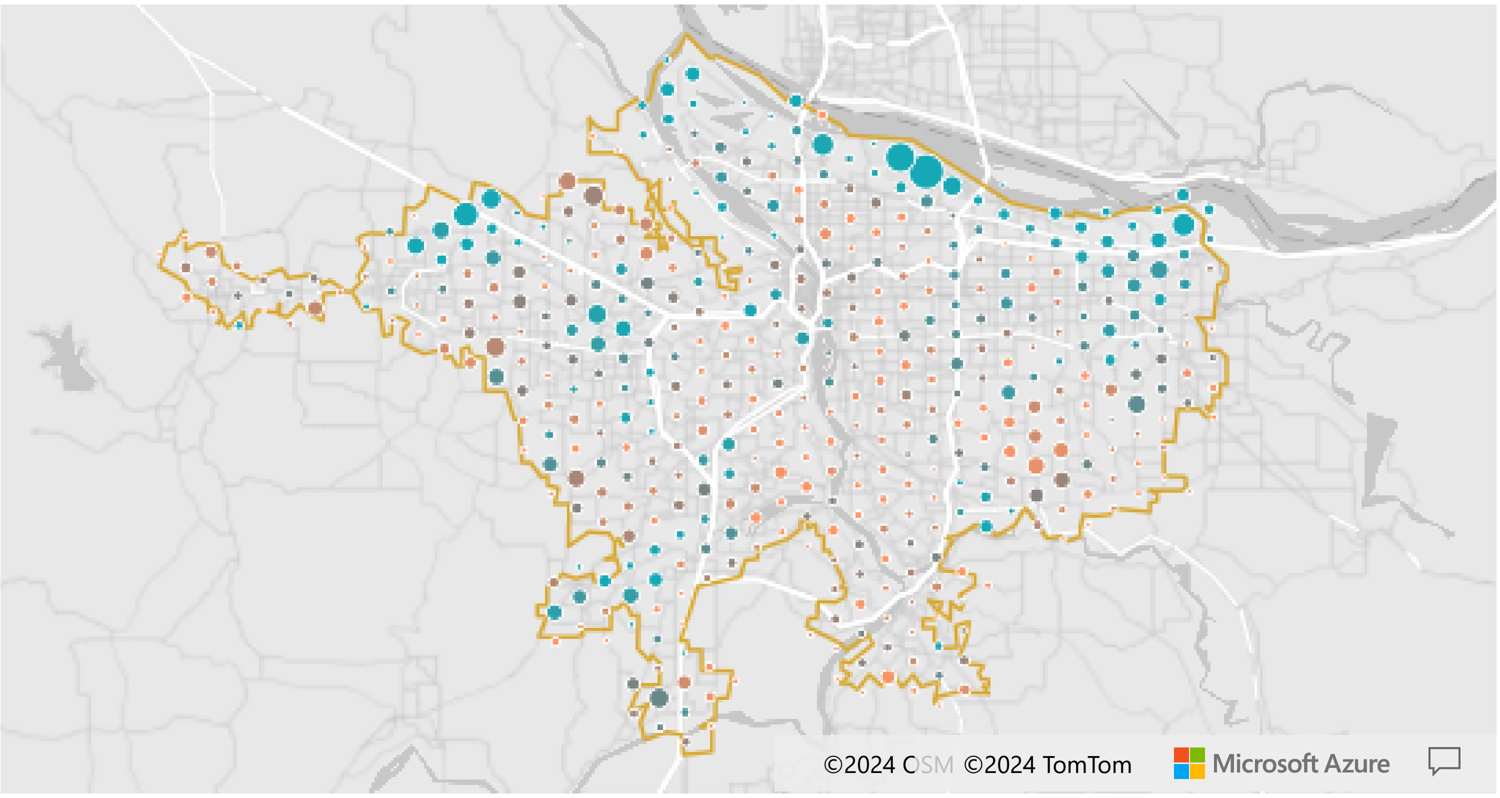
- A total of 13,300 acres were developed between 2013 and 2022. 7,187 acres of that (54 %) were consumption of vacant land.
- Single Family zoning had the most redevelopment, at 2,019 acres (33 % of all redevelopment)
- The zoning type that consumed the most vacant land was Single Family, at 2,787 acres.

Data source: Regional Land Information System (LDMS) dataset as of 02/01/2024

Where is Residential vs Non-Residential Development Happening?

Residential and employment land are identified as a regional indicators under ORS 197.296 and 197.301

Geographic distribution of new construction within the Urban Growth Boundary

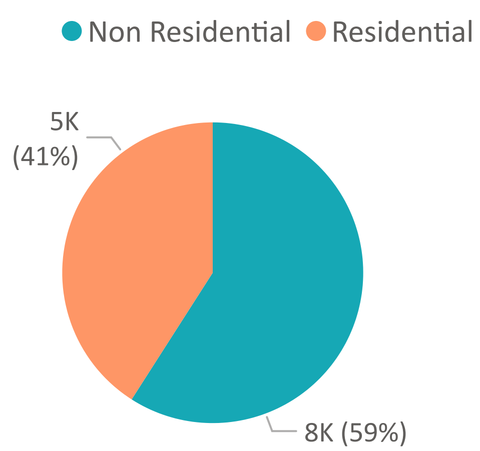


The map above shows relative distribution of acres of new construction within the Urban Growth Boundary (yellow line). The size of the dot represents the total number of acres developed. A light blue dot represents commercial construction, while an orange dot represents residential construction. A grey dot is a mix of residential and commercial.

To 10 areas of development by total acres, 2013 to 2022

Value	Total acres developed	% residential
NE Portland	1,812	18%
Hillsboro	1,431	30%
Beaverton	853	23%
SE Portland	843	57%
Gresham	838	28%
N Portland	797	20%
Happy Valley	633	80%
Tigard	473	57%
Troutdale	455	5%
SW Portland	444	43%

Total acres of new development



- Residential and non-residential development were distributed across the region, but the most acres of development were in NE Portland with 1,812 acres.
- A total of 5,446 residential acres were developed since 2013, 41 % of all development.
- Non-residential development affected 7,854 acres.

- Acres on this page calculated by taxlot, and may differ from per-unit of housing.

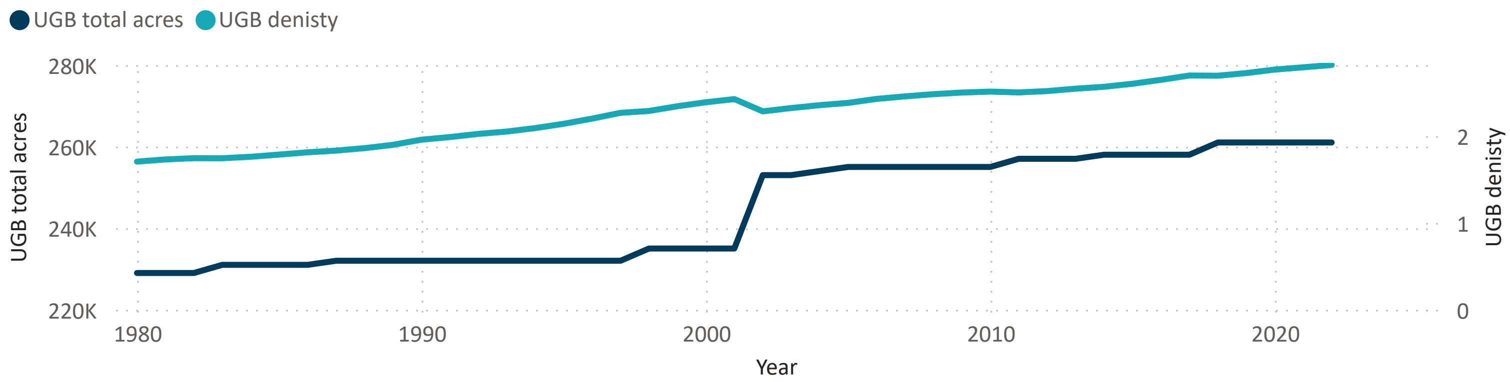
Data source: Regional Land Information System (LDMS) dataset as of 02/01/2024

UGB Housing Density

Development density is identified as a regional indicator under ORS 197.296 and 197.301

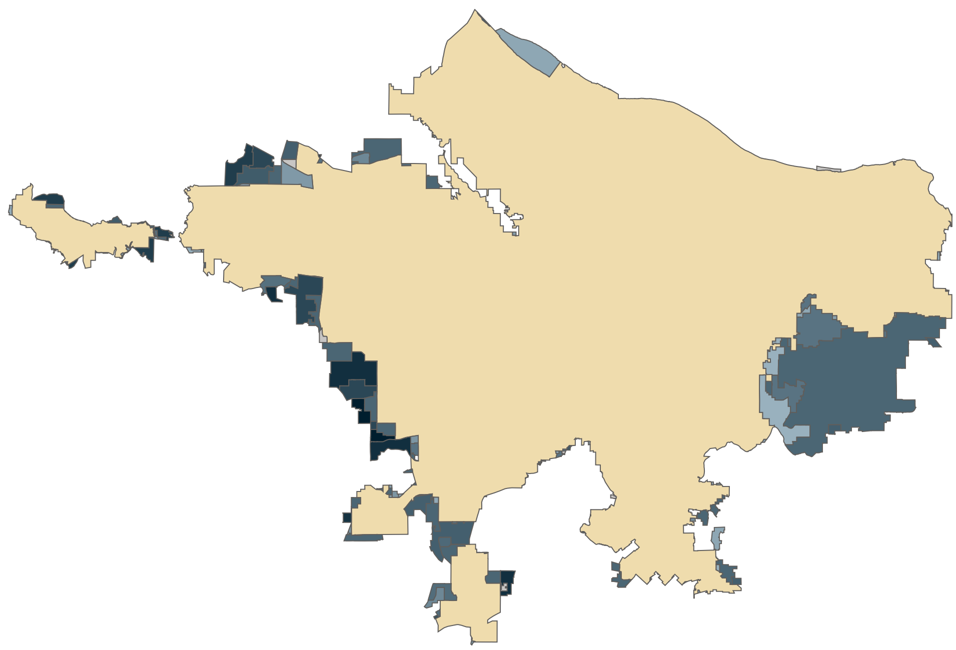
The Urban Growth Boundary was created in 1979 to control urban expansion onto farm and forest lands. The original boundary of 227,000 acres has expanded to 261,000 acres today. The largest expansion was 17,300 acres in 2002.

Total UGB acres



Housing production in the region has continued both on the edges of the UGB in expansions areas, and in the interior of the original UGB. Overall, 83 % of housing built in the last 10 years has been inside of the original 1979 UGB. The total density of the UGB has increased from 1.70 to 2.82 units/acre (calculated as total UGB units / total UGB acres).

Current Metro Urban Growth Boundary, by year added.



The map above shows the Metro Urban Growth Boundary today. The tan area is the original 1979 UGB. Expansion areas are represented in blue tones, with darker blue representing more recent expansions.

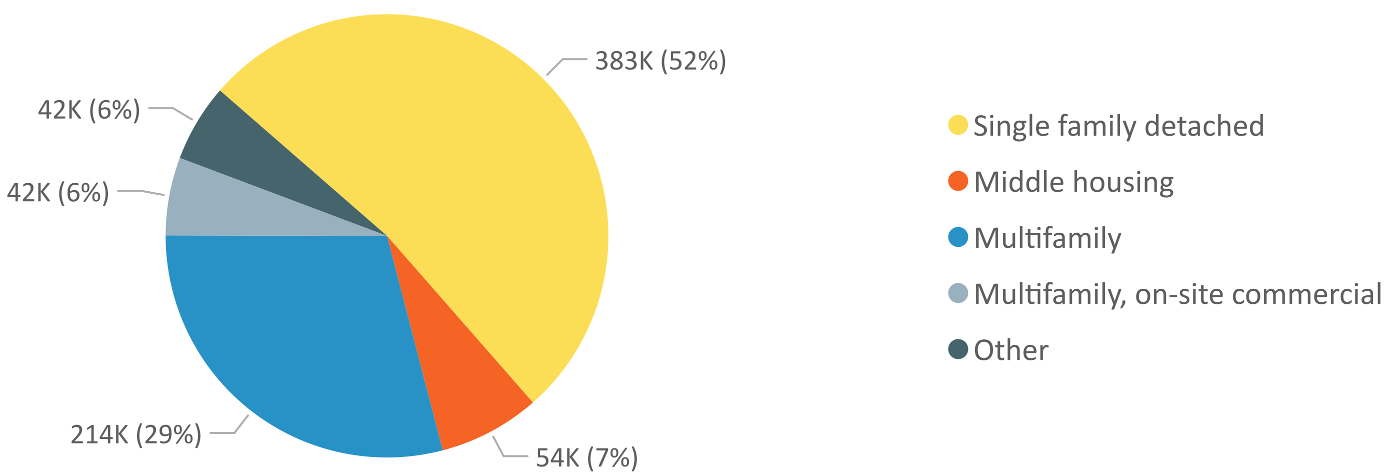
- Unit density on this page calculated as total UGB units / total UGB acres as of 2022

Data source: Regional Land Information System (LDMS) dataset as of 02/01/2024

Housing Today

Type of residential units is a regional indicator required by ORS 197.296 and 197.301. Reporting observed data provides contextual understanding of market trends that is used to “determine the number of units and amount of land needed for each needed housing type for the next 20 years.” ORS 197.296(3)(b).

As of 2022 There were 735,295 total housing units inside the UGB



Housing type	Total units	% of all units	Units/acre average	% growth over range *
Single family detached	383,491	52%	4.1	8%
Middle housing	54,444	7%	13.8	20%
Multifamily	213,875	29%	23.2	17%
Multifamily, on-site commercial	41,819	6%	103.4	112%
Other	41,666	6%	12.3	10%
Total	**735,295**		**6.6**	**14%**

* Range = 2013 to 2022

- As of 2022 there were 735,295 total housing units inside the UGB.
- The number of housing units inside the UGB has grown by 14% since 2013.
- Overall, the most abundant type of housing by total unit count is Single family detached with 383,491 units (52 % of all units).
- Multifamily has grown the most in total units over the past 10 years, adding 30,407 units and growing by 17 %.
- Multifamily, on-site commercial has grown by 112 % since 2013, adding 22,058 units.

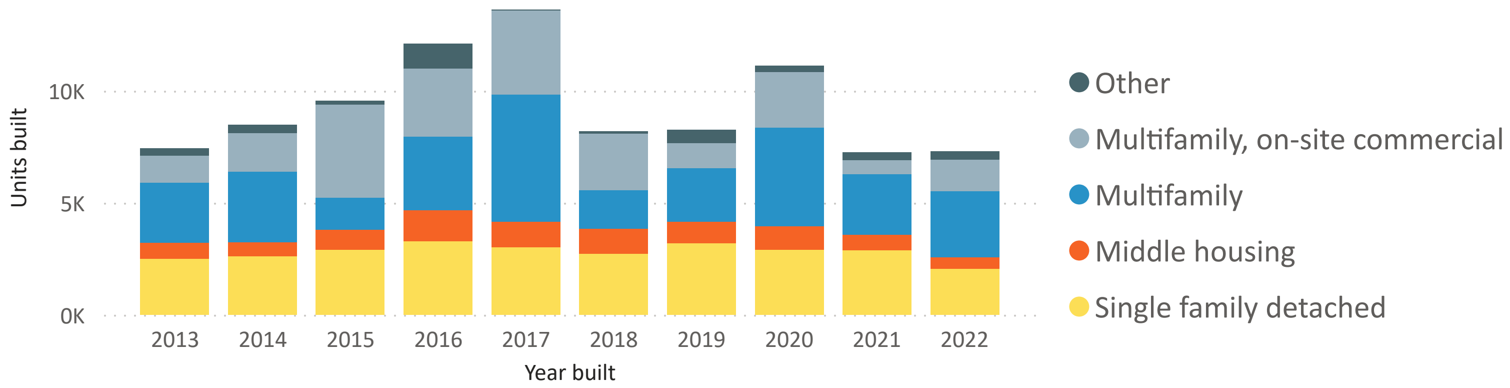
- Units per acre on this page includes all housing inside the UGB as of 2022
- Accessory Dwelling Units excluded from acre calculations on this page

Data source: Regional Land Information System (LDMS) dataset as of 02/01/2024

Housing Production Trends

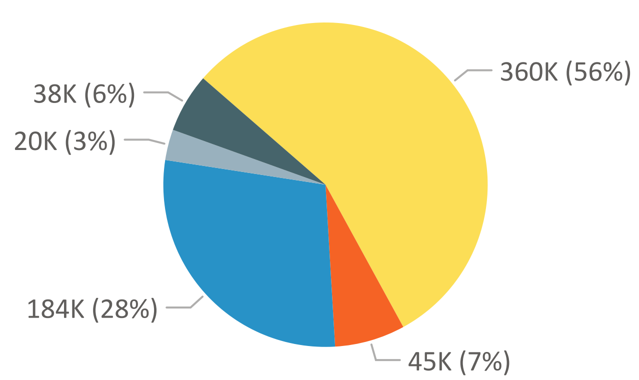
Type of residential units is a regional indicator required by ORS 197.296 and 197.301. Reporting observed data provides contextual understanding of market trends that is used to "determine the number of units and amount of land needed for each needed housing type for the next 20 years." ORS 197.296(3)(b).

Units built per year by housing type

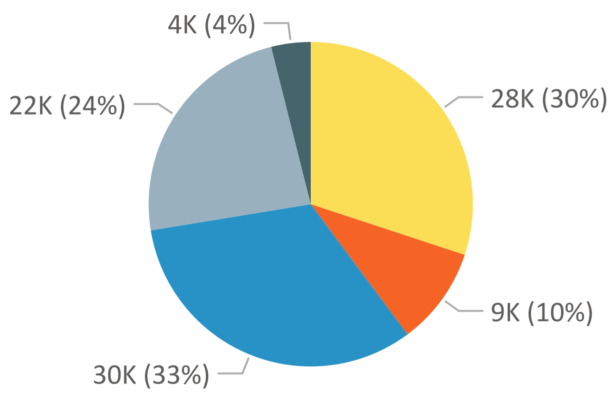


- Total housing units in the region grew by 14 % since 2013, adding 93,262 units.
- The composition of housing in the region is changing. As we build more densely on previously developed land, we have built proportionally less single family homes, and proportionally more multifamily and middle housing.
- Of the housing built since 2013, Multifamily, on-site commercial has been the most dense unit type, adding 22,058 units with an average of 101.2 units/acre.
- The largest housing type by total acres developed was Single family detached, developing 4,264 acres with a density of 6.6 units/acre.

Composition of housing built prior to 2013



Composition of housing built 2013 and after



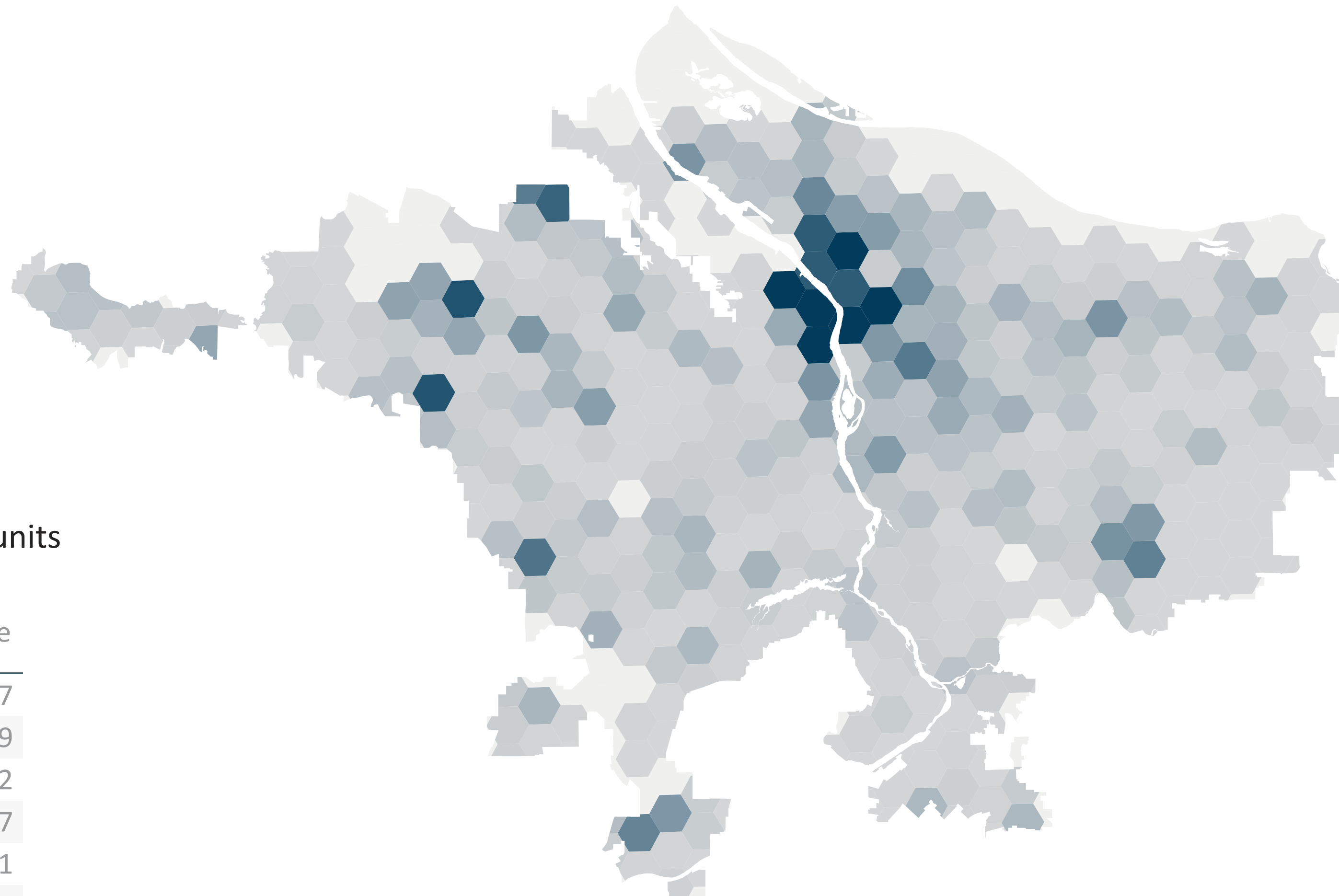
Housing type	New units built	Acres built	density of new units (units/acre)
Single family detached	28,035	4,264.2	6.6
Middle housing	9,098	266.8	19.8
Multifamily	30,407	612.0	49.7
Multifamily, on-site commercial	22,058	217.9	101.2
Other	3,664	132.5	27.7
Total	**93,262**	**5,493.4**	**16.3**

- Unit density on this page includes only new housing inside the UGB built since 2013.
- Accessory Dwelling Units excluded from acre calculations on this page

Data source: Regional Land Information System (LDMS) dataset as of 02/01/2024

New housing, total new units by area

Housing trends and land absorption are land use forecast metrics and are identified as a regional indicator under ORS 197.296 and 197.301



To 10 areas of new residential units built 2013 to 2022

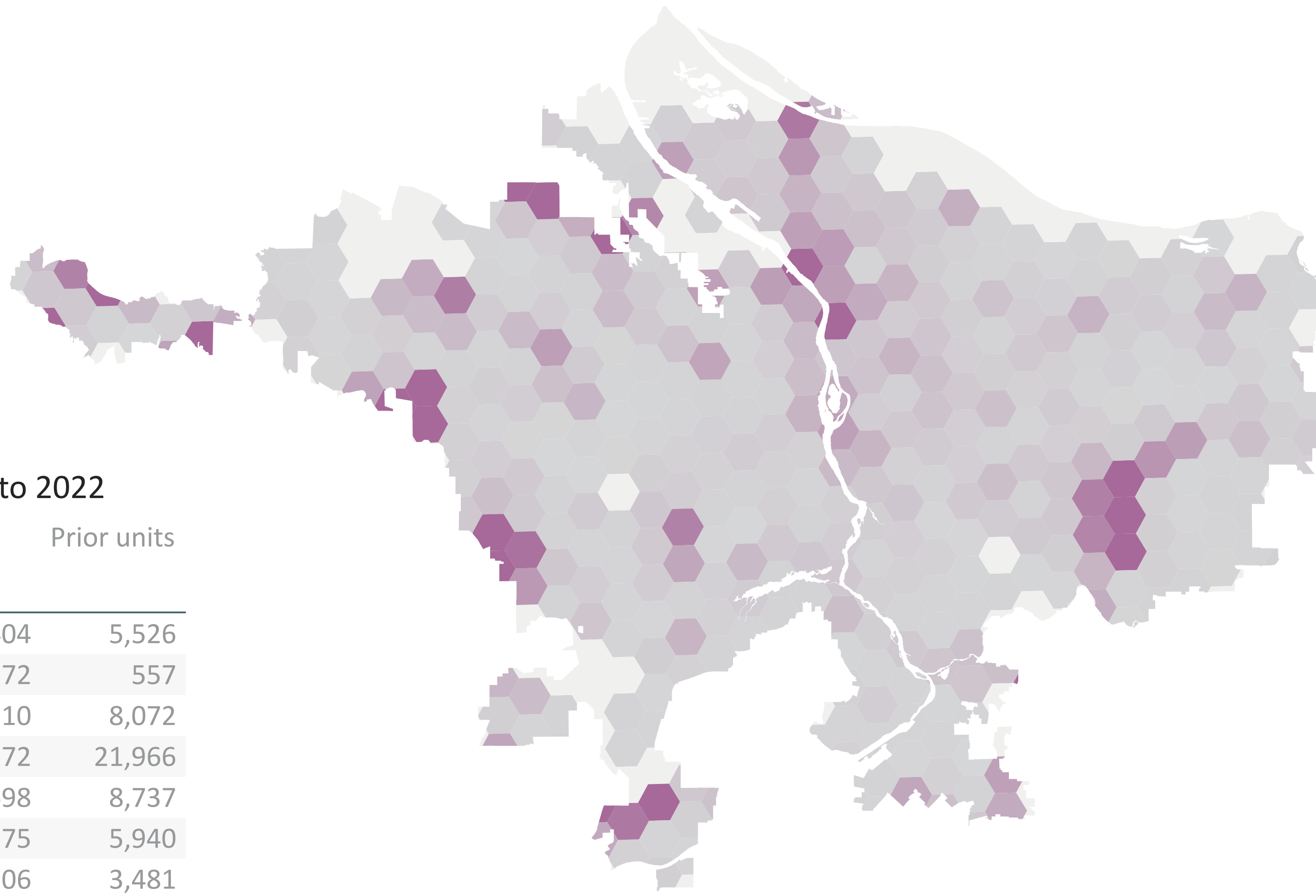
Value	Units built over range
SE Portland	14,387
NE Portland	11,879
NW Portland	8,172
N Portland	7,727
Hillsboro	7,131
SW Portland	5,234
Happy Valley	4,404
Bethany	3,910
Beaverton	3,870
Tigard	3,512

The map above shows where new housing has been built in the region. Dark blue hexagons represent more housing units. The darkest blue represents over 2k new units built in that hexagon.

Data source: Regional Land Information System (LDMS) dataset as of 02/01/2024

New housing, % growth by area

Housing trends and land absorption are land use forecast metrics and are identified as a regional indicator under ORS 197.296 and 197.301



To 10 highest % growth areas 2013 to 2022

Value	% growth over range	Units built over range	Prior units
Happy Valley	80%	4,404	5,526
Durham	67%	372	557
Bethany	48%	3,910	8,072
NW Portland	37%	8,172	21,966
Wilsonville	31%	2,698	8,737
S Portland	30%	1,775	5,940
Cornelius	26%	906	3,481
N Portland	26%	7,727	29,753
Rivergrove	24%	40	169
Forest Grove	19%	1,596	8,240

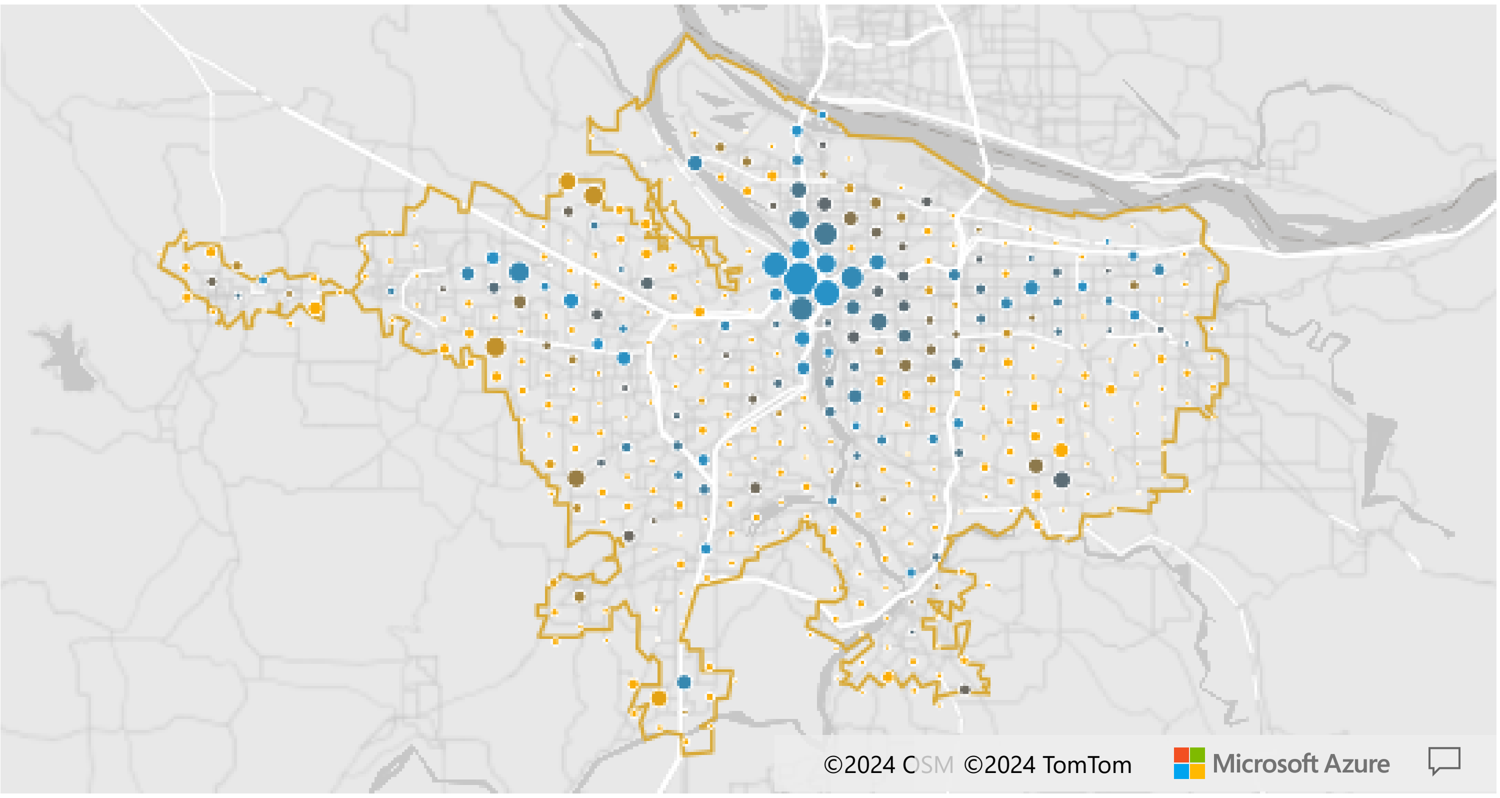
The map above shows areas that are growing quickly relative to the number of previous housing units in that area. Areas that have added more housing units compared to previous units appear dark purple. Newly developing suburbs stand out, like Happy Valley and Bethany, but also former industrial areas like NW Portland.

Data source: Regional Land Information System (LDMS) dataset as of 02/01/2024

Location of Recent Residential Construction

Housing trends and land absorption are land use forecast metrics and are identified as a regional indicator under ORS 197.296 and 197.301

Geographic distribution of new housing units built within the Urban Growth Boundary

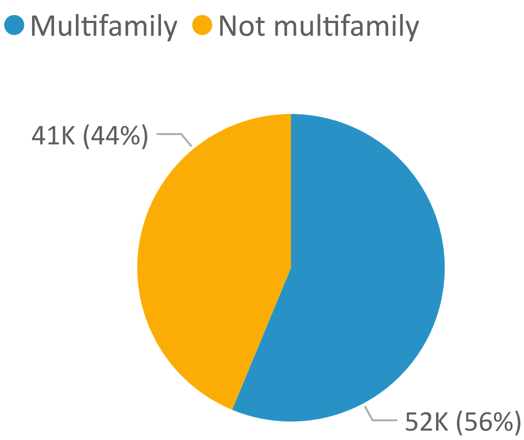


The map above shows relative numbers of new housing units built in the region, and the share of those units that are Multifamily. Multifamily here includes properties with on-site commercial. The largest dot represents 5k new units. A blue dot represents more multifamily units, and a yellow dot represents more other types of units. Generally, Multifamily has been more prominent in the more-dense urban core and interior of the region. Other types of housing like Single-family and Middle Housing have been more prominent on the edges of the region.

To 10 areas of new residential units built 2013 to 2022

Value	Total new units	% MFR
SE Portland	14,387	63%
NE Portland	11,879	68%
NW Portland	8,172	97%
N Portland	7,727	70%
Hillsboro	7,131	51%
SW Portland	5,234	72%
Happy Valley	4,404	25%
Bethany	3,910	18%
Beaverton	3,870	66%
Tigard	3,512	45%

Composition of housing built 2013 and after

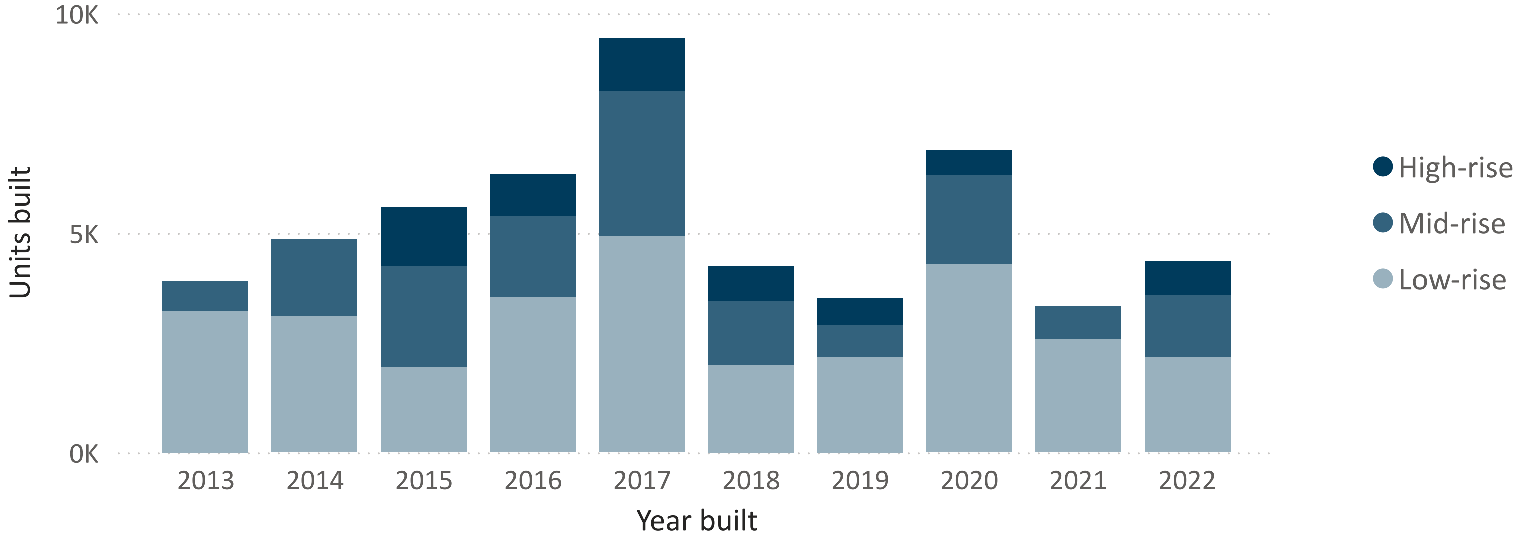


Data source: Regional Land Information System (LDMS) dataset as of 02/01/2024

Multifamily Construction Trends

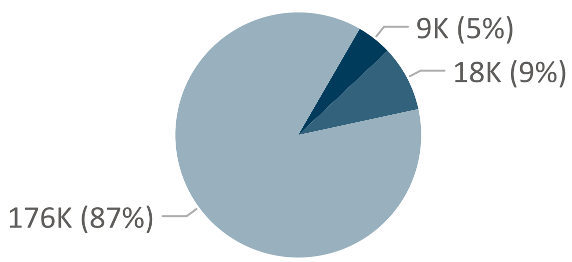
Type of residential units is a regional indicator required by ORS 197.296 and 197.301. Reporting observed data provides contextual understanding of market trends that is used to "determine the number of units and amount of land needed for each needed housing type for the next 20 years." ORS 197.296(3)(b).

Units of Multifamily housing built per year by housing type

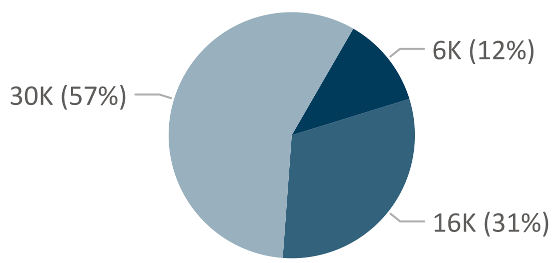


- Multifamily housing in the region grew by 26 % since 2013, adding 52,465 units.
- The most-built type of Multifamily housing was Low-rise, adding 29,993 units (57 % of all Multifamily)
- Of the new units built since 2013, High-rise units have been built at the highest density, adding 6,241 units on only 22 acres- an average of 286.4 units/acre.
- The type of Multifamily housing with the most new total acres was Low-rise, developing 29,993 units on 683 acres.

Composition of multifamily housing built prior to 2013



Composition of new multifamily housing built 2013 and after



ShortDesc	New units built	Total units today	Acres built	density of new units (units/acre)	% growth over range
High-rise	6,241	15,626	21.8	286.4	66%
Mid-rise	16,231	33,821	125.2	129.6	92%
Low-rise	29,993	206,086	682.8	43.9	17%
Total	**52,465**	**255,533**	**829.9**	**63.2**	**26%**

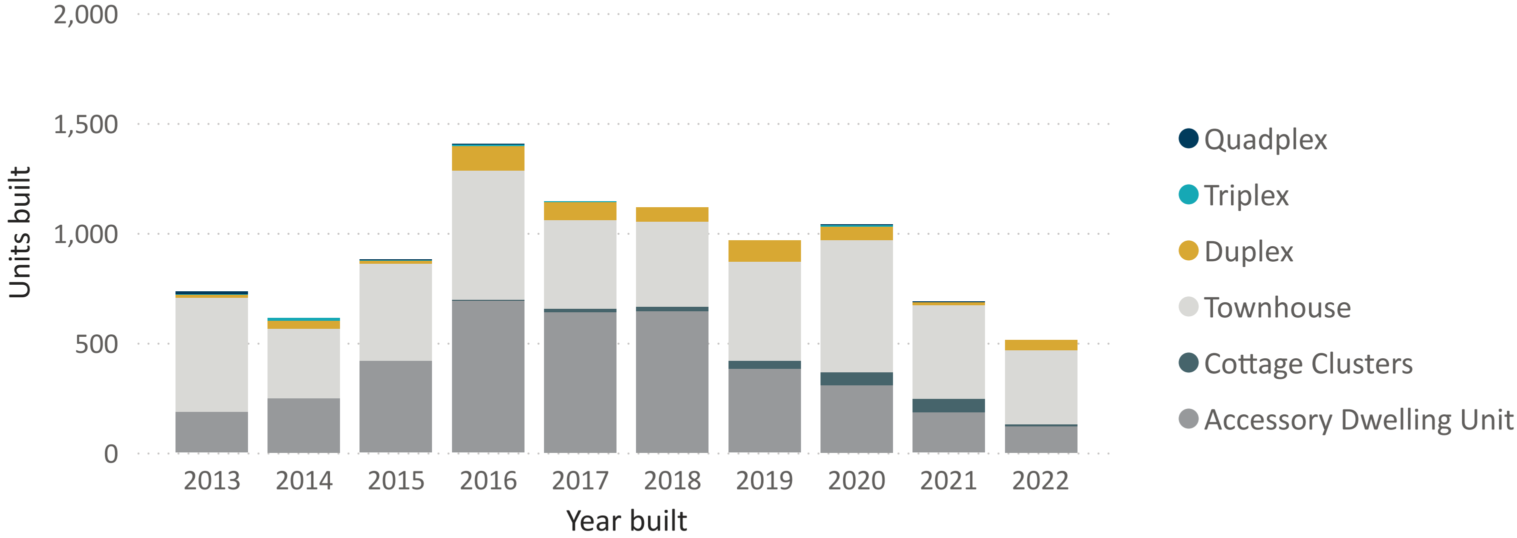
- Multifamily here includes properties with on-site retail/commercial

Data source: Regional Land Information System (LDMS) dataset as of 02/01/2024

Middle Housing Construction Trends

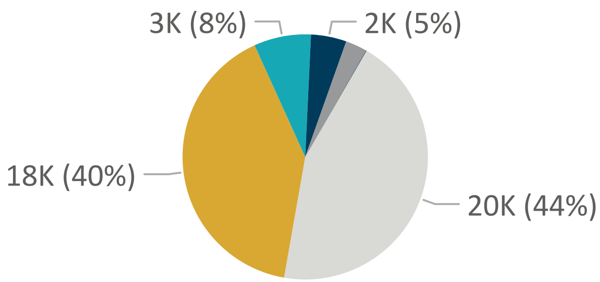
Type of residential units is a regional indicator required by ORS 197.296 and 197.301. Reporting observed data provides contextual understanding of market trends that is used to "determine the number of units and amount of land needed for each needed housing type for the next 20 years." ORS 197.296(3)(b).

Units of middle housing built per year by housing type

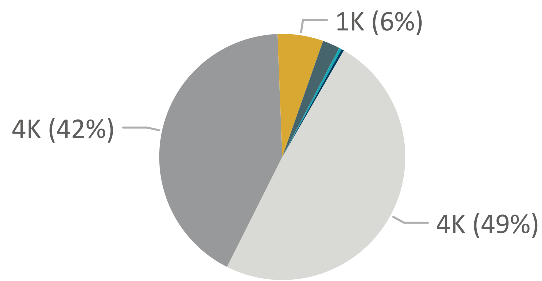


- Middle housing in the region grew by 20 % since 2013, adding 9,098 units.
- The most-built type of Middle housing was Townhouse, adding 4,466 units (49 % of all Middle housing)
- Of the new units built since 2013, Triplex units have been built at the highest density, adding 33 units on only 1 acres- an average of 30.4 units/acre.
- The type of Middle housing with the most new total acres was Townhouse, developing 4,466 units on 219 acres.

Composition of middle housing built prior to 2013



Composition of new middle housing built 2013 and after



ShortDesc	New units built	Total units today	Acres built	density of new units (units/acre)	% growth over range
Quadplex	28	2,160	1.0	27.7	1%
Triplex	33	3,449	1.1	30.4	1%
Duplex	546	18,931	33.5	16.3	3%
Townhouse	4,466	24,720	219.4	20.4	22%
Cottage Clusters	207	250	11.8	17.6	481%
Accessory Dwelling Unit	3,818	5,095			298%
Total	**9,098**	**54,605**	**266.8**	**19.8**	**20%**

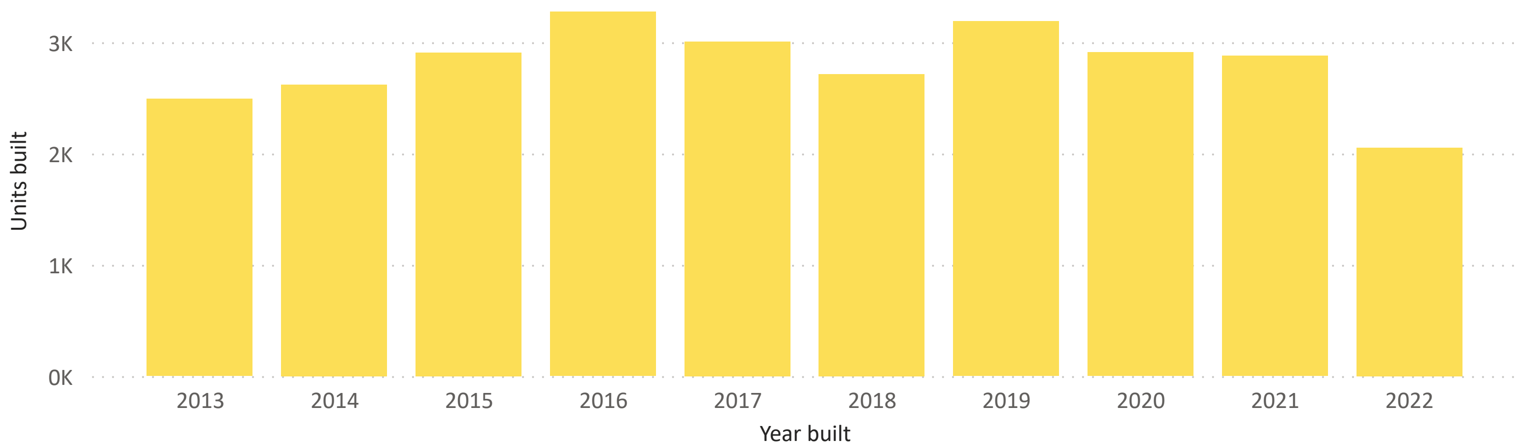
- Acreage of ADUs are not included, as they are accessory to other housing.

Data source: Regional Land Information System (LDMS) dataset as of 02/01/2024

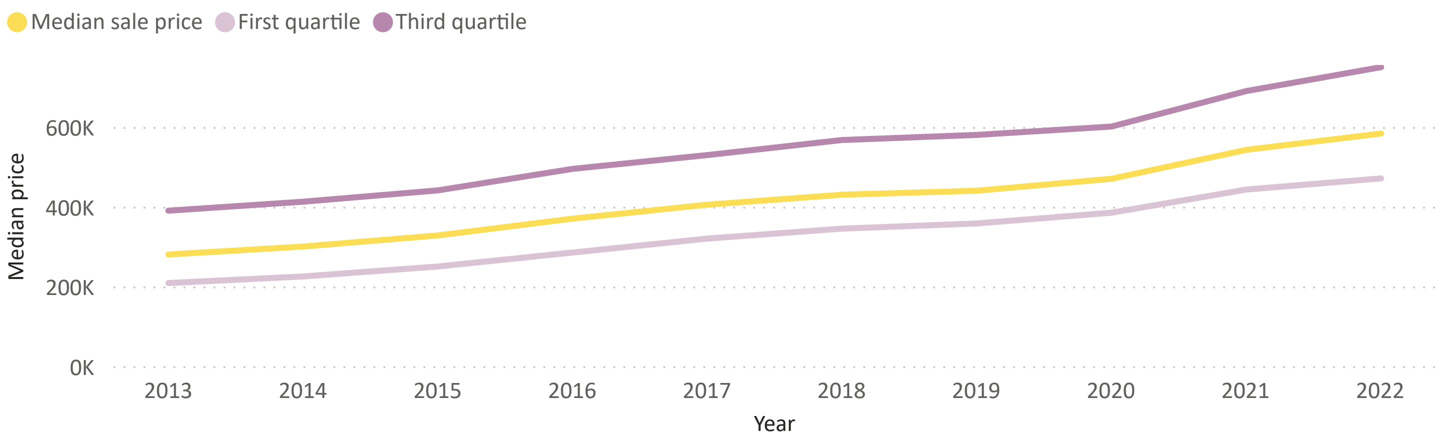
Detached Single family homes

Type of residential units is a regional indicator required by ORS 197.296 and 197.301. Reporting observed data provides contextual understanding of market trends that is used to “determine the number of units and amount of land needed for each needed housing type for the next 20 years.” ORS 197.296(3)(b).

Detached single family homes built per year



Median sale price of single family homes



The bar chart at top shows units of Single family detached homes built each year from 2013 to 2022.
The lower figure shows first, median (second) and third quartiles of single family home sale prices over the past 10 years. This is for all available sales in that year, regardless of when the home was built.

- Single family detached housing in the region grew by 8 % since 2013, adding 28,035 units on 4,264 acres- an average density of 6.6 units/acre.
- Generally, we are building larger houses on smaller lots. This uses land space more efficiently, but does not provide as many new 'starter homes' for first-time home buyers.
- The median building size of new homes since 2013 was 2,363 square feet (sqft), 575 sqft larger than the median building size of 1,788 sqft for all single family homes built prior to 2013.
- The median lot size of new homes was 0.11 acres, 0.06 acres smaller than the median property size of 0.17 acres for all previously existing single family homes.
- The median sale price of Single family homes increased from $279,995 to $583,424 over the past 10 years, an increase of 108 %

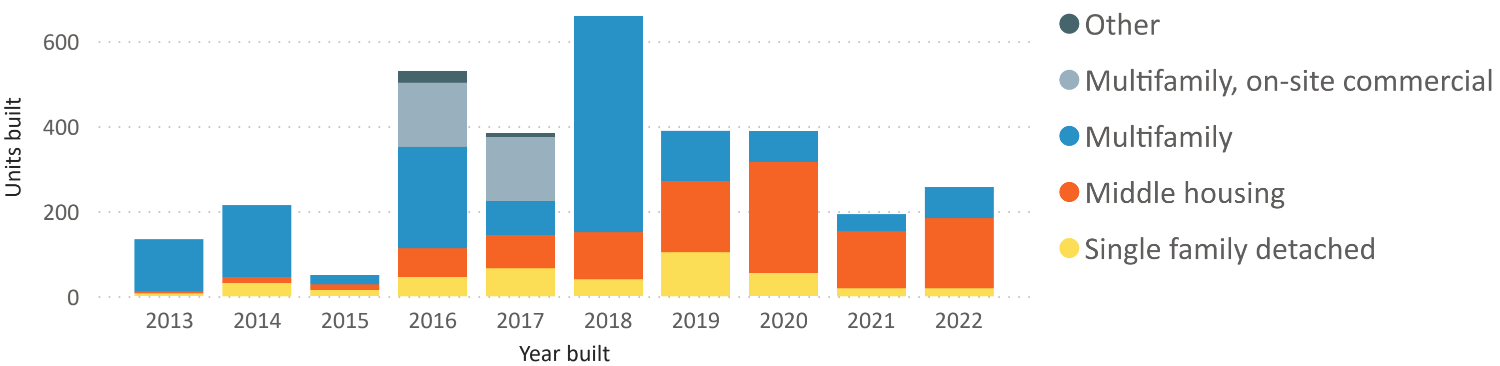
- Home sales from RLIS taxlot sale date/price, published quarterly. This dataset may omit some home sales, specifically 'flipped' houses where the taxlot sells twice in a single quarter. This figure may also omit sales of homes where the taxlot ID has changed over time through property division.

Data source: Regional Land Information System (LDMS) dataset as of 02/01/2024

Condominium Ownership

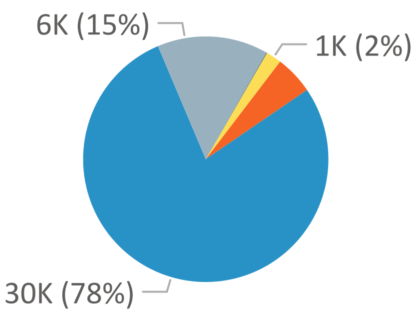
Type of residential units is a regional indicator required by ORS 197.296 and 197.301. Reporting observed data provides contextual understanding of market trends that is used to “determine the number of units and amount of land needed for each needed housing type for the next 20 years.” ORS 197.296(3)(b).
Condominium ownership is where each unit or structure of a property is individually owned, but the land is commonly owned by a condo association representing all owners. Condominium ownership is independent of physical construction, and a taxlot with a single owner could later be sold to the residents and divided into condo units. Ownership for this report is from the most recent available RLIS data, and may not reflect the ownership style during original construction. Senate Bill 458 allowed additional lot divisions for middle housing, including options for condominium ownership.

Units built per year by housing type

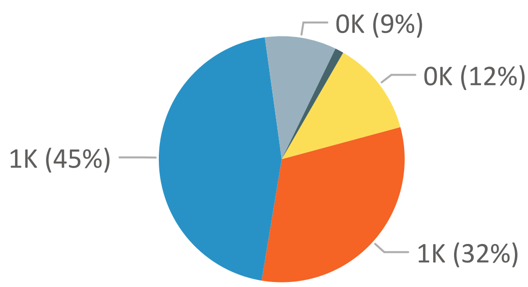


- Condominium units are only 6 % of all regional housing today. A total of 3,191 condo units were built between 2013 and 2022 (3.4 % of all units built in that period).
- The most-built type of housing with condo ownership was Multifamily, adding 1,442 units (45 % of all condo units).
- Of the new units built since 2013, Multifamily, on-site commercial units have been built at the highest density, adding 300 units on only 1.8 acres- an average of 163.3 units/acre.

Composition of condominium units built prior to 2013



Composition of condominium units built 2013 and after



UGR housing type	New units built	Total units today	Acres built	density of new units (units/acre)
Single family detached	398	1,183	31.0	12.8
Middle housing	1,015	2,970	45.5	19.6
Multifamily	1,442	31,511	54.6	26.4
Multifamily, on-site commercial	300	5,930	1.8	163.3
Other	36	64	5.4	6.7
Total	**3,191**	**41,658**	**138.3**	**22.2**

- Accessory dwelling units, by definition for the RLIS Housing dataset, cannot have condo ownership- if they are individually owned 'condo style' units, then they are no longer 'accessory' and are put into another category.

Data source: Regional Land Information System (LDMS) dataset as of 02/01/2024

New Housing by Development Type

Development type (vacant/infill/redevelopment) is identified as a regional indicator under ORS 197.296 and 197.301

Housing type	New units built	Acres built	% of new units built on vacant land
Single family detached	28,035	4,264.2	64%
Middle housing	9,098	266.8	40%
Multifamily	30,407	612.0	43%
Multifamily, on-site commercial	22,058	217.9	39%
Other	3,664	132.5	62%
Total	**93,262**	**5,493.4**	**49%**

New unit denisty (units/acre) by development type

Housing type	Infill/ Redevelopment	Vacant land consumption	Total
Single family detached	5.4	7.5	**6.6**
Middle housing	17.1	21.3	**19.8**
Multifamily	71.9	35.1	**49.7**
Multifamily, on-site commercial	148.0	67.4	**101.2**
Other	28.9	26.9	**27.7**
Total	**18.8**	**14.4**	**16.3**

Unit density of Single family and Middle housing tends to be lower on infill/redevelopment compared to vacant land consumption. One reason for this is optimal use of space on large, greenfield sites compared to working with available space on infill/redevelopment sites.

Multifamily (with and without on-site commercial) tends to be much higher density on redevelopment sites, mainly because redevelopment tends to happen closer to the urban core where zoning requires/allows higher density, compared to greenfield development on the edges of the region where densities are not as high.

- Of the 93,262 units built since 2013, 45,318 (49 %) were on previously vacant land.

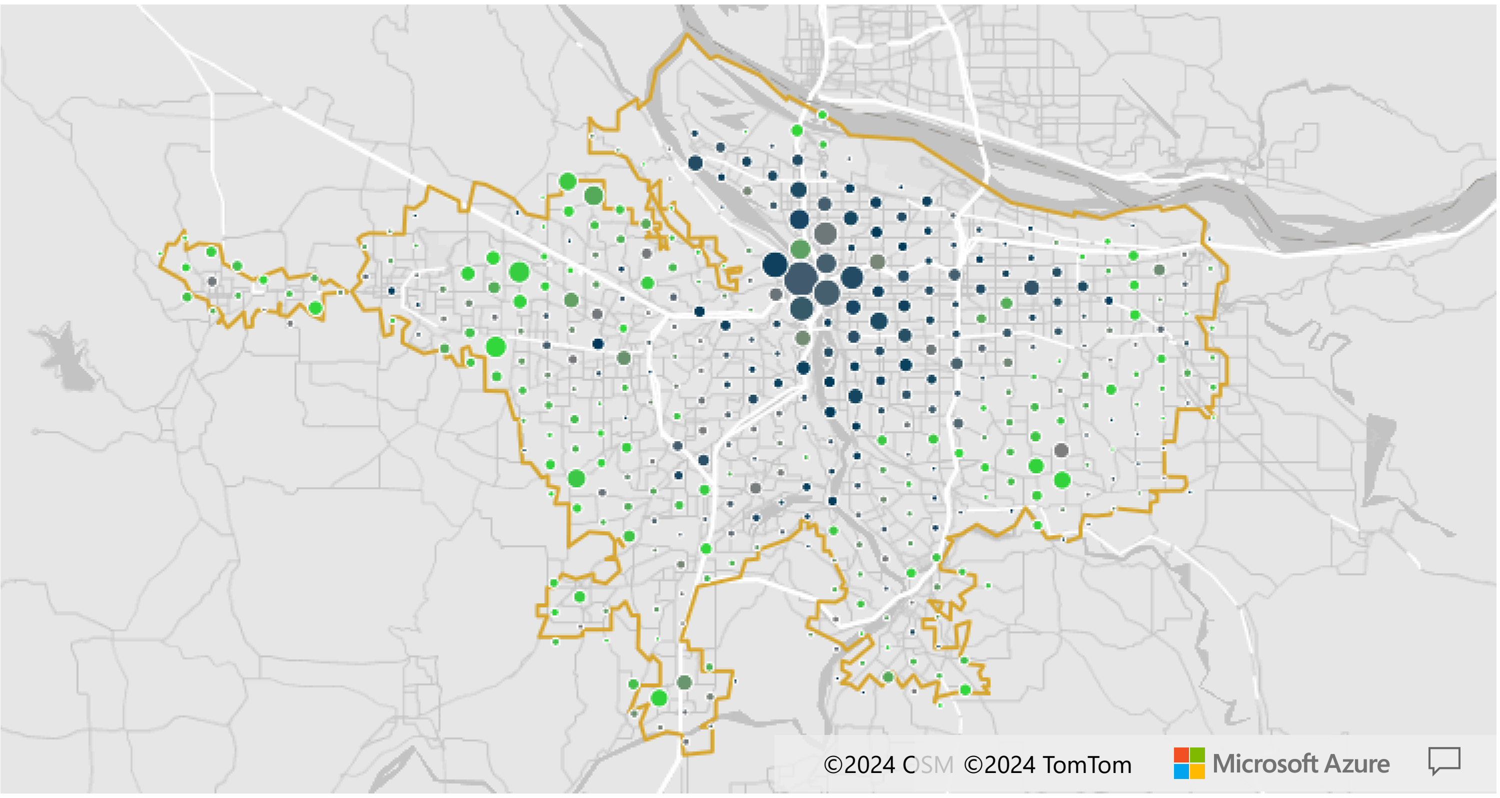
- Unit density on this page includes only new housing inside the UGB built since 2013.
- Acres calculated from total property area from Housing Inventory.
- Accessory Dwelling Units excluded from acre calculations on this page.

Data source: Regional Land Information System (LDMS) dataset as of 02/01/2024

Where is Residential vs Non-Residential Development Happening?

Development type (vacant/infill/redevelopment) is identified as a regional indicator under ORS 197.296 and 197.301

Geographic distribution of new housing units built within the Urban Growth Boundary

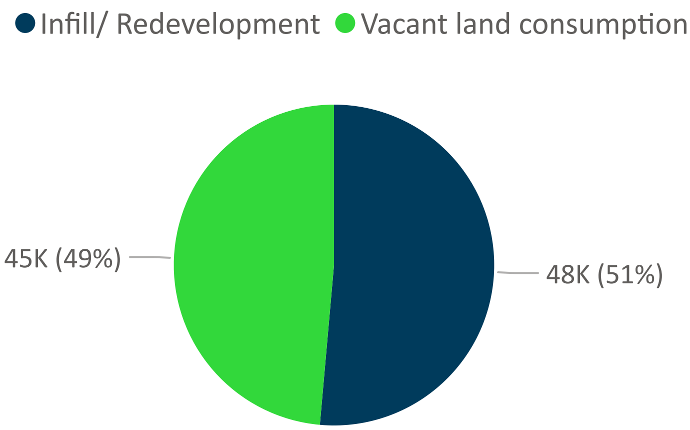


The map above shows relative distribution of new housing units built within the Urban Growth Boundary (yellow line). The size of the dot represents the total number of new units built. A light dark blue dot represents more redevelopment, while an green dot represents vacant land consumption. A grey dot is a mix of both.

To 10 areas of new residential units built 2013 to 2022

Value	Units built over range	% new units on vacant land
SE Portland	14,387	18%
NE Portland	11,879	29%
NW Portland	8,172	26%
N Portland	7,727	24%
Hillsboro	7,131	90%
SW Portland	5,234	19%
Happy Valley	4,404	87%
Bethany	3,910	84%
Beaverton	3,870	72%
Tigard	3,512	69%

Total new units built

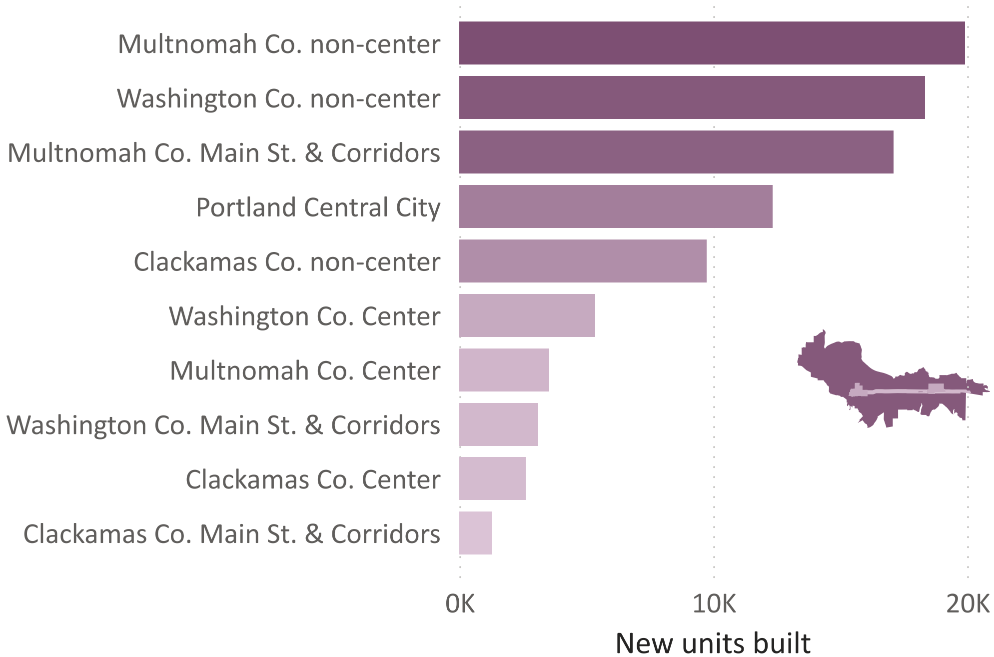


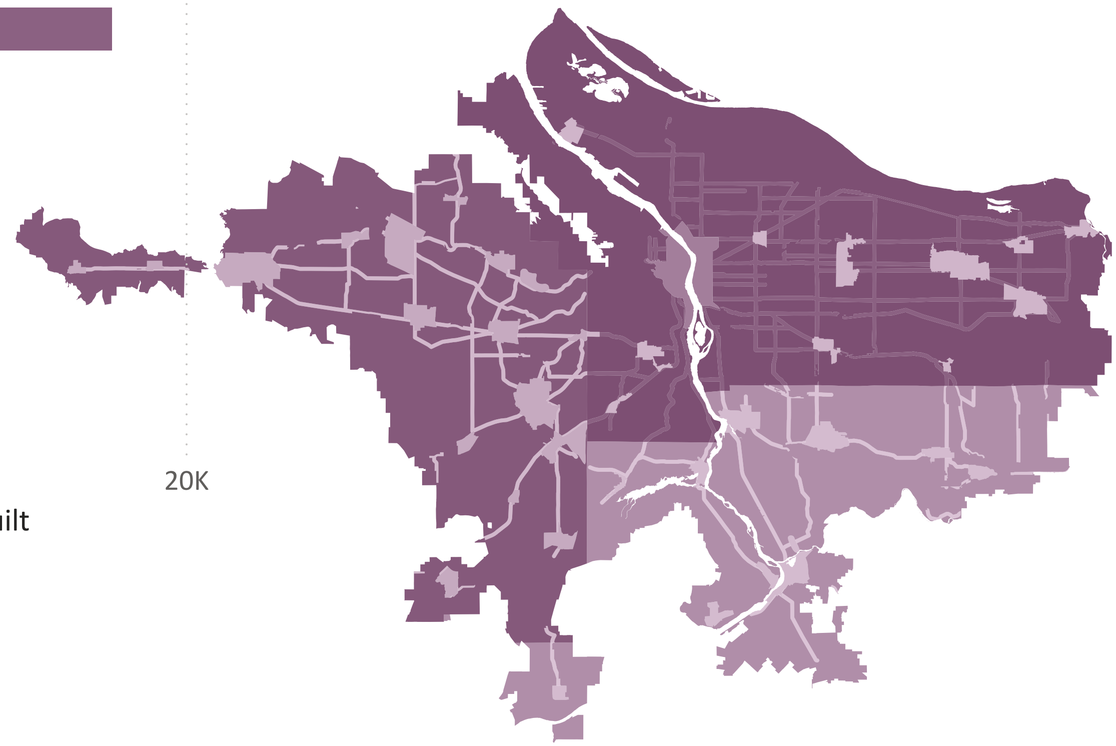
Data source: Regional Land Information System (LDMS) dataset as of 02/01/2024

How is housing growth occurring in the 2040 Growth Concept centers?

The type of housing units built is identified as a regional indicator under ORS 197.296 and 197.301. This information provides geographic context as to development types and recent development locations.

Housing production over last 10 years from 2013 to 2022





The map and chart above show new units built by [Metro 2040 Growth Concept]area types. Centers, Main Streets & Corridors tend to be relatively small areas of intentionally dense development. Many of these areas have been developed already, and therefore have less new units than the rest of the larger non-center area.

The most new units were built in Multnomah Co. non-centers, with 19,920 new units (21 % of all new units built).

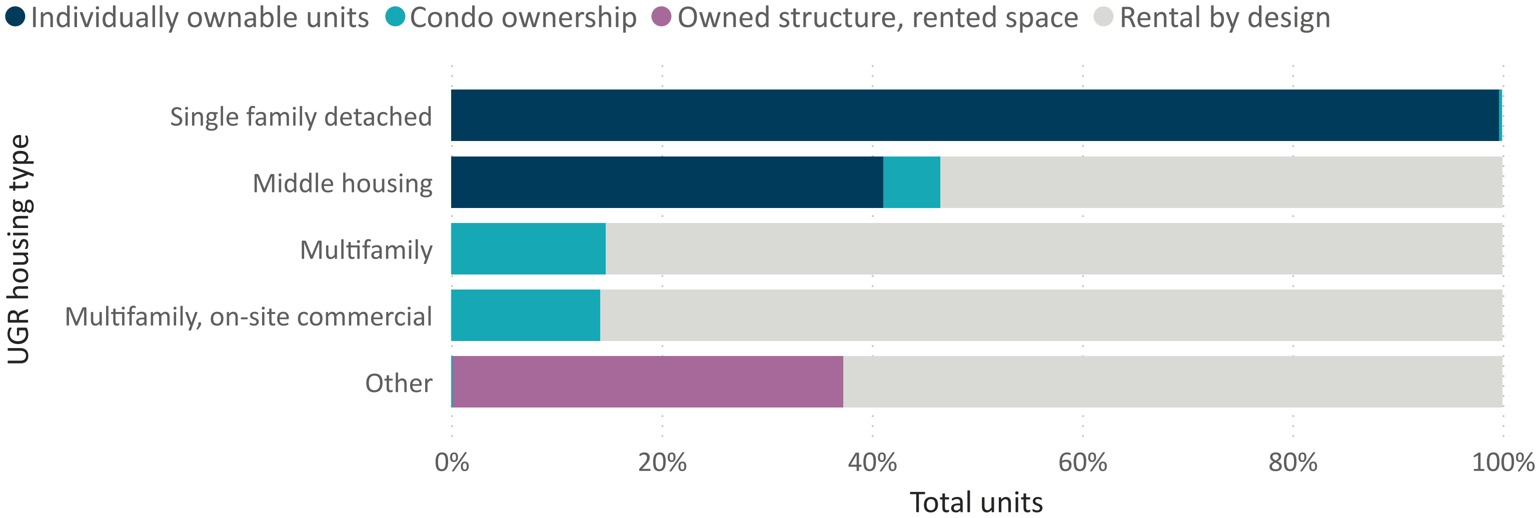
Portland Central City is the smallest of these geographic areas at only 2,972 acres, but grew by 46 %, adding 12,325 new units for a total of 39,000 units.

Data source: Regional Land Information System (LDMS) dataset as of 02/01/2024

Housing Production Tenure and Ownership Type

Type of residential units is a regional indicator required by ORS 197.296 and 197.301. Reporting observed data provides contextual understanding of market trends that is used to “determine the number of units and amount of land needed for each needed housing type for the next 20 years.” ORS 197.296(3)(b).

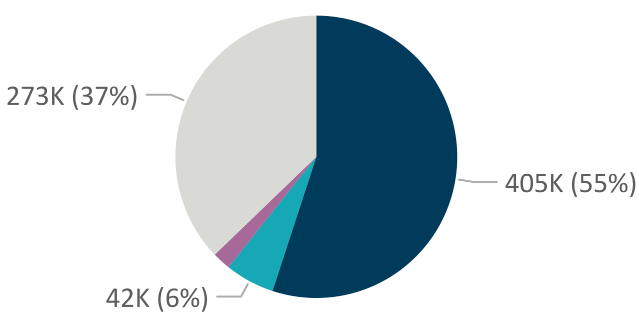
Total units by UGR housing type and owership type



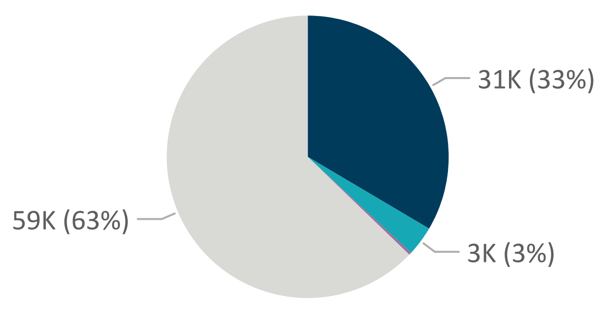
Generally, high-density housing are designed to be rental units, and not owner-occupied or individually owned.

- Large properties (multifamily, with or without on-site retail) can have condominium-style ownership, where each unit is owned by an individual, but this is not common. Multifamily mostly consists of rental units.
- Single family homes are intended for individual ownership. More recently, under SB 458, a small number of single family homes have created condominium associations, similar to homeowner associations but sharing ownership of the overall land while retaining individual ownership of each home.
- Middle housing includes many types of residential units, including townhouses, which are typically individually owned units, and quadplexes, with four units on a taxlot and designed to be rental units. Lot divisions under SB 458 could allow further ownership potential of this type of housing, either through condominium associations or lot divisions.
- manufactured home parks and floating homes are not currently a common development type, but can be individually owned units placed on rented land. Rental housing in the 'other' housing type includes retirement centers, dormitories which are typically rented.

Ownership type of housing built prior to 2013



Ownership type of housing built 2013 and after



Definitions for this page-

- Individually ownable units are defined here as a single unit on a single taxlot.
- Condo ownership is where each unit is individually owned, and the overall property (land) is collectively owned by the condominium association.
- Owned structure, rented space is primarily floating homes and manufactured home parks, where each unit is owned and the space is rented by the owner.
- Rental by design includes all other types of housing. Some of these properties may have an owner-occupied unit, like a duplex where the owner lives in one unit and rents out the 2nd unit.

Data source: Regional Land Information System (LDMS) dataset as of 02/01/2024

Subregional Summary

Summary by

Metro Council district

Value	Total acres	% Developed	Acres developed over range	Total units	Total unit density	Units built over range	% growth over range
District 1 (Ashton Simpson)	40,395	71%	2,501	103,071	4.5	8,468	9%
District 2 (Christine Lewis)	40,241	87%	1,851	114,329	4.7	9,327	9%
District 5 (Mary Nolan)	39,606	90%	2,810	150,757	12.2	28,768	23%
District 3 (Gerritt Rosenthal)	36,574	82%	2,445	120,843	5.9	13,178	12%
District 4 (Juan Carlos Gonzalez)	32,673	85%	2,696	114,482	7.0	15,202	15%
District 6 (Duncan Hwang)	19,763	95%	938	130,433	9.7	18,193	16%
Outside Metro jurisdiction	2,549	39%	58	1,380	1.1	126	10%
Total	**211,800**	**84%**	**13,300**	**735,295**	**6.6**	**93,262**	**14%**