



Source: City of Boardman

HOUSING CAPACITY ANALYSIS CITY OF BOARDMAN, OR

20-YEAR HOUSING NEED 2026 – 2046

August 2026



Acknowledgments

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I. INTRODUCTION

This analysis outlines a forecast of housing need within the City of Boardman and its Urban Growth Boundary. Estimates of housing need by income level and type, and the resulting land need are forecast to the year 2046 consistent with the requirements of Oregon Administrative Rules (OAR), including the Oregon Housing Needs Analysis program.¹ This report presents a housing need analysis (presented in number and types of housing units) and a residential land need analysis, based on those projections.

The primary data sources used in generating this forecast were:

- Oregon Housing Needs Analysis 2026 Production Target (Oregon Department of Administrative Services)
- Portland State University Population Research Center
- U.S. Census
- Claritas Inc.²
- Oregon Employment Department
- City of Boardman
- Morrow County
- Other sources are identified as appropriate.

This analysis relies heavily on Census data from both the Decennial Census, and the American Community Survey (ACS). Generally, data from the ACS has a larger statistical margin of error than the 10-year Census. This analysis relies whenever possible on the 2020 Census, and/or the most recent ACS 5-year estimates. The 5-year estimates have the lowest margin of error in comparison to the ACS 1-year estimates. All Census data sets feature some margin of error but remain the best source of data available on many demographic and housing subjects.

II. CITY OF BOARDMAN DEMOGRAPHIC PROFILE

OFFICIAL POPULATION ESTIMATES AND HOUSING FORECAST

In preparing a Housing Capacity Analysis (HCA), state administrative rules require that cities use figures from specific sources to estimate population, forecast future population, and forecast future housing need.³

- Estimates of current population within the city limits, and the city's Urban Growth Boundary (UGB) are provided by the Portland State University (PSU) Population Research Center (PRC). The PRC operates two ongoing programs:
 - The population estimate program prepares annual estimates for every city and county in the state. Estimates are for the city boundary (not UGB).
 - The Oregon Population Forecast Program provides forecasts for the localities in four regions across the state. Forecasts are updated for each region on a rotating basis every four years. Forecasts are for population within the UGB (not just city limits). The most recent forecast for Boardman and its region was completed in 2023. This forecast was adjusted after 2020 Census estimates proved higher than those originally used. The forecast will not be revised until 2027.

¹ ORS 197A.015 – 197A.270; OAR 660-008

² Claritas Inc. is a third-party company providing data on demographics and market segmentation. It licenses data from the Nielson Company which conducts direct market research including surveying of households across the nation. Nielson combines proprietary data with data from the U.S. Census, Postal Service, and other federal sources, as well as local-level sources such as Equifax, Vallas and the National Association of Realtors. Projections of future growth by demographic segments are based on the continuation of long-term and emergent demographic trends identified through the above sources.

³ OAR 577-050-0005 establishes the PRC and dictates production of estimates and forecasts. OAR 660 requires that localities use of these estimates for official planning purposes. ORS 197A and OAR 660-008 require use of the OHNA housing need forecast in preparation of a Housing Capacity Analysis.

- More recent legislation and rulemaking established the Oregon Housing Needs Analysis (OHNA) program that produces housing production targets by income segments for each city in the state. The Oregon Department of Administrative Services issues annual production targets for one-year and 20-year periods, using the PRC forecasts as one input.

The official estimates and forecasts from the PRC and OHNA provide key parameters for the analysis that follows in this report. The relevant figures are summarized in the following table, and their use is further explained in the analysis that follows.

FIGURE 2.1: BOARDMAN POPULATION ESTIMATES AND PROJECTED HOUSING UNIT NEED

Metric	Source	Recent Year Issued	Estimate	
Population Estimate (City Boundary)	Population Research Center (Portland State University)	July 2025	<u>2025</u> 5,820	
Population Forecast (UGB Boundary)	Population Research Center (Portland State University)	2023 (Region 2)	<u>2045</u> 6,656	<u>2050</u> 6,837
Housing Production Target (Units, UGB)	Oregon Housing Needs Analysis (OR Dept. of Admin. Services)	Dec. 2026	<u>1-Year</u> 44 Units	<u>20-Year</u> 728 Units

Source: PSU PRC, State of Oregon OHNA

CURRENT DEMOGRAPHIC PROFILE

The following table (Figure 2.2) presents a profile of City of Boardman demographics from the 2010 and 2020 Census. Data from the PRC and 2020 Census is forecasted forward to 2026, using the recent average annual growth rate.

- Boardman is a northeastern Oregon city of roughly 6,150 people (within the UGB) located along the Columbia River on the state's northern boundary. Interstate 84 connects Boardman to other Gorge communities, as well as the Portland metro area to the west, and the Boise metro area to the east. Nearby Highway 730 and Interstate 82 provide access to the Tri-Cities area and Eastern Washington.
- Based on estimated population, Boardman is roughly the 75th largest city in the state by population. Boardman is the largest incorporated city in Morrow County.
- Boardman has experienced rapid growth in population, growing an estimated 73% since 2010. In contrast, Morrow County population grew an estimated 28% while the state grew 25%. (US Census and PSU Population Research Center)
- Boardman is home to an estimated 1,885 households in 2026, an increase of 820 households since 2010. The percentage of families has fallen somewhat since 2010, from 78% to 75%, but this remains a high share of households when compared to Morrow County (72%) or the state (62%).
- The average household size has not fallen much since 2010. Boardman's estimated average household size is now 3.3 persons, larger than the Morrow County average of 2.8 and the statewide average of 2.5.

FIGURE 2.2: BOARDMAN DEMOGRAPHIC PROFILE (WITHIN UGB)

POPULATION, HOUSEHOLDS, FAMILIES, AND YEAR-ROUND HOUSING UNITS					
	2010	2020	Growth	2026	Growth
	(Census)	(PSU/Census)	10-20	(PSU)	20-26
Population ¹	3,546	4,861	37%	6,157	27%
Households ²	1,062	1,476	39%	1,883	28%
Families ³	836	1,041	25%	1,394	34%
Housing Units ⁴	1,115	1,620	45%	1,970	22%
Group Quarters Population ⁵	0	0	0%	0	0%
Household Size (non-group)	3.34	3.29	-1%	3.27	-1%
Avg. Family Size	3.70	3.70	0%	3.70	0%
PER CAPITA AND MEDIAN HOUSEHOLD INCOME					
	2010	2020	Growth	2026	Growth
	(Census)	(Census)	10-20	(Proj.)	20-26
Per Capita (\$)	\$16,004	\$21,888	37%	\$25,046	14%
Median HH (\$)	\$42,957	\$60,694	41%	\$66,691	10%

SOURCE: Census, PSU Population Research Center, and Johnson Economics

Census Tables: DP-1 (2010, 2020); DP-3 (2000); S1901; S19301

1 From Census, PSU Population Research Center, growth rate 2024-2025 extended to 2026

2 2026 Households = (2026 population - Group Quarters Population)/2026 HH Size

3 Ratio of 2026 Families to total HH is based on 2024 ACS 5-year Estimates

4 2026 housing units are the '20 Census total plus new units permitted from '20 through '25 (source: Census, City)

5 2026 Group Quarters Population based on 2024 5-year ACS estimates

A. POPULATION GROWTH

Since 2010, Boardman has grown by over 2,600 people within the UGB, or 74% in 16 years. The City boundary has an estimated 5,900 residents, or 96% of the total within the UGB. Morrow County grew an estimated 28% since 2010.

B. HOUSEHOLD GROWTH & SIZE

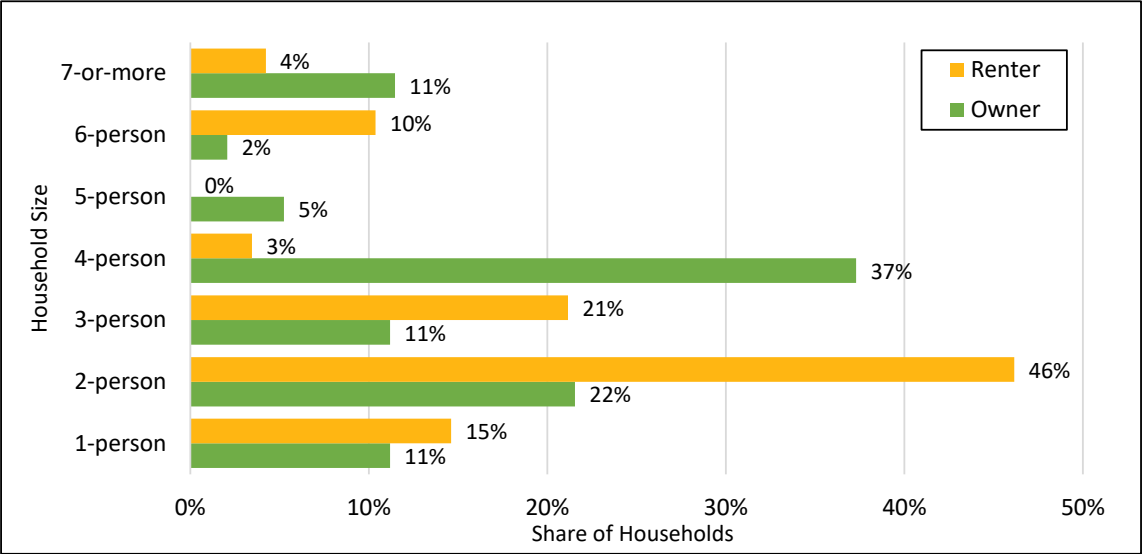
As of 2026, the city has an estimated 1,883 households. (Unless otherwise noted, city figures cited in this analysis refer to the area within the UGB, as this is the main area of study for this HCA).

Since 2010, Boardman has added an estimated 821 households. This is an average of roughly 51 households annually during this period. The growth since 2010 has roughly kept pace with the growth in new housing units, which grew by roughly 53 units per year.

Boardman's average household size of 3.3 people, with 75% family households, is higher than the average across Morrow County. There has been a general trend in Oregon and nationwide towards declining household size as birth rates have fallen, more people have chosen to live alone, and the Baby Boomers have become "empty nesters." While this trend of diminishing household size is expected to continue nationwide, there are limits to how far the average can fall. Boardman has largely defied this trend as the share of family households and larger household sizes has maintained.

Figure 2.3 shows the share of households by the number of people for renter and owner households in 2024 (latest data available), according to the Census. Renter households are more likely to have three or fewer people. Owner households are more likely to have four or more people.

FIGURE 2.3: NUMBER OF PEOPLE PER HOUSEHOLD, CITY OF BOARDMAN



SOURCE: US Census, JOHNSON ECONOMICS LLC
Census Tables: B25009 (2024 ACS 5-yr Estimates)

C. FAMILY HOUSEHOLDS

As of the 2024 ACS, an estimated 75% of Boardman households were family households, down significantly from nearly 79% of households in 2010. Nevertheless, the total number of family households in Boardman is estimated to have grown by 558 since 2010. The Census defines family households as two or more persons, related by marriage, birth or adoption and living together. In 2024, family households in Boardman have an estimated average size of 3.7 people, unchanged since 2010.

D. GROUP QUARTERS POPULATION

Group quarters include such shared housing situations as nursing homes, prisons, dorms, group residences, military housing, or shelters. These residents are typically excluded from the estimated population total, before determining the number and types of housing that are needed for non-group households. However, the City of Boardman had no group quarters population identified by the Census, so this step is not necessary.

E. HOUSING UNITS

Data from the City of Boardman and the US Census indicate that the city added an estimated 856 new housing units since 2010, representing 77% growth in the housing stock. This number of new units is roughly 4% higher than the estimated number of new households during the same period (821), indicating that housing growth has nearly kept pace with growing need.

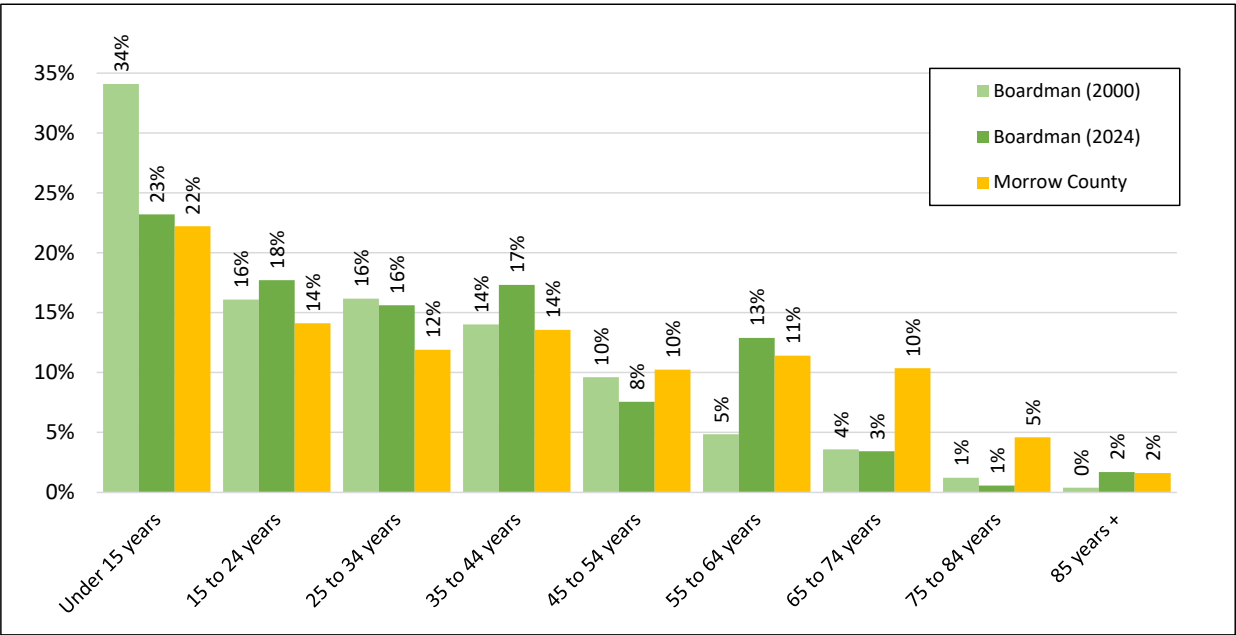
As of 2026, the city has an estimated housing stock of roughly 1,970 units for its 1,883 estimated households. This translates to an estimated average vacancy rate of 4.4%.

F. AGE TRENDS

The following figure shows the share of the population falling in different age cohorts between the 2000 Census and the 2024 ACS. As the chart shows, Boardman remains a relatively young city, with more children and those in prime working years, than those over 65. Compared to the county and state age categories, this difference is stark. This is also in keeping with the large share of family households in Boardman, which are more likely to have children and younger people.

Nevertheless, since 2000, the share of children under 15 has fallen significantly, while some of the middle-aged cohorts have grown somewhat. Those aged 65 and older remain a very modest share.

FIGURE 2.4: AGE COHORT TRENDS, BOARDMAN 2010 – 2020 & MORROW COUNTY

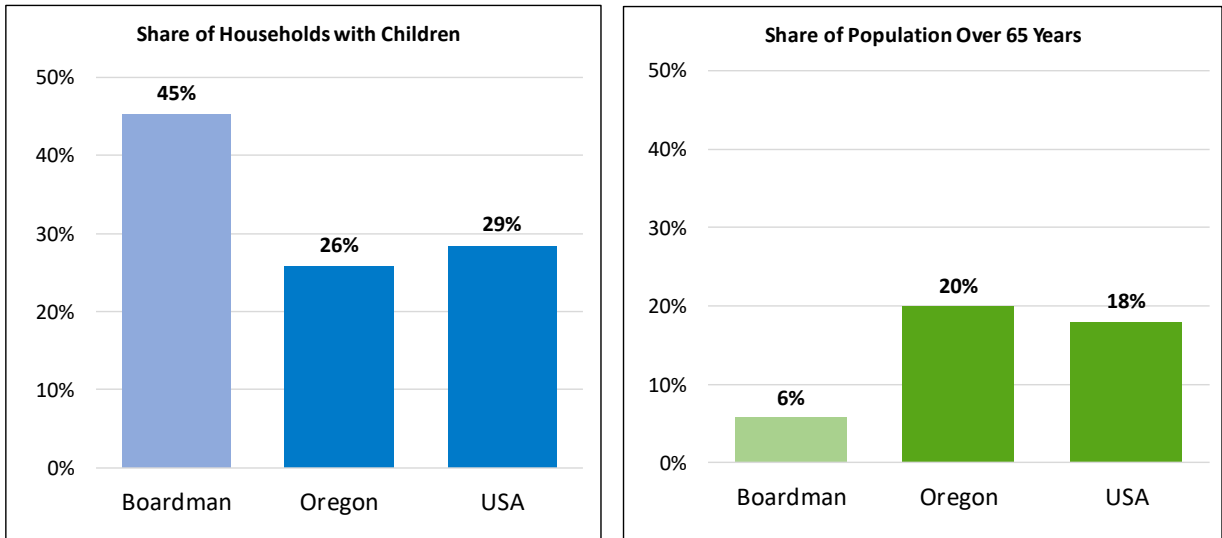


SOURCE: US Census, JOHNSON ECONOMICS LLC
Census Tables: QT-P1 (2000); S0101 (2024 ACS 5-yr Estimates)

As of the 2024 ACS, the local median age was an estimated 30 years, much lower than the median of 41 years across Oregon.

Figure 2.5 presents the share of households with children, and the share of population over 65 years for comparison. Compared to state and the US, Boardman has a lower share of households with children at 10%. At 34%, the share of population over 65 is significantly higher than the state and national figures.

FIGURE 2.5: SHARE OF HOUSEHOLDS WITH CHILDREN/ POPULATION OVER 65 YEARS (BOARDMAN)

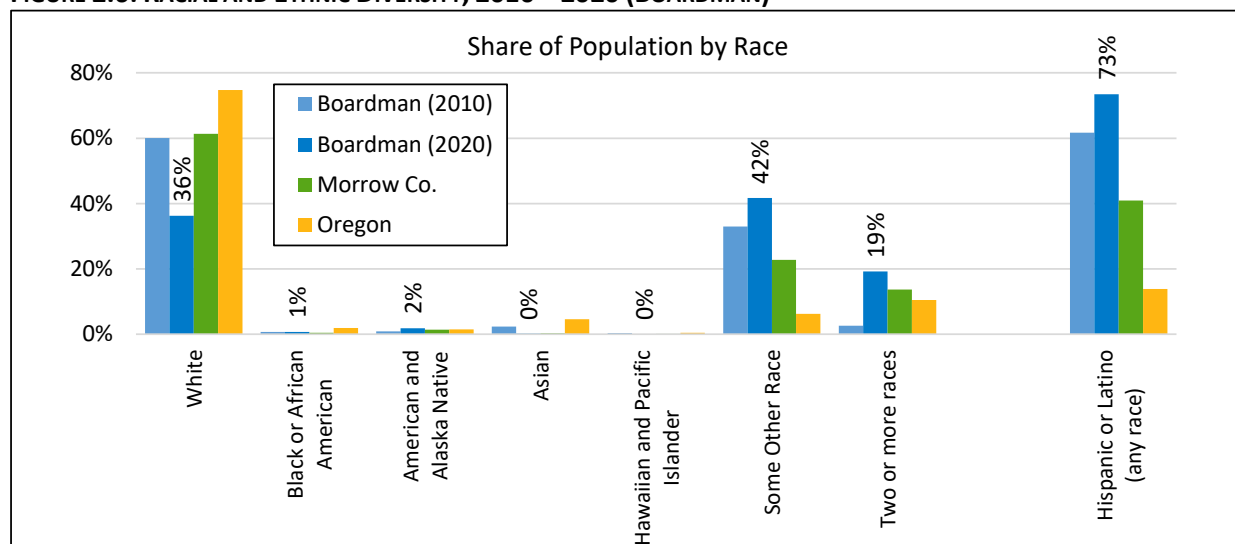


SOURCE: US Census, JOHNSON ECONOMICS LLC
Census Tables: B11005; S0101 (2024 ACS 5-yr Estimates)

G. DIVERSITY TRENDS

The following figure presents the distribution of Boardman's population by race and Hispanic ethnicity. The community grew more diverse between the 2010 and 2020 Census, with the share of the city's population that identifies as white alone falling from 60% to 36%. The growing diversity was led by the Hispanic or Latino population which grew from 62% to 73%. Just over 50% of the population identifies as "some other race" or "two or more races." These categories likely include many of the residents identifying as Hispanic or Latino.

FIGURE 2.6: RACIAL AND ETHNIC DIVERSITY, 2010 – 2020 (BOARDMAN)



SOURCE: US Census, JOHNSON ECONOMICS LLC
Census Tables: P1, P2 (2010, 2020)

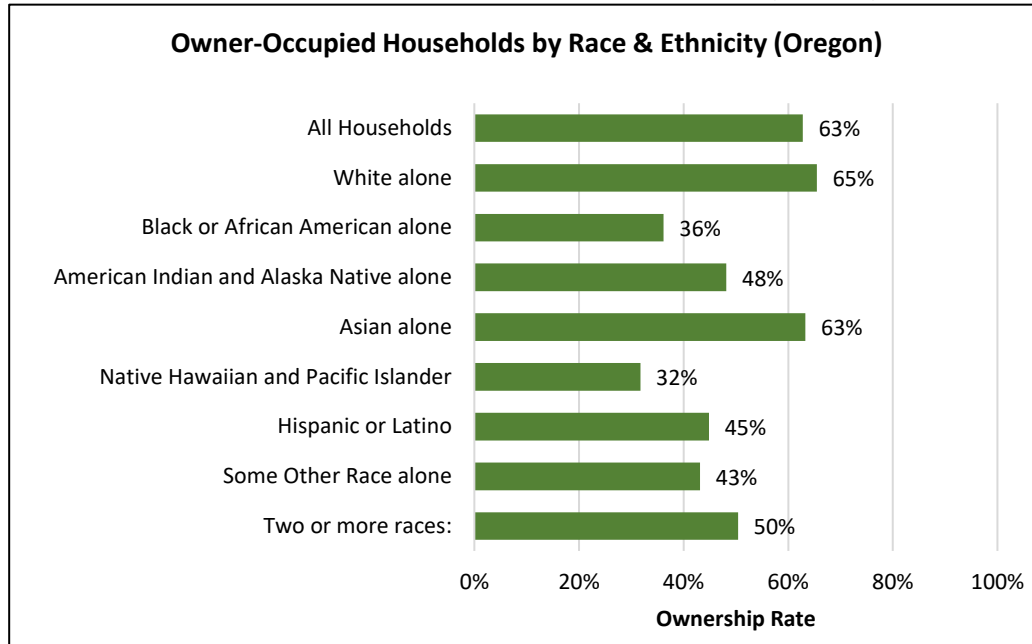
In comparison, the share of the population identifying as white is 61% in Morrow County, and 75% statewide. The share of Boardman's population identifying as Hispanic or Latino is 73% of the population, indicating almost 2,000 people as of the 2020 Census. This is much higher than the 14% share statewide.

In general, minority households tend to have a larger average household size than the average of all households (statewide). Those with the largest estimated households are Latinos, Pacific Islanders, and those identifying as "some other race." (Given the small sample size, this Census data has much higher margin-of-error in Boardman, making the data inaccurate.)

Larger average household size indicates a need for units with more bedrooms on average among many minority households. Each household has its own housing needs in terms of the number of bedrooms and other factors, based on the specific makeup of each family. Based on voluntary guidelines provided by HUD for public housing programs, households of between 2 persons generally need a one-bedroom unit, households with 3 persons might need two bedrooms, and those with 4 persons might need three bedrooms. Larger households may need four or more bedrooms, which are typically found in single detached homes.

Based on statewide data, many racial and ethnic minorities are currently less likely to own the homes they occupy (Figure 2.7) – meaning that they tend to occupy rental units. These communities face systemic obstacles to home ownership, including lower generational wealth, less access to capital and financing, and a history of discrimination in lending and geography (e.g., redlining). While the country and state try to address explicit discrimination through the law, the legacy of these barriers continues to hamper home ownership for many minority households. Going forward, many communities would benefit from more entry-level homebuying opportunities for these households, as well as additional rental housing for those who are still unready or unable to buy a home.

FIGURE 2.7: HOME OWNERSHIP RATE BY RACIAL AND ETHNIC CATEGORY (OREGON)



SOURCE: US Census, JOHNSON ECONOMICS LLC

Census Tables: B25003A-H, (State of Oregon, 2024 ACS 5-year)

* This data is presented on a statewide basis using the most recent Census data available (2020). The data for the Boardman or Morrow County geographies feature larger margins of error due to small sample size in some of the racial categories.

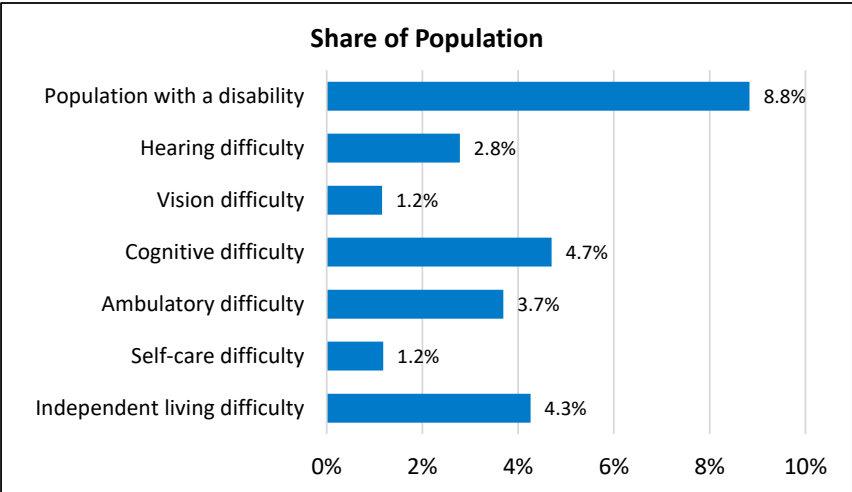
Populations from some racial and ethnic minority groups also have lower average incomes and are more likely to have income below the official poverty level when compared to the total population. Such income levels are correlated with a greater share of renter households and impact the types of housing these populations consume, as discussed in further detail below.

H. PEOPLE WITH DISABILITY

An estimated 9% of the population of Boardman, or 360 people, are estimated to have some form of disability. This is lower than the statewide rate of 14% and the Morrow County rate of 17% of people with a disability. (The Census reports these statistics for the “non-institutionalized population.”)

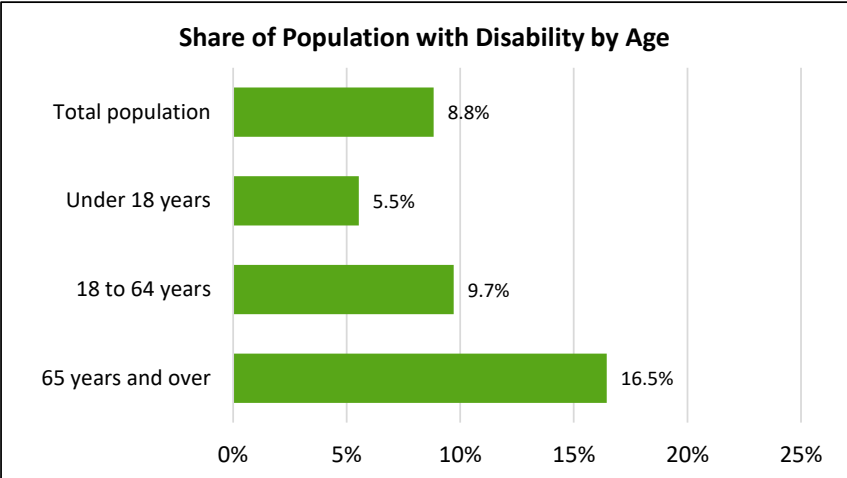
The following figure presents Census estimates of the types of disability reported among Boardman residents. Any type of disability impacts the type of housing that may be appropriate for a resident, but those with the greatest impact on needed unit type are generally an ambulatory, self-care, or independent living disability. Those with an ambulatory disability often need units with expanded access for a wheelchair, walker, or scooter. Those with self-care or independent living disabilities may require additional safety precautions around the home to protect a resident who cannot always be directly monitored.

FIGURE 2.8: BOARDMAN SHARE OF THE POPULATION WITH DISABILITY, BY TYPE



SOURCE: US Census, JOHNSON ECONOMICS LLC
Census Tables: DP02, (2024 ACS 5-year)

FIGURE 2.9: BOARDMAN POPULATION WITH DISABILITY, BY AGE



SOURCE: US Census, JOHNSON ECONOMICS LLC
Census Tables: DP02, (2024 ACS 5-year)

Older residents are more likely to report a disability, including 16.5% of those over 65 years. Of those aged 18 to 64 years, 10% of the local population reports a disability, and 5.5% of children.

I. INCOME TRENDS

The following figure presents data on Boardman’s income trends.

FIGURE 2.6: INCOME TRENDS, 2010 – 2026

PER CAPITA AND MEDIAN HOUSEHOLD INCOME					
	2010	2020	Growth	2026	Growth
	(Census)	(Census)	10-20	(Proj.)	20-26
Per Capita (\$)	\$16,004	\$21,888	37%	\$25,046	14%
Median HH (\$)	\$42,957	\$60,694	41%	\$66,691	10%

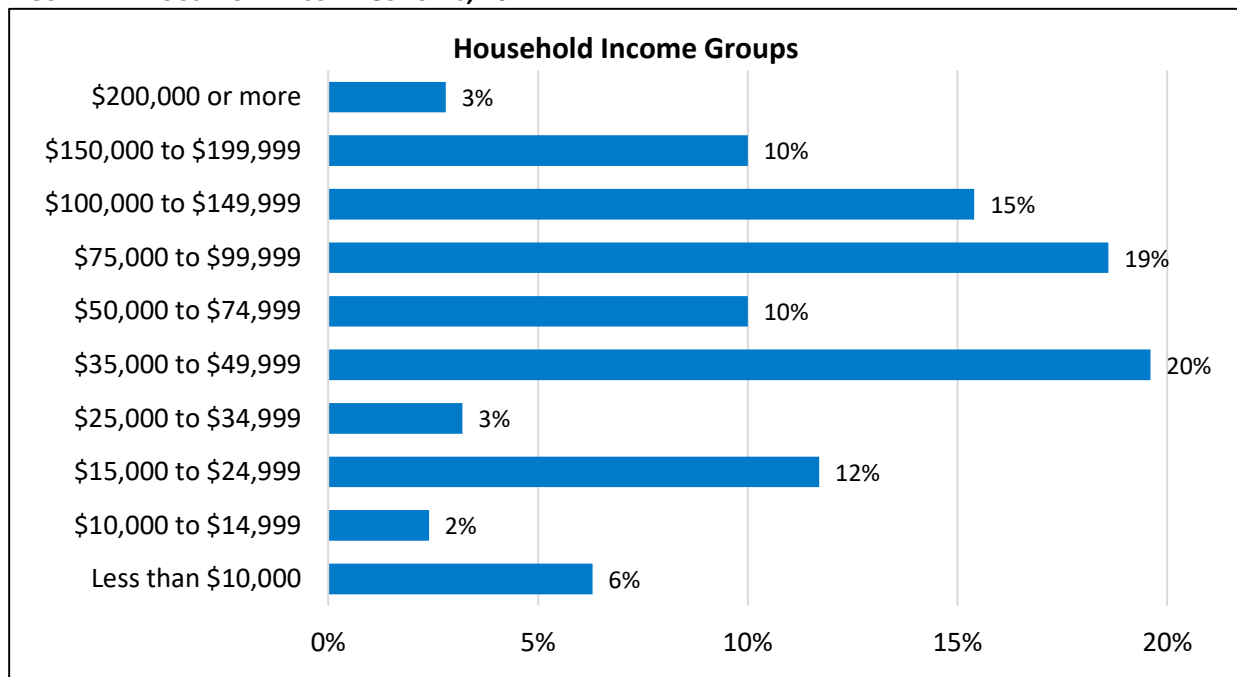
SOURCE: Census, PSU Population Research Center, and Johnson Economics
Census Tables: DP-1 (2010, 2020); DP-3 (2000); S1901; S19301

- Boardman’s estimated median household income is roughly \$66,500 in 2026. This is lower than the Morrow County median of \$75,000, and roughly 22% lower than the statewide median of \$85,000.
- Boardman’s per capita income is roughly \$25,000.
- Median income has grown an estimated 55% since 2010, in real dollars. Inflation was an estimated 50% over this period, so the local median income has slightly outpaced inflation. This is the case in many regions and nationally, where income growth outpaced inflation following the economic setback of the COVID pandemic. For the first time in decades, wage growth in lower income brackets (many of those with so-called working-class jobs) outpaced wage growth for upper income households over the past five years.

Figure 2.7 presents the estimated distribution of households by income as of 2024. The largest income cohorts are those households earning between \$35k and \$50k, followed by households earning between \$75,000 and \$100,000. An estimated 28% of households earn more than \$100,000 per year.

- 43% of households earn less than \$50k per year.
- 20% of households earn less than \$25k per year.

FIGURE 2.7: HOUSEHOLD INCOME COHORTS, 2024



SOURCE: US Census, Table: S1901 (2024 ACS 5-yr Est.)

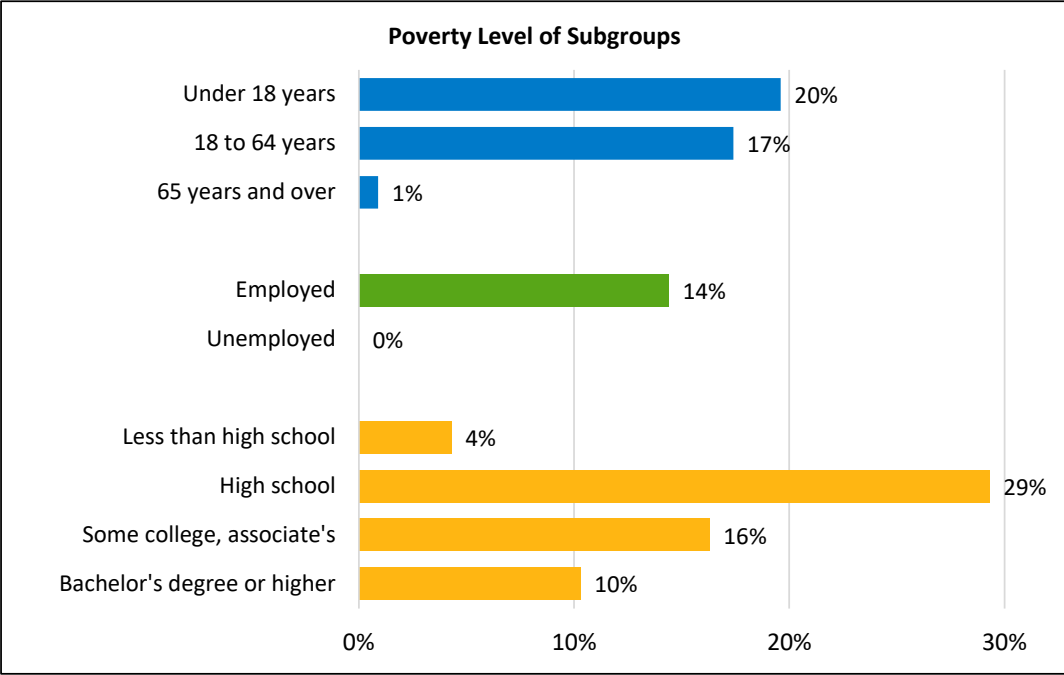
J. POVERTY STATISTICS

According to the US Census, the official poverty rate in Boardman is an estimated 17% over the most recent period reported (2024 ACS 5-year estimates). This is nearly 700 individuals in Boardman. In comparison, the official poverty rate in Morrow County is 13%, and at the state level is 12%.

- The estimated poverty rate in Boardman is highest among children at 20%. The rate is 17% among those of prime working age. The estimated rate for those 65 years of age and older is just 1%.
- For those with a high school diploma, the poverty rate is a high 29%. For those with some continuing education, that rate falls.

Information on affordable housing is presented in Section III of this report.

FIGURE 2.8: POVERTY STATUS BY CATEGORY (BOARDMAN)



SOURCE: US Census, Table: S1701 (2024 ACS 5-yr Est.)

K. EMPLOYMENT LOCATION TRENDS

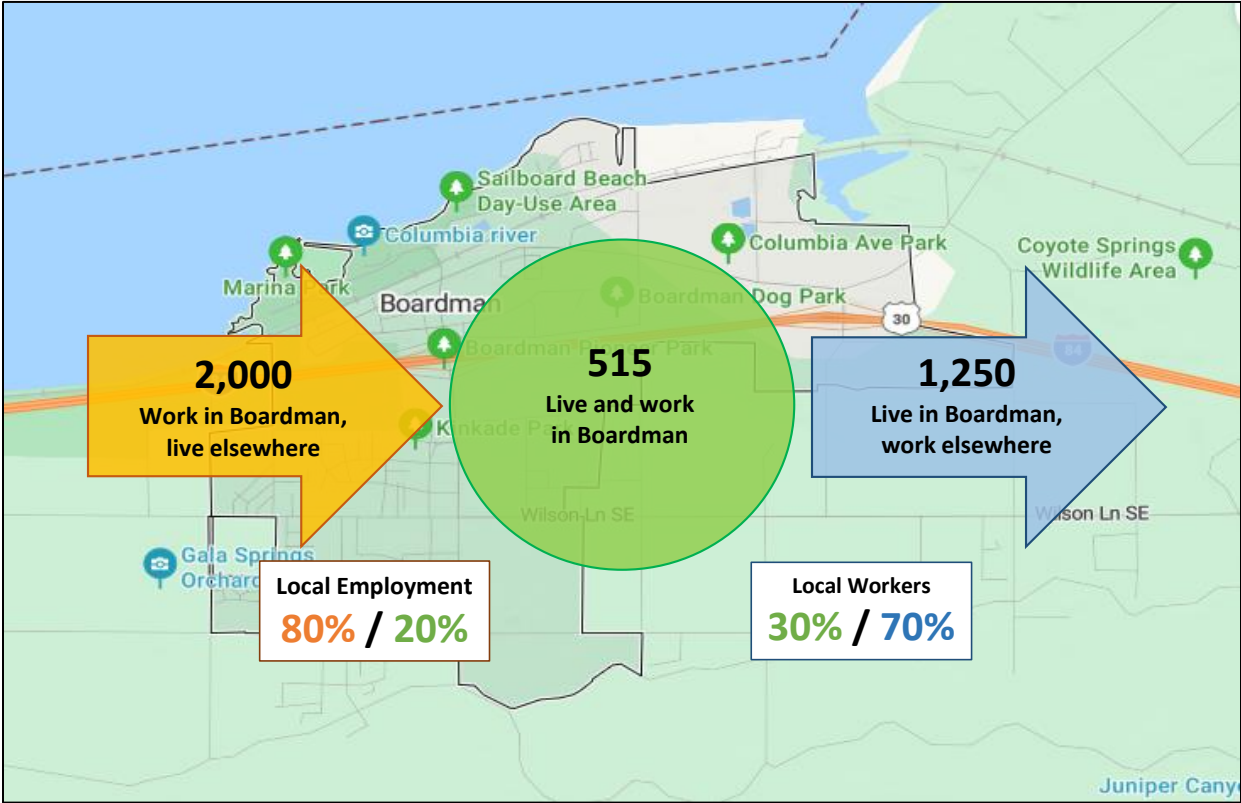
This section provides an overview of employment and industry trends in Boardman that are related to housing.

Commuting Patterns: The following figure shows the inflow and outflow of commuters to Boardman according to the Census Employment Dynamics Database. These figures reflect “covered employment” as of 2023, the most recent year available. Covered employment refers to those jobs where the employee is covered by federal unemployment insurance. This category does not include many contract employees and self-employed and therefore is not a complete picture of local employment. The figure discussed here is best understood as indicators of the general pattern of commuting and not exact figures.

As of 2023, the Census estimated there were roughly 2,515 covered employment jobs located in Boardman. Of these, an estimated 515 or 20%, were held by local residents, while roughly 2,000 local employees (80%) commuted into the city from elsewhere. This general pattern is fairly common among many communities within commuting distance of other cities and towns. The most common places of residence of workers commuting into the city are Hermiston, Umatilla, and the Tri-Cities.

Similarly, of the estimated 1,750 employed Boardman residents, 70% of them commute elsewhere to their employment. The most common destinations for Boardman commuters are Hermiston, Pendleton, and the Portland area. Locals who work in distant locations, may work remotely and/or hold a job that is based elsewhere, while working locally.

FIGURE 2.9: COMMUTING PATTERNS (PRIMARY JOBS), BOARDMAN



Source: US Census Longitudinal Employer-Household Dynamics

Jobs/Household Ratio: Boardman features a high jobs-to-households ratio. There are an estimated 2,515 jobs in Boardman (covered), and an estimated 1,883 households in Boardman. This represents 1.3 local jobs per household. There is no standard jobs-to-households ratio that is right for all communities, but it can provide a guide to the balance between employment uses and residential uses in the city. In Boardman and the adjacent Port employment lands, the estimated number of jobs available locally outnumbers the number of working residents.

III. CURRENT HOUSING CONDITIONS

This section presents a profile of the current housing stock and market indicators in Boardman. This profile forms the foundation to which future housing needs will be compared.

A. HOUSING TENURE

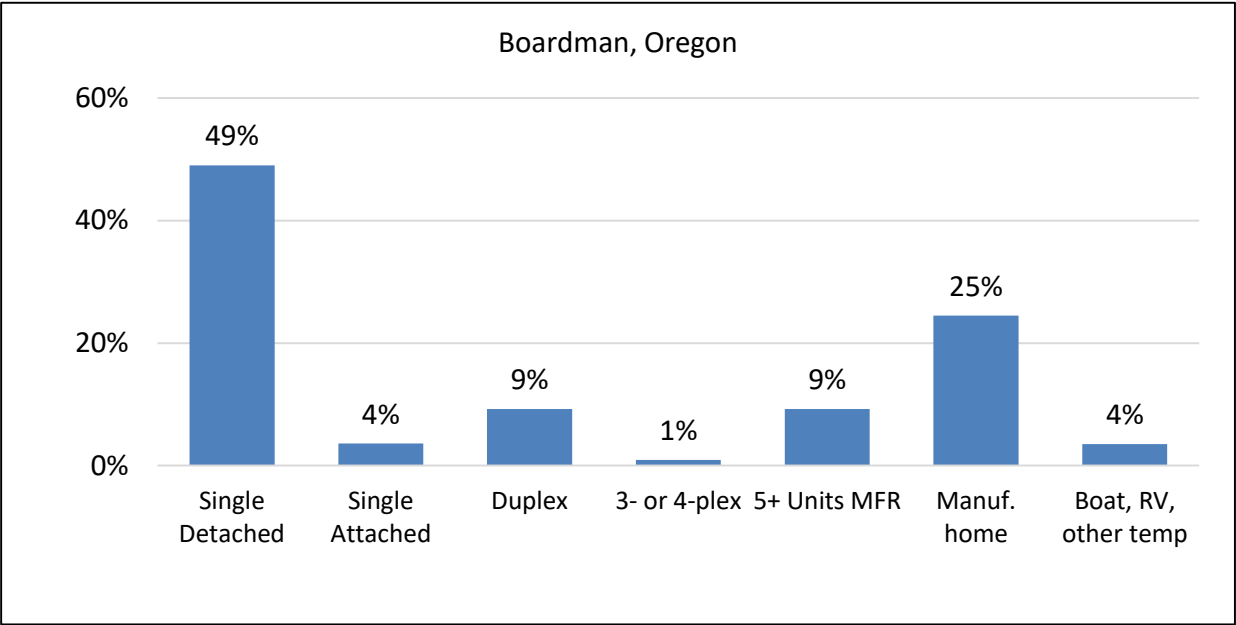
Boardman has a greater share of homeowner households than renter households. The 2024 ACS estimates that 58% of occupied units were owner occupied, and 42% renter occupied. The ownership rate is unchanged since 2010.

The estimated ownership rate is lower than Morrow County (71.5%) and statewide (63%). Nationally, the homeownership rate is now near the long-term historical average of 65%.

B. HOUSING STOCK

As shown in Figure 2.2, Boardman had an estimated 1,883 housing units in 2026, with a vacancy rate of roughly 4.4% (includes ownership and rental units). The housing stock has increased by over 850 units since 2010, or growth of 77%.

FIGURE 3.1: ESTIMATED SHARE OF UNITS, BY PROPERTY TYPE, 2024



SOURCE: US Census, City of Boardman

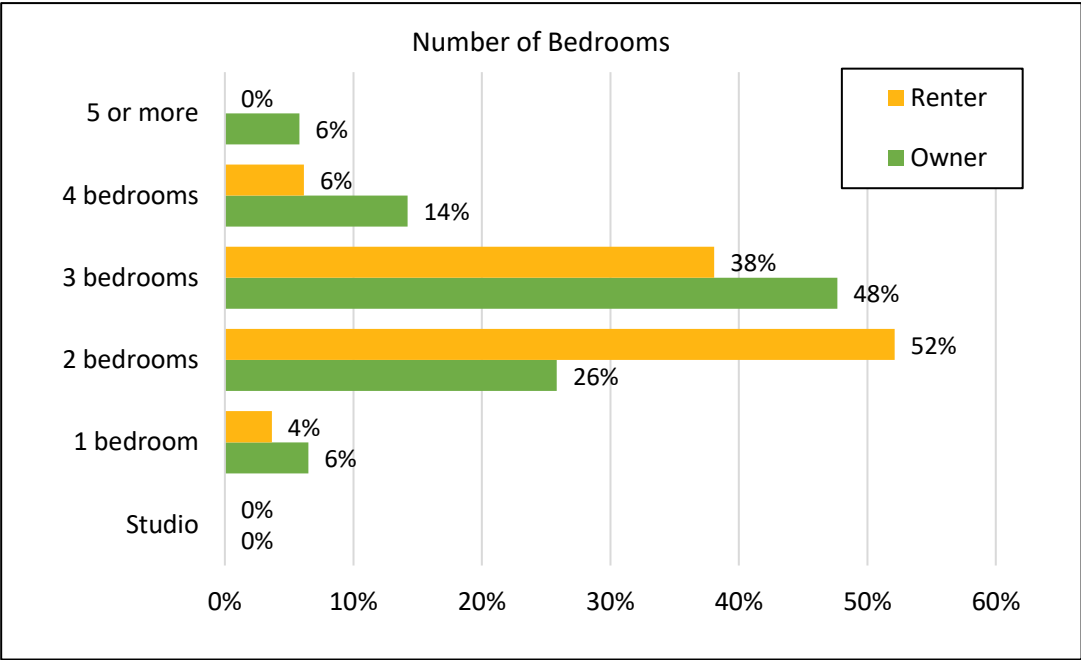
Figure 3.1 shows the estimated number of units by type in 2026 based on the US Census and local permitting data. Detached single-family homes represent an estimated 49% of housing units, while manufactured home units represent an additional 25%.

Units in larger apartment complexes of 5 or more units represent only 9% of units, and other types of attached homes represent an additional 14% of units. (Attached single family generally includes townhomes, and some 2 to 4-plexes which are separately metered.) More transient housing types such as RVs and boats make up another 4%.

C. NUMBER OF BEDROOMS

Figure 3.2 shows the share of units for owners and renters by the number of bedrooms they have. In general, owner-occupied units are much more likely to have three or more bedrooms, while renter-occupied units are more likely to have two or fewer bedrooms. However, units with three or more bedrooms do make up over 40% of rental units.

FIGURE 3.2: NUMBER OF BEDROOMS FOR OWNER AND RENTER UNITS, 2024



SOURCE: US Census, Table: B25042 (2024 ACS 5-year Estimates)

D. UNIT TYPES BY TENURE

As Figure 3.3 and 3.4 show, 52% of owner-occupied units are detached homes, and an additional 38% are manufactured homes. Renter-occupied units are much more distributed among a range of structure types. About 46% of rented units are estimated to be detached homes, with an additional 9% being manufactured homes and the remainder are some form of attached unit.

FIGURE 3.3: CURRENT INVENTORY BY UNIT TYPE, FOR OWNERSHIP AND RENTAL HOUSING

OWNERSHIP HOUSING

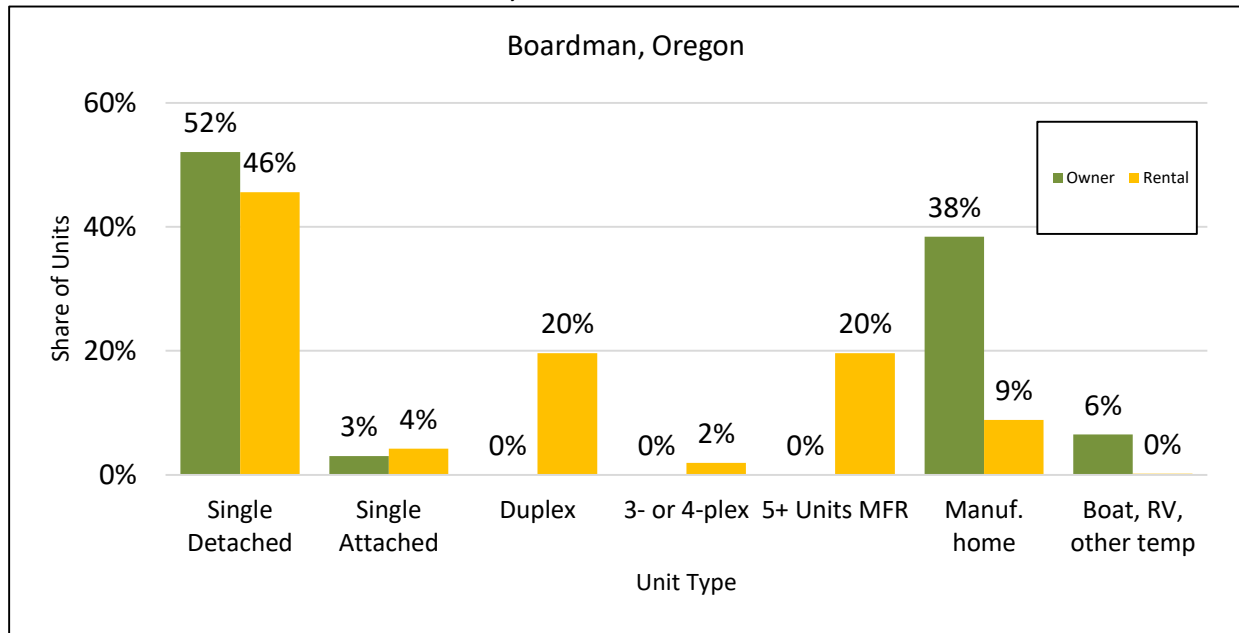
OWNERSHIP HOUSING								
	Single Detached	Single Attached	Duplex	3- or 4-plex	5+ Units MFR	Manuf. home	Boat, RV, other temp	Total Units
Totals:	544	32	0	0	0	401	68	1,044
Percentage:	52.1%	3.0%	0.0%	0.0%	0.0%	38.4%	6.5%	100%

RENTAL HOUSING

RENTAL HOUSING								
	Single Detached	Single Attached	Duplex	3- or 4-plex	5+ Units MFR	Manuf. home	Boat, RV, other temp	Total Units
Totals:	422	39	182	18	182	82	2	926
Percentage:	45.6%	4.2%	19.6%	1.9%	19.6%	8.8%	0.2%	100%

Sources: US Census, JOHNSON ECONOMICS, City of Boardman

FIGURE 3.4: CURRENT INVENTORY BY UNIT TYPE, BY SHARE

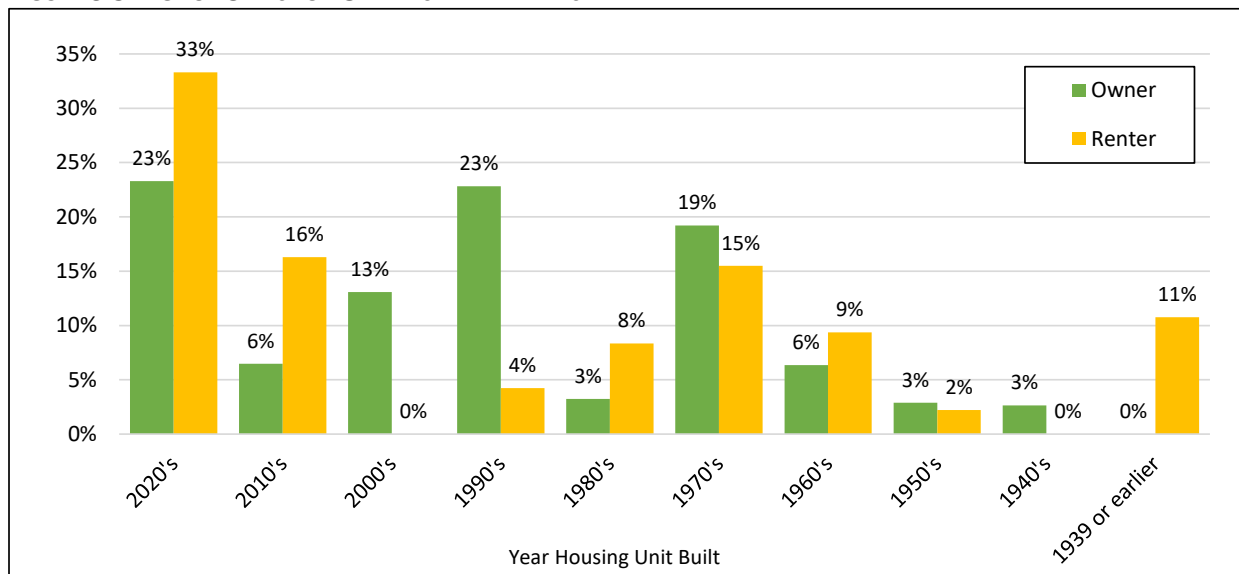


Sources: US Census, JOHNSON ECONOMICS, City of Boardman

E. AGE AND CONDITION OF HOUSING STOCK

Boardman's housing stock reflects the pattern of development over time. An estimated 41% of owner housing has been built since 2000, and 49% of the rental stock.

FIGURE 3.5: AGE OF UNITS FOR OWNERS AND RENTERS



SOURCE: US Census, Table: B25036 (2024 ACS 5-year Estimates)

- Unfortunately, good quantitative data on housing condition is generally unavailable without an intensive on-site survey of all local housing that is beyond the scope of this analysis. Census categories related to housing condition are ill-suited for this analysis, dealing with such issues as units without indoor plumbing, which was more common in the mid-20th Century, but is an increasingly rare situation. Age of units serves as the closest reliable proxy for condition with available data.
- For ownership units, older homes may be in poor condition but are also more likely to have undergone some repair and renovation over the years. Rental units are more likely to degrade steadily with age and wear-and-

tear, and less likely to receive sufficient reinvestment to keep them in top condition, though this is not universally true.

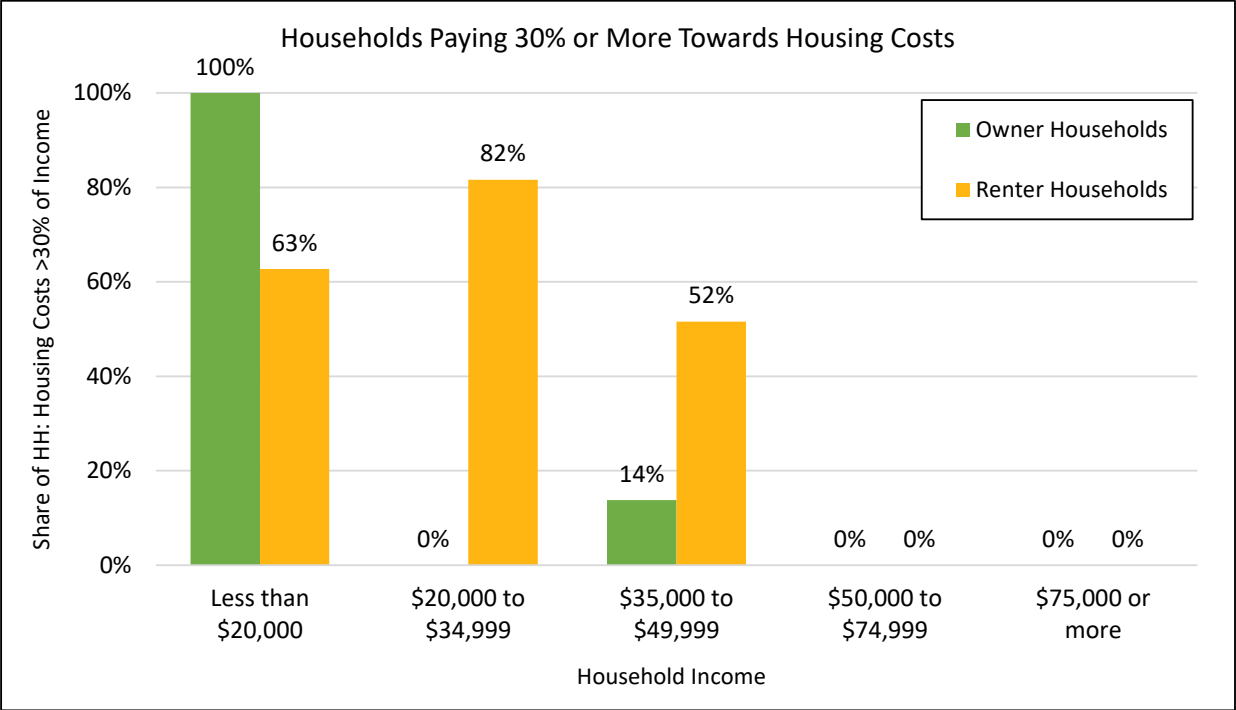
F. HOUSING COSTS VS. LOCAL INCOMES

Figure 3.6 shows the share of owner and renter households who are paying more than 30% of their household income towards housing costs, by income segment. (Spending 30% or less on housing costs is a common measure of “affordability” used by HUD and others, and in the analysis presented in this report.)

As one would expect, households with lower incomes tend to spend more than 30% of their income on housing, while incrementally fewer of those in higher income groups spend more than 30% of their income on housing costs.

In total, the US Census estimates that over 24% of Boardman households pay more than 30% of income towards housing costs, with renter households facing greater affordability challenges even at middle income levels.

FIGURE 3.6: SHARE OF HOUSEHOLDS SPENDING MORE THAN 30% ON HOUSING COSTS, BY INCOME GROUP



Sources: US Census, Table: B25106 (2018 ACS 5-yr Estimates), JOHNSON ECONOMICS

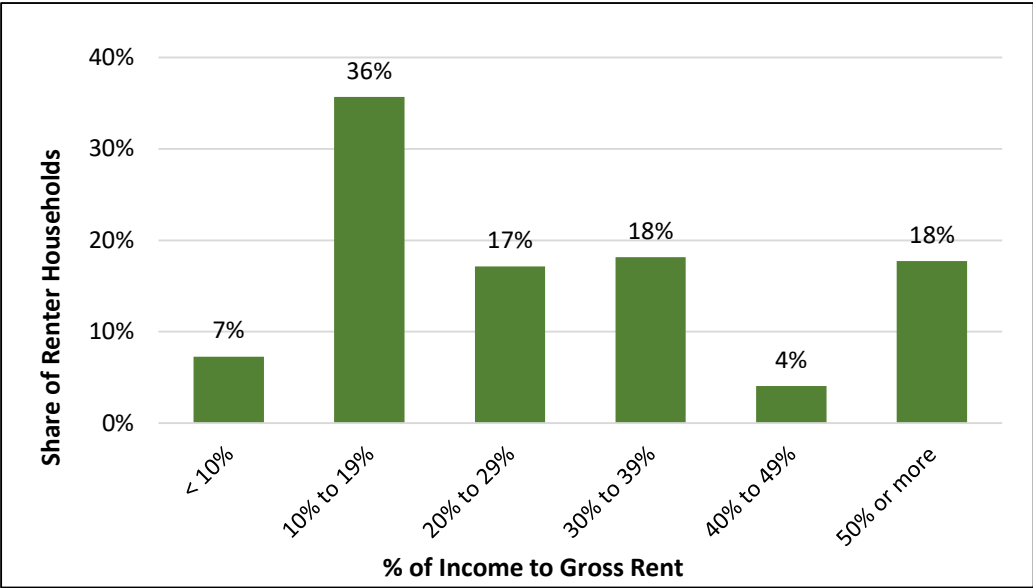
Housing is generally one of a household’s largest living costs, if not the largest. The ability to find affordable housing options, and even build wealth through ownership, is one of the biggest contributors to helping lower income households save and cultivate wealth. Even if renting, affordable housing costs allow for more household income to be put to other needs, including saving.

The following figures shows the percentage of household income spent towards gross rent⁴ for local renter households only. This more fine-grained data shows that 40% of renters are spending more than 30% of their income on gross rent, and an estimated 18% of renters are spending 50% or more of their income on housing and are considered severely rent-burdened.

Renters are disproportionately lower income relative to homeowners. Housing cost burdens are felt more broadly for these households, and as the analysis presented in a later section shows there is a need for more affordable rental units in Boardman, as in most communities.

⁴ The Census defines Gross Rent as “the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid by the renter (or paid for the renter by someone else).” Housing costs for homeowners include mortgage, property taxes, insurance, utilities and condo or HOA dues.

FIGURE 3.7: PERCENTAGE OF HOUSEHOLD INCOME SPENT ON GROSS RENT, BOARDMAN RENTER HOUSEHOLDS



Sources: US Census, Table: B25070 (2024 ACS 5-yr Estimates), JOHNSON ECONOMICS

G. PUBLICLY ASSISTED HOUSING

Oregon Department of Housing and Community Services identifies three properties in Boardman with 104 subsidized affordable units. These units are designated for families (64 units) and agricultural workers (40 units). These are properties that are funded through HUD programs, tax credits and other programs which guarantee subsidized rents for qualified households.

The high share of renters paying over 30% of their income towards housing costs indicates that there is an ongoing need for rental units at the lowest price points.

Agricultural Worker Housing: Boardman is currently home to one property of 40 units, Castle Rock Apartments, that is dedicated to agricultural workers. Agricultural workers might also be eligible for general types of affordable housing as well.

Homelessness:

The latest one-night homeless count conducted in 2025 across Morrow County identified four homeless individuals, two of whom were unsheltered. This is a very low level of homelessness. The one-night “point in time” count in 2025 was conducted by CAPECO across Morrow and Umatilla counties. The count found that nearly all homeless individuals live in Umatilla County, perhaps due to the cluster of large cities where services may be easier to access and homeless people might be able to maintain lower visibility than in the smaller communities of Morrow County. Furthermore, the count is conducted in late January, when homeless counts are likely near their lowest of the year due to the inclement weather, especially in Eastern Oregon. The count also relies on self-reporting.

In general, the Oregon counties with the highest rates of homelessness are the large urban counties, and the coast, however homelessness is a persistent challenge statewide. The rate of homelessness speaks to the need for continuing to build a full spectrum of services and housing types to shelter this population, from temporary shelter to subsidized affordable housing.

An analysis of the ability of current and projected housing supply to meet the needs of low-income people, and the potential shortfall is included in the following sections of this report.

IV. ESTIMATE OF CURRENT HOUSING NEEDS (CITY OF BOARDMAN)

The profile of current housing conditions in the study area (UGB) is based on 2024 ACS, with supplemental information from the Portland State University Population Research Center (PRC). The 2025 estimate is forecasted to 2026 using the estimated growth rate over the prior year.

FIGURE 4.1: CURRENT HOUSING PROFILE (2026)

CURRENT HOUSING CONDITIONS (2026)		SOURCE
Total 2026 Population:	6,157	PSU Pop. Research Center
- Estimated group housing population:	0 (0.0% of Total)	US Census
Estimated Non-Group 2026 Population:	6,157 (Total - Group)	
Avg. HH Size:	3.27	US Census
Estimated Non-Group 2026 Households:	1,883 (Pop/HH Size)	
Total Housing Units:	1,970 (Occupied + Vacant)	Census 2020 + permits
Occupied Housing Units:	1,883 (= # of HH)	
Vacant Housing Units:	87 (Total HH - Occupied)	
Current Vacancy Rate:	4.4% (Vacant units/ Total units)	

Sources: Johnson Economics, City of Boardman, PSU Population Research Center, U.S. Census

*This table reflects population, household and housing unit projections shown in Figure 2.1

There is an estimated current population of roughly 6,160 residents within the UGB, living in 1,883 households. Average household size is 3.3 persons.

There are an estimated 1,970 housing units in the city, indicating an estimated vacancy rate of 4.4%. This includes units vacant for any reason, not just those which are currently for sale or rent.

ESTIMATE OF CURRENT HOUSING DEMAND

Following the establishment of the current housing profile, the current housing demand was determined based upon the age and income characteristics of current households.

The analysis considered the propensity of households in specific age and income levels to either rent or own their home (tenure), in order to derive the current demand for ownership and rental housing units and the appropriate housing cost level of each. This is done by combining data on tenure by age and tenure by income from the Census and American Community Survey (tables: B25007 and B25118, 2024 ACS 5-yr Estimates).

The analysis takes into account the average amount that owners and renters tend to spend on housing costs. For instance, lower income households tend to spend more of their total income on housing, while upper income households spend less on a percentage basis. In this case, it was assumed that households in lower income bands would *prefer* housing costs at no more than 30% of gross income (a common measure of affordability). Higher income households pay a decreasing share down to 20% for the highest income households.

While the Census estimates that most low-income households pay more than 30% of their income for housing, this is an estimate of current *preferred* demand. It assumes that low-income households prefer (or demand) units affordable to them at no more than 30% of income, rather than more expensive units.

Figure 4.2 presents a snapshot of current housing demand (i.e., preferences) equal to the number of households in the study area (1,883). The breakdown of tenure (owners vs. renters) reflects data from the 2024 ACS.

FIGURE 4.2: ESTIMATE OF CURRENT HOUSING DEMAND (2026)

Ownership				
Price Range	# of Households	Income Range	% of Total	Cumulative
\$0k - \$70k	4	Less than \$15,000	0.3%	0.3%
\$70k - \$120k	39	\$15,000 - \$24,999	3.3%	3.6%
\$120k - \$170k	22	\$25,000 - \$34,999	1.9%	5.5%
\$170k - \$240k	73	\$35,000 - \$49,999	6.3%	11.8%
\$240k - \$330k	280	\$50,000 - \$74,999	23.9%	35.7%
\$330k - \$420k	221	\$75,000 - \$99,999	18.9%	54.5%
\$420k - \$480k	128	\$100,000 - \$124,999	10.9%	65.5%
\$480k - \$530k	113	\$125,000 - \$149,999	9.7%	75.1%
\$530k - \$640k	164	\$150,000 - \$199,999	14.1%	89.2%
\$640k +	126	\$200,000+	10.8%	100.0%
Totals:	1,170		% of All:	62.1%

Rental				
Rent Level	# of Households	Income Range	% of Total	Cumulative
\$0 - \$400	68	Less than \$15,000	9.6%	9.6%
\$400 - \$700	159	\$15,000 - \$24,999	22.4%	32.0%
\$700 - \$900	140	\$25,000 - \$34,999	19.7%	51.7%
\$900 - \$1300	119	\$35,000 - \$49,999	16.7%	68.4%
\$1300 - \$1800	89	\$50,000 - \$74,999	12.5%	80.9%
\$1800 - \$2200	42	\$75,000 - \$99,999	5.9%	86.8%
\$2200 - \$2500	59	\$100,000 - \$124,999	8.2%	95.0%
\$2500 - \$2800	24	\$125,000 - \$149,999	3.4%	98.4%
\$2800 - \$3400	7	\$150,000 - \$199,999	0.9%	99.3%
\$3400 +	5	\$200,000+	0.7%	100.0%
Totals:	713		% of All:	37.9%

All Households
1,883

Sources: PSU Population Research Center, Claritas Analytics., Census, JOHNSON ECONOMICS
 Census Tables: B25007, B25106, B25118 (2024 ACS 5-yr Estimates)
 Claritas Analytics: Estimates of income by age of householder

The estimated home price and rent ranges are irregular because they are mapped to the affordability levels of the Census income level categories. For instance, an affordable home for those in the lowest income category (less than \$15,000) would have to cost \$70,000 or less. Affordable rent for someone in this category would be \$400 or less.

The affordable price level for ownership housing assumes 30-year amortization, at an interest rate of 6% (significantly more than the current rate, but in line with historic norms), with average 15% down payment. These assumptions are designed to represent prudent lending and borrowing levels for ownership households. The 30-year mortgage commonly serves as the standard. In the 2000's, down payment requirements fell significantly, but standards were tightened after the 2008/9 credit crisis. While 20% is often cited as the standard for most buyers, it is common for homebuyers, particularly first-time buyers, to pay less than this using available programs.

Interest rates are subject to disruption from national and global economic forces, and therefore impossible to forecast beyond the short term. The 6% used here is roughly the average 30-year rate over the last 20 years. The general trend has been falling interest rates since the early 1980's, but coming out of the recent period of inflation, the Federal Reserve raised its rate, and mortgage rates followed suit.

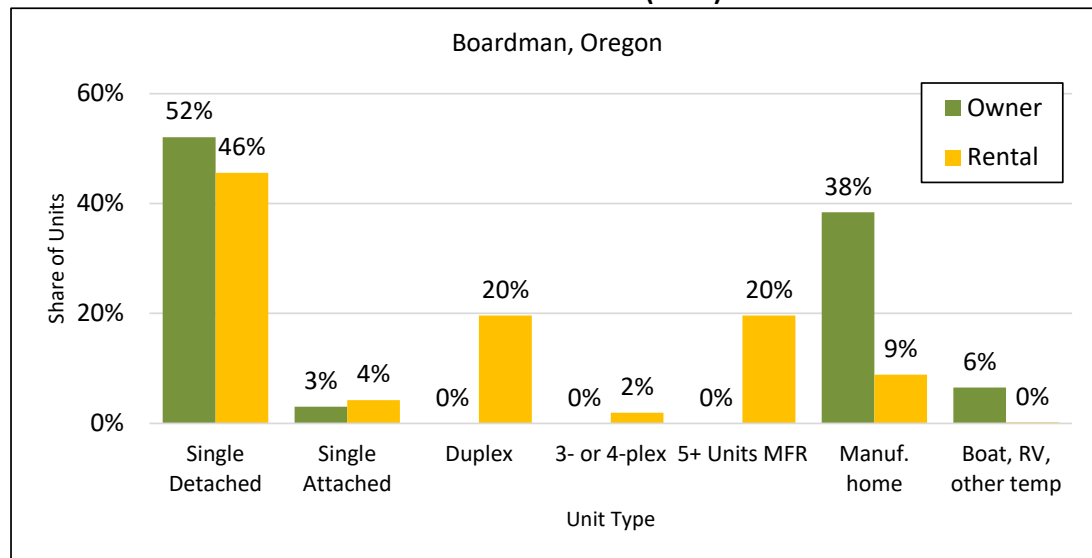
CURRENT HOUSING INVENTORY

The profile of current housing demand (Figure 4.2) represents the preference and affordability levels of households. In reality, the current housing supply (Figures 4.3 and 4.4 below) differs from this profile, meaning that some households may find themselves in housing units which are not optimal, either not meeting the household's own/rent preference, or being unaffordable (requiring more than 30% of gross income).

A profile of current housing supply in Boardman was estimated based on permit data from the City of Boardman and Census data from the most recently available 2024 ACS, which provides a profile of housing types (single family, attached, manufactured home, etc.), tenure, housing values, and rent levels. The inventory includes vacant units.

- An estimated 53% of housing units are ownership units, while an estimated 47% of housing units are rental units. This is a lower ownership rate than that estimated in the demand profile shown in Figure 4.2 (62%). This means that we estimate that some renting households in the community could afford to own a home if the housing stock was available. It might also reflect that some households are more transitory workers (e.g. in construction) and may choose to rent even though they earn at a higher income level.
- 52% of ownership units are detached homes, along with 38% manufactured homes and a few attached units. An additional 6% of owner-occupied homes are estimated to be boats, RVs, or temporary situation.
- 46% percent of rental units are single family homes, while only 20% are in structures of 5 units or more.
- Of total housing units, an estimated 49% are detached homes, and an additional 25% are manufactured homes. Twenty-three percent are some sort of attached unit type.

FIGURE 4.3: PROFILE OF CURRENT HOUSING SUPPLY BY TYPE (2026)



Sources: US Census, PSU Population Research Center, JOHNSON ECONOMICS
Census Tables: B25004, B25032, B25063, B25075 (2020 ACS 5-yr Estimates)

- The affordability of different unit types (Figure 4.4) is an approximation based on Census data on the distribution of housing units by value (ownership) or gross rent (rentals).
- Most subsidized affordable housing units found in the city are represented by the inventory at the lowest end of the rental spectrum.
- Ownership housing found at the lower end of the value spectrum generally reflect older, smaller homes, or homes in poor condition on small or irregular lots. **It is important to note that these represent estimates of current property value or current housing cost to the owner, not the current market pricing of homes for sale in the city.** These properties may be candidates for redevelopment when next they sell but are currently estimated to have low value.

- Most housing (66%) in Boardman is found in price and rent levels affordable to those earning at least \$35,000 per year. An estimated 34% of housing is estimated to be affordable to those earning less than this, *based on current housing costs to the current resident*. Most housing is affordable to those in middle income brackets.

FIGURE 4.4: PROFILE OF CURRENT HOUSING SUPPLY, ESTIMATED AFFORDABILITY (2026)

Income Range	Ownership Housing		Rental Housing		Share of Total Units
	Affordable Price Level	Estimated Units	Affordable Rent Level	Estimated Units	
Less than \$15,000	\$0k - \$70k	195	\$0 - \$400	41	12%
\$15,000 - \$24,999	\$70k - \$120k	0	\$400 - \$700	74	4%
\$25,000 - \$34,999	\$120k - \$170k	65	\$700 - \$900	255	16%
\$35,000 - \$49,999	\$170k - \$240k	227	\$900 - \$1300	290	26%
\$50,000 - \$74,999	\$240k - \$330k	270	\$1300 - \$1800	244	26%
\$75,000 - \$99,999	\$330k - \$420k	234	\$1800 - \$2200	21	13%
\$100,000 - \$124,999	\$420k - \$480k	22	\$2200 - \$2500	1	1%
\$125,000 - \$149,999	\$480k - \$530k	14	\$2500 - \$2800	0	1%
\$150,000 - \$199,999	\$530k - \$640k	12	\$2800 - \$3400	0	1%
\$200,000+	\$640k +	6	\$3400 +	0	0%
	53%	1,044	47%	926	

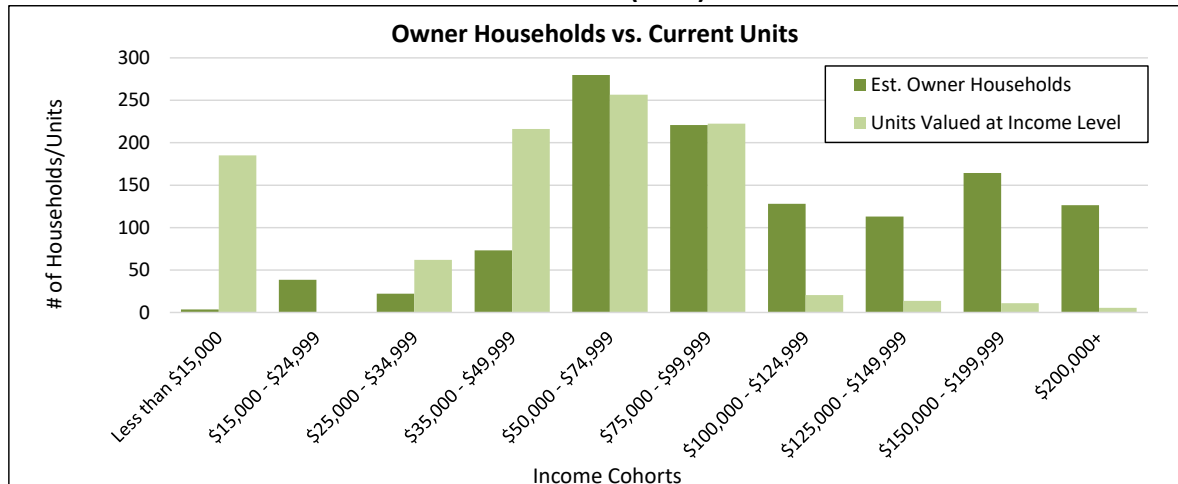
Sources: US Census, PSU Population Research Center, JOHNSON ECONOMICS
Census Tables: B25004, B25032, B25063, B25075 (2024 ACS 5-yr Estimates)

COMPARISON OF CURRENT HOUSING DEMAND WITH CURRENT SUPPLY

A comparison of estimated current housing *demand* with the existing *supply* identifies estimated discrepancies between current needs and the housing which is currently available. The estimated number of units outnumbers the number of households by roughly 90 units, indicating an average vacancy rate of 4.4%.

In general, this identifies that the middle portion of the market is generally well supplied for ownership households. There is a finding that upper income households in Boardman could perhaps support some amount of more expensive housing supply, though new housing built in recent years is helping to fill this niche. The largest supply features current housing costs near the middle of the distribution.

FIGURE 4.5: COMPARISON OF OWNER HOUSEHOLD INCOME GROUPS TO ESTIMATED SUPPLY AFFORDABLE AT THOSE INCOME LEVELS (2026)

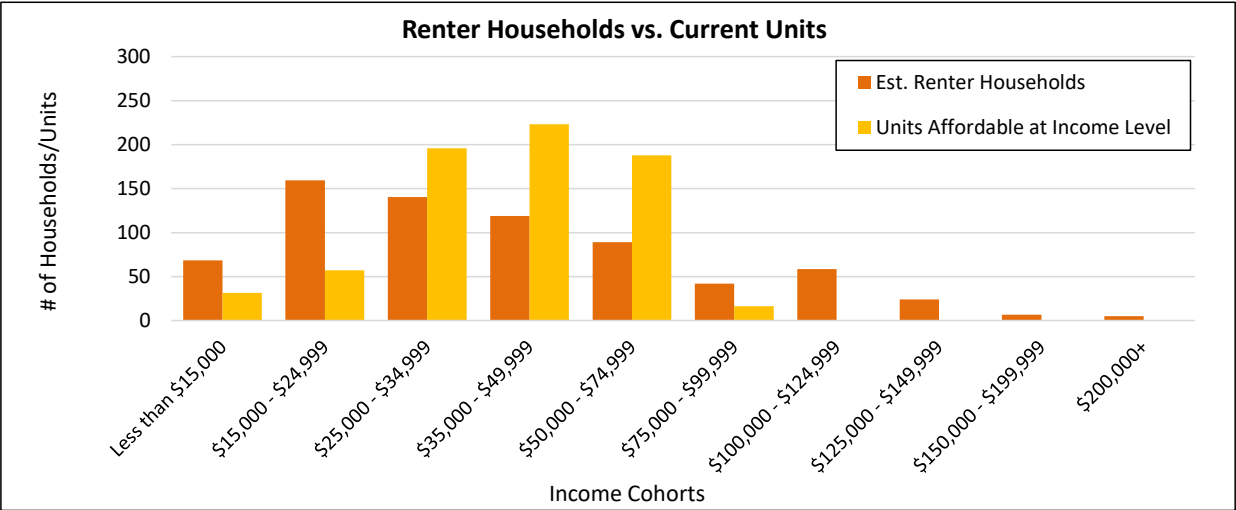


Sources: PSU Population Research Center, City of Boardman, Census, JOHNSON ECONOMICS

The analysis finds that most of the rental unit supply is currently affordable to those with incomes over \$25k per year. There is support for more rental housing appropriate for the lowest income households. Rentals at the most expensive levels generally represent single family homes for rent.

Figures 4.5 and 4.6 present this information in chart form, comparing the estimated number of households in given income ranges, and the supply of units currently valued (ownership) or priced (rentals) within those income ranges. The data is presented for owner and renter households.

FIGURE 4.6: COMPARISON OF RENTER HOUSEHOLD INCOME GROUPS TO ESTIMATED SUPPLY AFFORDABLE AT THOSE INCOME LEVELS (2026)



Sources: PSU Population Research Center, City of Boardman, Census, JOHNSON ECONOMICS

The home value and rent segments which show a “surplus” in Figures 4.5 and 4.6 illustrate where current property values and market rent levels are in Boardman. Housing prices and rent levels will tend to congregate around those market levels. These levels will be too costly for some (i.e., require more than 30% in gross income) or “too affordable” for others (i.e., they have income levels that indicate they could afford more expensive housing if it were available, and they had the preference).

In general, these findings demonstrate that estimated incomes in the city have outpaced the estimated value of available housing for some owners, or that some long-term owners have affordable housing carrying costs. There is support for more rental units for the lowest income households, as well as some rentals for higher-income households.

HOME SALE PRICES

It is important to note that the figures presented in the prior section represent estimates of current *property value or current housing cost to the owner*, not the current market pricing of homes for sale in the city. For instance, a household living in a manufactured home that has been paid off over many years may have relatively low housing costs. This indicates that one owner household is living in a “lower value” unit. It does **not** indicate that units at this price point are available on the current market.

If this hypothetical household were to sell their home, it would sell at a higher price reflecting inflation and current achievable market prices. For this reason, many of the lower value or lower rent units found in the previous section will actually become higher-priced units when they are sold or become vacant.

For reference, this section presents home sales data from 2023-25 to indicate housing costs for new entrants into the market.

- The median sale price was \$425,000.
- The average (mean) sale price was a higher \$435,000.

- The average price per square foot was \$200/s.f.
- The median square footage was 2,141 s.f.

Affordability: Homes around the \$425,000 price point should be mostly affordable to households earning between roughly \$90,000 or more. An estimated 45% of local ownership households are in this category.

V. FUTURE HOUSING NEEDS - 2046 (CITY OF BOARDMAN)

OHNA HOUSING PRODUCTION TARGET

The projected future (20-year) housing profile (Figure 5.1) in the UGB study area is based on the housing production target for the City of Boardman from the state OHNA program. The OHNA is published at the end of each year and provides an updated target for a 20-year period, as well as an annual target. The production target attempts to quantify the amount of housing needed that will be needed for new households (using the PSU forecast as the assumed growth basis), *as well as an estimate of historical housing underproduction*, meaning that the housing production target is higher than the expected number of *new* households.

FIGURE 5.1: CITY OF BOARDMAN HOUSING PRODUCTION TARGET (2026 - 2046)

OHNA 2026 Housing Unit Production Targets	Income Segment					TOTAL
	<30% AMI	31% - <60% AMI	61% - <80% AMI	81% - <120% AMI	120% + AMI	
	< \$26,000 Extremely Low Inc.	\$26,000 - \$51,500 Very Low Income	\$51,500 - \$69,000 Low Income	\$69,000 - \$103,000 Median Income	> \$103,000 Middle and Upper	
20-Year Forecast:	145	136	79	136	232	728
1-Year Forecast:	11	9	5	7	12	44

Sources: Oregon DAS, OHNA 2026

The OHNA housing production target calls for the production of 728 housing units over this same period in Boardman. Based on the PSU projections, an estimated 246 would be necessary to meet the “future need” from the new household growth, while an additional 482 units would help meet the OHNA estimate of “current need” from underproduction based on historical household formation rates from the 2000 Census.⁵

NEEDED HOUSING TYPES (2046)

The OHNA housing production target provides a total housing unit target, broken down by income level (see Figure 5.2 below). Oregon Administrative Rule requires Housing Capacity Analysis to estimate need for additional subcategories of needed housing types.⁶ The estimated unit need for needed housing types is summarized below:

Needed Affordability Levels

Figure 5.2 presents the estimated need for net new housing units by major income segment, based on the most recent OHNA target projection figures. The needed affordability levels presented here are based on current 2026 dollars. Figure 5.2 also summarizes the housing types typically attainable by residents at these income levels.

⁵ “Oregon Housing Needs Analysis 2026 Production Targets and Adopted Methodology”, Pages 5-11, Oregon Dept. of Administrative Services, Dec. 2025.

⁶ OAR 660-008-0100 “Housing Capacity Analysis”, and ORS 197A.018 “Definition of Needed Housing.”

FIGURE 5.2: HOUSING PRODUCTION TARGET BY INCOME LEVEL (2046)

Household Income Segment		Income Level (Rounded)	Owner Units	Renter Units	Total	Share	Common Housing Product
Extremely Low Inc.	< 30% AMI	< \$26,000	38	107	145	20%	Government-subsidized; Voucher; Shelter; Transitional
Very Low Income	30% - 60% AMI	\$26k - \$51k	61	75	136	19%	Aging/substandard rentals; Government-subsidized; Voucher
Low Income	60% - 80% AMI	\$51k - \$69k	60	19	79	11%	Market apartments; Manufactured homes; Plexes; Aging single-detached
Middle Income	80% - 120% AMI	\$69k - \$103k	114	22	136	19%	Single-detached homes; Townhomes; Small homes; New apartments
Upper Income	> 120% AMI	> \$103,000	199	33	232	32%	Single-detached homes; Townhomes; Condominiums; Luxury Apts.
TOTAL:			473	255	728	100%	

Sources: Oregon Department of Administrative Services (OHNA), JOHNSON ECONOMICS

* The figures shown in the "total" column by income segment are the derived from the OHNA.

The OHNA sets a production target of nearly 20% of housing for those earning 30% or less of the Area Median Income (AMI), and nearly 40% of the target is for those earning less than 60% of AMI. Roughly half of the production target is for units suitable for those earning above middle to upper incomes.

The following subcategories of unit type are not provided by the OHNA and are estimated by Johnson Economics, based on the assumptions discussed.

Needed Unit Types

Figure 5.3 presents the estimated need for net new housing units by construction type or building form. The mix of needed unit types shown in Figure 5.3 reflects both past trends and anticipated future trends.

- Of the 728 new units needed, roughly 65% are projected to be ownership units, while 35% are projected to be rental units. This represents more owners than the current tenure split, but it is projected that more ownership units will be needed to balance the disproportionate share of rental units in the current inventory, paired with some current renter households who likely have sufficient incomes to become owners.
- 44% of the new units are projected to be single family detached homes, while 40% is projected to be some form of attached housing, and 14% are projected to be new manufactured homes.
- Single family attached units (townhomes on individual lots) are projected to meet 5% of future need. These are defined as units on separate tax lots, attached by a wall but separately metered, the most common example being townhome units.
- Duplex, triplex, and four-plex units are projected to represent 9% of the total need. Duplex units would include a detached single-family home with an accessory dwelling unit on the same lot, or with a separate unit in the home (for instance, a rental basement unit.)
- 26% of all needed units are projected to be multi-family in structures of 5+ attached units.
- 14% of new needed units are projected to be manufactured home units, which meet the needs of some low-income households for both ownership and rental.
- Of ownership units, 80% are projected to be detached single-family homes, manufactured homes, or RVs, and 20% projected to be attached forms.

- 77% of new rental units are projected to be found in new attached buildings.

FIGURE 5.3: HOUSING PRODUCTION TARGET BY UNIT TYPE (2046)

OWNERSHIP HOUSING									
Unit Type:	Single Detached	Single Attached	Multi-Family			Manuf. home	Boat, RV, other temp	Total Units	% of Units
			2-unit	3- or 4-plex	5+ Units MFR				
Totals:	279	24	9	9	47	87	16	472	64.9%
Percentage:	59.1%	5.0%	2.0%	2.0%	10.0%	18.4%	3.5%	100%	

RENTAL HOUSING									
Unit Type:	Single Detached	Single Attached	Multi-Family			Manuf. home	Boat, RV, other temp	Total Units	% of Units
			2-unit	3- or 4-plex	5+ Units MFR				
Totals:	43	11	40	7	140	15	0	256	35.1%
Percentage:	16.8%	4.2%	15.6%	2.9%	54.6%	5.8%	0.0%	100%	

TOTAL HOUSING UNITS									
Unit Type:	Single Detached	Single Attached	Multi-Family			Manuf. home	Boat, RV, other temp	Total Units	% of Units
			2-unit	3- or 4-plex	5+ Units MFR				
Totals:	322	35	49	17	187	102	16	728	100%
Percentage:	44.2%	4.8%	6.8%	2.3%	25.7%	14.0%	2.3%	100%	

Sources: Oregon Department of Administrative Services (OHNA), JOHNSON ECONOMICS

Other Needed Housing Categories

Figure 5.4 on the following page summarizes the quantified findings for other needed housing types as defined in ORS 197A.018, and OAR 660-008. The assumptions and methodology used to quantify the needed unit count are summarized in the table.

FIGURE 5.4: PRODUCTION TARGETS FOR NEEDED HOUSING SUBCATEGORIES (2046)

<u>NEEDED HOUSING TYPES</u>	<u>Units</u>	<u>Assumption</u>	<u>Source</u>
TOTAL HOUSING NEED:	728		OHNA Housing Production Target
A) Detached	338	46%	Safe harbor assumptions: OAR 660-008-0075(6)
Middle Housing	203	28%	
MFR	187	26%	
	<u>728</u>		
B) Government assisted housing	38	5.2%	Share of current housing inventory. (Includes Agricultural Worker Housing).
C) Mobile homes in parks	67	65.7%	Share of current mobile homes in parks
D) Manufactured homes on lots	35	34.3%	Share of current mobile homes on separate lots
E) Agricultural worker housing	15	2.0%	Share of current housing inventory.
F) Accessible Housing	32	4.4%	Share of current population with ambulatory difficulties (Census), times 1.2
G) Adaptable Housing (for older persons	58	8.0%	Elderly Dependency Ratio (Census); ratio of those 65 and over, to those aged 15-64
H) College or university housing	0	0.0%	None in current inventory.
I) Single room occupancies	22	3.0%	None in current inventory.
J) Large Housing Units	539	74.0%	% of households in the city which are family households (Census)

Sources: ORS 197A.018 "Needed Housing"; OAR 660-008-0075(6) "Safe harbors", US Census, Johnson Economics

VI. RESIDENTIAL LAND NEEDS ANALYSIS

RECONCILIATION OF FUTURE NEED (2046) & LAND SUPPLY

This section summarizes the results of the Buildable Lands Inventory (BLI) of residential land. The BLI is presented in detail in an accompanying memo to this report. The BLI was conducted for land within the city's Urban Growth Boundary, assessing vacant and partially vacant lands based on residential zoning, and environmental and other constraints that may impact development.

The following table (Figure 6.1) presents the estimated acreage and new unit capacity of the buildable lands identified in the City of Boardman and within the UGB. Residential zones, as well as mixed-use zones that can accommodate some residential uses, were included in the inventory, and are broken into broad categories based on housing density.

FIGURE 6.1: ESTIMATED BUILDABLE LANDS CAPACITY BY ACREAGE AND UNIT CAPACITY (2026)

ZONING	BUILDABLE ACRES				UNITS			
	Vacant	Partially Vacant	Total Acres (Vac. & P.V.)	Platted (Acres)	Density (Units/Acre)	Units (Vac. & P.V.)	Platted (Units)	Total Unit Capacity
Residential (R)	73.9	10.3	84.2	29.0	6	505	109	614
Residential - Future Urban Subdistrict (RFU)	194.6		194.6		6	1,168		1,168
Suburban Residential (SR)	182.5	206.3	388.8		6	2,333		2,333
Residential - Sunridge (RST)		0.5	0.5	0.3	8	4	2	6
Residential - Multifamily Subdistrict (RMF)	46.8		46.8	3.9	20	936	14	950
Master Plan Development (MPD)				5.6			84	84
TOTAL:	497.8	217.1	714.9	38.8		4,946	209	5,155

Source: MIG

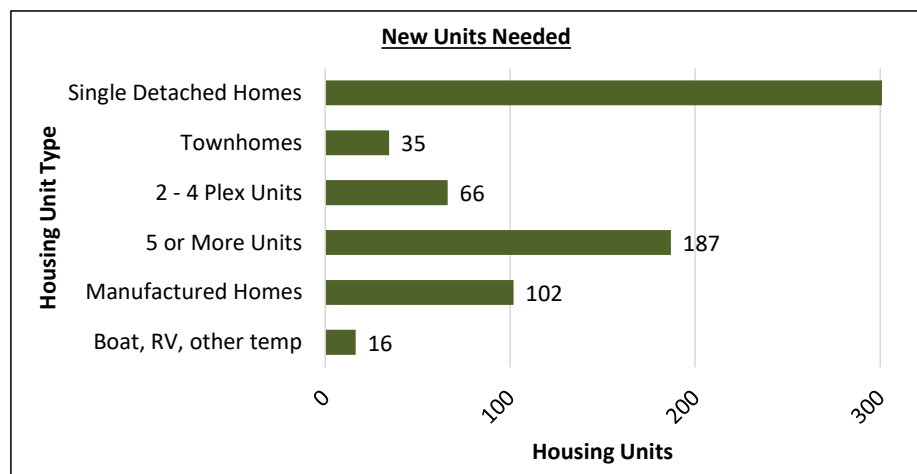
- There is a total estimated remaining capacity of over 5,100 units of different types within the study area.
- The estimated remaining capacity for low density housing units is 4,100 units, or 80% of the total.
- There is a total estimated capacity for 90 middle housing units, the smallest share with 2% of the capacity.
- There is a total estimated capacity for 950 housing units in higher density multi-dwelling properties. This is roughly 18% of the total unit capacity.

See the attached Appendix for full Buildable Land Inventory details and methodology.

The following table summarizes the forecasted future unit need for Boardman. These are the summarized results from Section V of this report, presented here for reference.

FIGURE 6.2: SUMMARY OF FORECASTED FUTURE UNIT NEED (2046)

TOTAL HOUSING UNITS									
Unit Type:	Single Detached	Single Attached	Multi-Family			Manuf. home	Boat, RV, other temp	Total Units	% of Units
			2-unit	3- or 4-plex	5+ Units MFR				
Totals:	322	35	49	17	187	102	16	728	100%
Percentage:	44.2%	4.8%	6.8%	2.3%	25.7%	14.0%	2.3%	100%	



Sources: PSU Population Research Center, Census, Johnson Economics

Comparison of Housing Need and Capacity

There is a total forecasted need for over 725 units over the next 20 years based on the forecasted growth rate. This is significantly less than the estimated total capacity of 5,100 units. Figure 6.3 below presents a comparison of the BLI capacity for new housing units, compared to the estimate for new unit need by 2046. It breaks down need by general zoning category (LDR, MDR, HDR).

FIGURE 6.3: COMPARISON OF FORECASTED FUTURE LAND NEED (2046) WITH AVAILABLE CAPACITY

WITHIN CITY LIMITS		SUPPLY		DEMAND		
Zone & Plan Category	Typical Housing Type	Buildable Land Inventory - Housing Unit Capacity		Growth Rate (1.6%)		
				New Unit Need (2046)	Surplus or (Deficit)	
					Units	Avg. Units/ac. Acres
Low-Density	Single-family detached; Some SF attached & plex	4,115	80%	338	3,777	6 629
Med-Density	SF attached; Manufact. home; 2-4 plexes	90	2%	203	(113)	12 (9)
High-Density	Multi-family apartments	950	18%	187	763	20 38
TOTALS:		5,156		728	4,427	7 658

Sources: MIG, Johnson Economics

- The projected demand for low-density housing types (338) can be accommodated on the remaining LDR-zoned lands (4,115 unit capacity). There is no finding for additional land need at this time.
- The remaining buildable lands for medium-density have the lowest remaining capacity of only 90 units, which is less than the 20-year demand (203 units). Therefore there is an estimated deficit of land for medium-density housing of roughly 10 acres.
- The projected demand for high-density housing types (187) can be accommodated on the remaining HDR-zoned lands (950 unit capacity). There is no finding for additional land need at this time.
- Overall, these findings do not point to a near-term need for additional residential land over the planning period. However, there is an estimated deficit of medium-density residential land. This zoning is important to accommodate emerging housing types such as townhomes, -plexes, and compact mobile home parks.

SUFFICIENCY FOR NEEDED HOUSING TYPES

Section V of this report presents forecast of needed housing types over the next 20 years. This includes needed unit types (detached, plex, etc.), and income levels (Figure 5.2), and special subcategories of housing (Figure 5.4).

The comparison of remaining buildable land and housing demand presented above finds that generally there is sufficient remaining capacity to also accommodate the subcategories of needed housing. The city's existing zones permit the building of these housing categories (e.g. affordable or accessible housing).

There is however a finding of deficit of medium-density zoned land that may be appropriate for some of the categories of needed housing. Medium-density housing can be appropriate for "missing middle" housing types that provide more affordable housing options to detached units, and also may be appropriate for smaller households, seniors and other groups.

Addressing the deficit of medium density zoned land will also address need from these groups.