# Gresham housing policy

## HOUSING OPPORTUNITIES

*Gresham will have a full range of quality housing for its current and future residents.*

1. Provide a full range of housing types and sizes that reflect the needs of Gresham’s citizens through all life stages and circumstances.
2. Support the development of housing that reflects the square footage and number of bedrooms needed by the full range of family sizes from singles to large families.
3. Ensure that new housing developments are of high quality.

## ECONOMIC DEVELOPMENT

*Housing investments will contribute to Gresham’s economic development goals.*

1. Provide opportunities for mixed use developments.
2. Provide for all forms of “live/work” opportunities.
3. Promote a mix of housing types where appropriate.
4. Promote the use of the Gresham’s workforce for development projects.
5. Promote the development of additional higher-end ownership and rental “executive housing”.

## REHABILITATION

*Gresham’s housing stock will be well maintained and will be rehabilitated when appropriate.*

1. Ensure that Gresham’s land use regulations support the rehabilitation and revitalization of both the existing single family and multi-family housing stock.
2. Promote the maintenance of good quality housing.
3. Endorse incentives promoting the rehabilitation of deteriorated but still good quality housing.

## LIVABILITY

*Gresham will provide for a variety of livable neighborhoods.*

1. Avoid concentrations of any one housing type.
2. Permit appropriate housing types in locations that most benefit the viability of the overall City and its centers.
3. Maintain existing City public investments and construct capital improvements that promote the viability of city neighborhoods.
4. Continue to evaluate the Development Code to ensure that it: Promotes walkability in and through neighborhoods; allows for the coordination of residential development with existing and new amenities, services and transit; allows for the correct residential density in the appropriate locations
5. Ensure that new housing developments complement or enhance the character of existing quality neighborhood development.
6. Encourage housing developments to incorporate features of Crime Prevention through Environmental Design (CPTED).
7. Coordinate with Tri-Met when planning for changes to residential densities.

## CITY ROLES

*The City will use appropriate tools, including public-private partnerships, to achieve desired types and locations of housing.*

1. Develop partnerships with private and non-profit housing providers that promote collaboration on the siting of market rate and affordable housing.
2. Pursue local, state and federal financial support for both new housing and housing rehabilitation projects.
3. Utilize technical and procedural assistance programs for the promotion and construction of desired housing types.
4. Promote home ownership.

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*Source: Comprehensive Plan, Volume 2, Policies, Section 10.600, pages 245-248*
GRESHAM HOUSING FACTS

111,039
Population
4,763 people per square mile

Households

40,669
Number of households

Metro Area: 935,722
Oregon: 1,603,605

Units and Occupancy

43,333
Number of housing units

Metro Area: 992,546
Oregon: 1,768,582

Ownership of occupied units

Owner occupied
53%

Rent occupied
47%

multi unit rate is about 1.3 times the rate in the Metro Area: 29% and about 1.5 times the rate in Oregon: 24%

Types of structure

Single unit
60%

Multi-unit
3%

Mobile home
3%

Boat, RV, van, etc.
6%

Income

$51,130
Median household income

about two-thirds of the amount in the Metro Area: $71,931
about eighty percent of the amount in Oregon: $60,212

$296,300
Median home value of owner-occupied housing

about 80 percent of the amount in the Metro Area: $376,000 and about 90 percent of the amount in Oregon: $319,200

$1,112
Median gross rent of an apartment
gross rent includes rent and utilities

about 91 percent of the amount in Portland: $1,216 and about 90 percent of the amount in the Metro Area: $1,238
Housing Units by structure

There are about 43,333 housing units in Gresham.

Units and Occupancy

43,333
Number of housing units

Metro Area: 992,546
Oregon: 1,768,582

Types of structure

- Single unit: 60%
- Multi-unit: 37%
- Mobile home: 3%
- Boat, RV, van, etc.: 0%

Single unit rate is about 1.3 times the rate in the Metro Area: 29% and about 1.5 times the rate in Oregon: 24%

Single unit rate is about 90 percent the rate in the Metro Area: 67% and about 89 percent the rate in Oregon: 68%

CITY OF GRESHAM

Multifamily units by type and construction

- Apartments (66%)
- Condos (9%)
- Retirement (9%)
- Duplex/Triplex (8%)
- Manufactured (7%)

Multi-family construction by decade:

- Pre 1970: 15%
- 1970s: 32%
- 1980s: 8%
- 1990s: 30%
- 2000s: 15%
- 2011-2017: 2%

Source: Metro RLIS