



PORTLAND HOUSING BUREAU

State of Housing in Portland

December 2016

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Foreword from Housing Commissioner Dan Saltzman

Dear Portlanders—

This is the second annual *State of Housing* report by the Portland Housing Bureau. It provides a comprehensive overview of housing affordability and the work of your City government to address issues related to housing affordability.

Within the 2016 report, data indicates that housing affordability in Portland in the last year has gotten worse, an issue that is disproportionately impacting low-income residents, Communities of Color, seniors, and individuals with disabilities. Rents and home prices continue to rise, and housing instability and involuntary displacement are a constant presence for far too many Portlanders.

Despite these challenges, since the publication of our first report 14 months ago, I am encouraged by the accomplishments we have made—prioritizing new policies, resources, and programs to address the housing and homelessness emergency we have in our city today.

I would like to highlight a few of our accomplishments:

- Voter-approval of an Affordable Housing Bond in November, making \$258 million available for affordable rental housing programs over the next 5 to 7 years
- Nearly 1,900 affordable housing units in the production pipeline, with 20% of units dedicated to households earning less than 30% of the area median income
- Lifting of the state preemption on mandatory inclusionary zoning, with a recommended inclusionary housing policy to be presented to City Council for adoption in December of 2016
- Adoption of a commercial and residential construction excise tax to fund affordable rental housing and homeownership programs, estimated at over \$100 million over the next 20 years
- Increasing urban renewal funding dedicated to affordable rental housing and homeownership, estimated to be at least \$67 million over the next 10 years
- Dedication of short-term rental revenue tax to affordable rental housing and homeownership programs, estimated to be at least \$25 million over 20 years
- First-step renter protections providing tenants a 90-day notice for no-cause termination of tenancies and rent increases of 5% or more over a 12-month period
- Establishment of a new Joint Office for Homeless Services
- And, the completed construction and opening of almost 400 new regulated affordable housing rental units

Looking forward, as the City begins the budget development process for the next fiscal year, I have asked the Housing Bureau to focus new budget requests for the development and expansion of services dedicated to tenant protections and landlord-tenant affairs. This is a significant gap in the services we provide our community.

Thank you to staff at the Housing Bureau, in my office, and the community for your continued commitment to addressing affordable housing, homelessness, and tenant protections.

Sincerely,

A handwritten signature in black ink that reads "Dan Saltzman". The signature is written in a cursive, slightly slanted style.

Dan Saltzman
PORTLAND CITY COMMISSIONER

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Definition of Terms

ACS. American Community Survey

Affordable Housing. The term “affordable housing”, “affordable rental housing” or “housing affordable to rental households” means that the rent is structured so that the targeted tenant population pays no more than 30 percent of their gross household income for rent and utilities. The targeted tenant populations referred to in this section include households up to 80 percent of area area median income.

American Community Survey. An ongoing Census Bureau survey that collects data on age, race, income, transportation, housing, and other characteristics.

Area Median Income. Area median income for the Portland Metropolitan Statistical Area as defined by HUD as adjusted for inflation and published periodically.

AMI/MHI. Area Median Income / Median Household Income

Area Median Income/Median Household Income. The median divides the income distribution into two equal parts: one-half of the cases falling below the median income and one-half above the median.

Average Asian Household. A household profile developed using data from the ACS to derive the median household income for a household with the head of household(s) identifying as Asian.

Average Black Household. A household profile developed using data from the ACS to derive the median household income for a household with the head of household(s) identifying as African American.

Average Foreign-Born Household. A household profile developed using data from the ACS to derive the median household income for a household with the head of household(s) identifying as being Foreign-Born.

Average Latino Household. A household profile developed using data from the ACS to derive the median household income for a household with the head of household(s) identifying as Hispanic-Latino.

Average Couple with Family. A household profile developed using data from the ACS to derive the median household income for a household with the head of household(s) identifying as being married with children under the age of 18.

Average Native American Household. A household profile developed using data from the ACS to derive the median household income for a household with the head of household(s) identifying as Native American or Alaska Native.

Average Portland Household. A household profile developed using data from the ACS to derive the median household income for a household in Portland.

Average Senior Household. A household profile developed using data from the ACS to derive the median household income for a household with the head of household(s) identifying as over 65 years of age.

Average Single Mother Household. A household profile developed using data from the ACS to derive the median household income for a household with the head of household(s) identifying as a female single head of household with children under the age of 18.

Average White Household. A household profile developed using data from the ACS to derive the median household income for a household with the head of household(s) identify as White Non-Hispanic.

BPS. The City of Portland's Bureau of Planning & Sustainability

CDBG. Community Development Block Grant

Census Tract. Census Tracts are small, relatively permanent statistical subdivisions of a county or equivalent entity that are updated by local participants prior to each decennial census as part of the Census Bureau's Participant Statistical Areas Program.

City Subsidy. Locally controlled public funds administered by the Portland Development Commission, the Portland Housing Bureau, or other City bureau or agency, allocated for the purpose of creating or preserving affordable rental housing to households below 80 percent of area median income. City subsidies may be provided to developers through direct financial assistance such as low interest or deferred loans, grants, equity gap investments, credit enhancements or loan guarantees, or other mechanisms.

City Subsidy Project. Privately owned properties of five or more units which receive a City subsidy after the effective date of Title 30.01 through programs designed to create or preserve rental housing affordable at or below 80 percent of area median income.

Community Development Block Grant. Created under the Housing and Community Development Act of 1974, this program provides grant funds to local and state governments to develop viable urban communities by providing decent housing with a suitable living environment and expanding economic opportunities to assist low- and moderate-income residents. CDBG replaced several categorical grant programs, such as the Model Cities program, the Urban Renewal program, and the Housing Rehabilitation Loan and Grant program.

CoStar. A private real estate research, survey, and data analysis firm.

Decennial Census. The Decennial Census, undertaken by the U.S. Census Bureau, occurs every 10 years, in years ending in zero, to count the population and housing units for the entire United States. Its primary purpose is to provide the population counts that determine how seats in the U.S. House of Representatives are apportioned.

Emergency Shelter. Short-term, temporary assistance that provides overnight stays for adults, youth or families experiencing homelessness—emergency shelters are usually facility-based.

Extremely Low Income. Extremely low-income individuals, households or tenants are those with a gross household income at or below 30 percent of the area median income.

HOME. The Home Investment Partnerships Program provides formula grants to states and localities that communities use—often in partnership with local nonprofit groups—to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership, or to provide direct rental assistance to low-income people.

Homeless. People who are living in a place not meant for human habitation, in emergency shelter, in transitional housing, or are exiting an institution where they temporarily resided; people who are losing their primary nighttime residence within 14 days and lack resources or support to remain in housing; families with children or unaccompanied youth who are unstably housed and likely to continue in that state; people who are fleeing or attempting to flee domestic violence, have no other residence, and lack the resources or support networks to obtain other permanent housing; and households who are unsafely and precariously housed.

Housing Stock. The total number of single-family and multi-family housing units.

HUD. The United States Department of Housing & Urban Development

Land Bank. Governmental or nongovernmental nonprofit entity established, at least in part, to assemble, temporarily manage, and dispose of vacant land for the purpose of stabilizing neighborhoods and encouraging re-use or redevelopment of urban property.

LIHTC. Low-Income Housing Tax Credit

Low Income. Low-income individuals, households or tenants are those with a gross household income at or below 50 percent of the area median income.

Low-Income Housing Tax Credit. A tax incentive intended to increase the availability of low-income housing. The program provides an income tax credit to owners of newly constructed or substantially rehabilitated low-income rental housing projects.

Moderate Income. Moderate-income individuals, households or tenants are those with a gross household income at or below 80 percent of the area median income.

Multifamily Unit. Includes rental and ownership units in multi-family buildings.

PDC. The City of Portland's Portland Development Commission

Permanent Supportive Housing. Safe, affordable, community-based housing that provides tenants with the rights of tenancy and links to voluntary and on-going support services, including case management, mental health and substance abuse treatment, disability acquisition, healthcare, employment and job training.

PHB. The City of Portland's Portland Housing Bureau

Preservation. The recapitalization of affordable rental housing to improve, stabilize, and safeguard affordable housing units.

Regulated Affordable Unit. A housing unit with a regulatory agreement tied to the deed that requires affordability for an established income level for a defined period of time.

Rehabilitation. The rehabilitation of an existing building into affordable rental housing.

RMLS. A privately owned real estate database.

Single-Family Unit. Rental and ownership units, including single-family homes, duplexes, townhomes, row homes, and mobile homes.

TIF. Tax Increment Financing

Tax Increment Financing. Revenue generated by issuing various debt instruments which borrow against future growth in property taxes within a designated urban renewal boundary.

Transitional Housing. A housing program that provides a place to stay and supportive services for up to two years to assist individuals and families to move into permanent affordable housing.

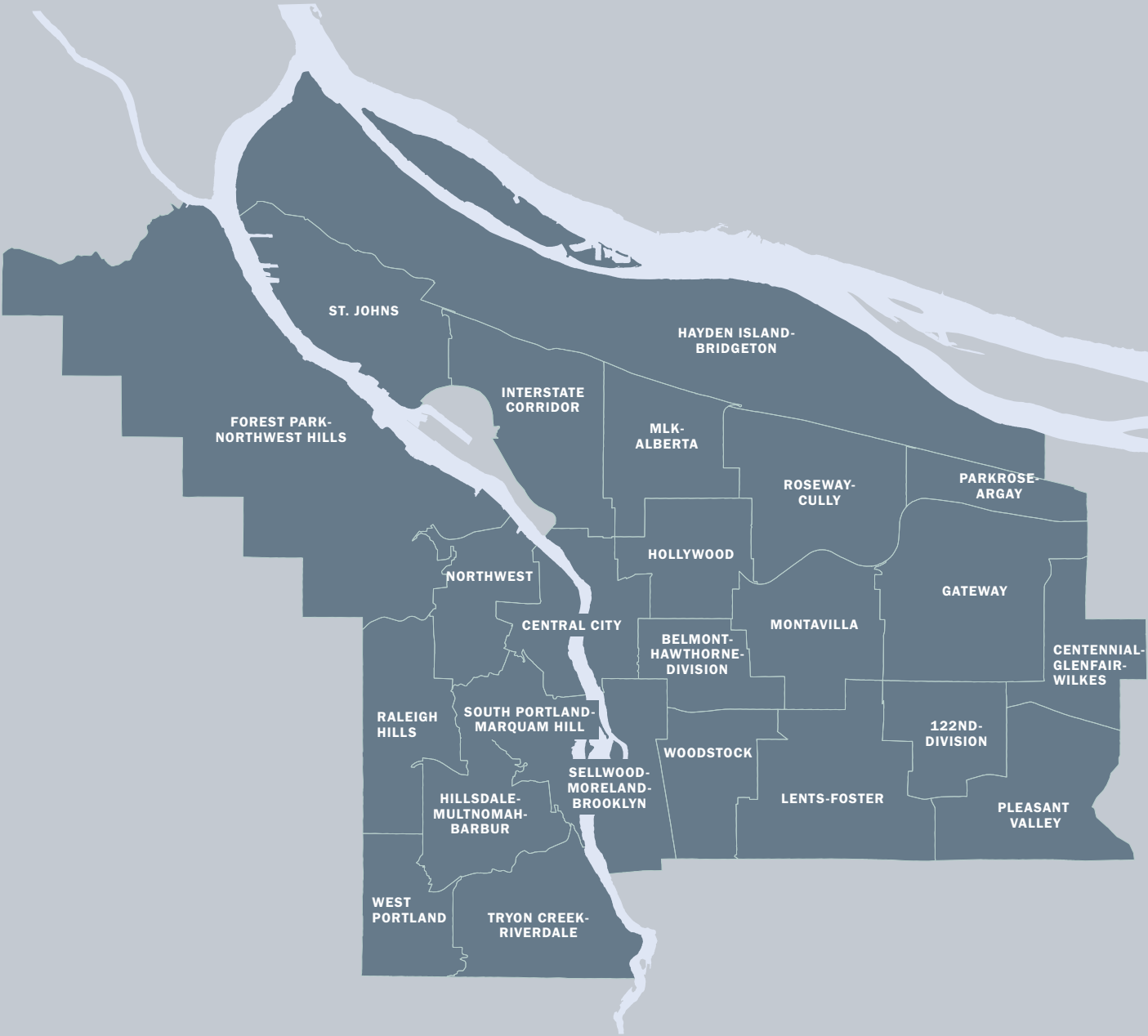
Unit Produced. A housing unit completed and active in the housing stock.

Unit Permitted. A housing unit with a permit for construction issued.

URA. Urban Renewal Area

Urban Renewal Area. An area included in an urban renewal plan under ORS 457.160.

Neighborhood Analysis Areas



Introduction & Context

The *State of Housing in Portland* report is an annual publication that provides stakeholders and policymakers with a comprehensive, real-time look at the state of Portland's housing market by geography, housing type, and the relative affordability to Portlanders based on their income, household composition, race, and ethnicity. The 2016 report shows changes in housing, households, and affordability in the last year, based on the most recently available data.

While this report focuses primarily on the housing market, and the people who interact with that market, it also examines the policies and programs the City of Portland administers in addressing affordable rental and owner housing, tenant protections, and homeless services. In the 14 months since the last report was published, the City has adopted a number of new policies, programs, and revenue sources which will support the creation of thousands of new units of affordable housing for Portlanders.

These initiatives in totality provide valuable context for understanding how the City of Portland is responding to the trends the data in this report illustrate. Outlined below is an overview of the progress made, and the current status of each new initiative.

Voters approve a \$258.4 million affordable housing general obligation bond

In June 2016, City Council referred a measure to Portland voters that would authorize the issuance of \$258 million of general obligation bonds for affordable housing. In November, Portland voters made history by passing Measure 26-179, the City's first affordable housing bond, with 62 percent of the vote. The funding will allow the city to build and preserve an additional 1,300 units of affordable housing for households earning between 0-60 percent of the area median income. It is the largest General Obligation Bond ever passed by Portland voters.

City Council adopts a construction excise tax, dedicating revenue to affordable housing production and preservation

In June 2016, City Council passed a 1 percent Construction Excise Tax on commercial and residential development in Portland to create an additional funding source for affordable housing development at or below 60 percent AMI. Revenue collection from the tax began August 1, 2016, with revenue

estimates of \$8-\$9 million per year.

City Council increases urban renewal resources for affordable housing by \$67 million

Since April 2006, the City of Portland has set aside a portion of the tax increment financing from each of Portland's urban renewal areas to fund the development, preservation, and rehabilitation of affordable housing, as well as community facilities serving homeless and low-income populations.

A scheduled review of the set-aside policy takes place every five years. During the fall 2015 review, City Council voted to increase the percentage of tax increment financing dedicated to affordable housing from an aggregate minimum of 30 percent to 45 percent, increasing the overall funding available for affordable housing by a projected \$67 million through 2024. The increase went into effect retroactively as of July 1, 2015 for all existing and newly formed urban renewal areas—except Airport Way, Willamette Industrial, and Portland Development Commission's Neighborhood Prosperity Initiative Districts.

City Council dedicates short-term rental lodging tax revenue to affordable housing production and preservation

In December 2015, City Council supported a resolution from Commissioner Saltzman to dedicate the revenue collected from lodging taxes on short-term rental companies to affordable housing production and preservation at and below 60 percent AMI. The estimated \$1.2 million in annual revenue will be dedicated to the City's housing investment fund.

City and County create a Joint Office of Homeless Services

In June 2016, City Council voted to approve an Intergovernmental Agreement with Multnomah County to establish a joint office for homeless services comprised of both city and county staff. The new Joint office will maximize efficiency by consolidating policy staff from both agencies under one roof and streamlining efforts to combat homelessness.

Housing Bureau releases \$62 million solicitation for affordable housing proposals

Recognizing the growing housing crisis, in October 2015 the Portland Housing Bureau released \$61.5 million in cash resources and five publicly owned sites for affordable housing development in the bureau's largest solicitation, by more than double, to date. The 2015 Notice of Funding Availability also combined resources from sister agencies, including the Portland Development Commission, Home Forward, and Multnomah County. In addition to the 400 units produced over the last year, the eight awarded projects will add 840 units of affordable housing to City's production pipeline, which now represents nearly 1,900 units, 20 percent of which are targeted to serve the lowest-income households at or below 30 percent AMI.

City Council Declares a Housing and Homelessness Emergency

In October 2015, City Council unanimously approved the declaration of a State of Emergency on Housing and Homelessness. This declaration was adopted to elevate the public awareness of the crisis in affordable housing and homelessness in the city, and provide the City with legal authority to waive certain zoning codes, expedite certain city processes, and prioritize funding and services to address the emergency. Accompanying the declaration of the emergency was a commitment to increase funding for affordable housing and homeless services. In September 2016, City Council extended the emergency declaration for one additional year.

City Council adopts first-step tenant protections

In October 2015, Commissioner Saltzman introduced a proposal for first-step tenant protections before City Council, requiring 90 days before a no-cause termination notices of tenancy, and a 90-day notice for a rent increase greater than 5 percent over a 12-month period. The recommendation was adopted unanimously by City Council and went into effect in

November of 2015.

City and County expand and reform the affordable housing tax exemption program

In 2015, Portland City Council and the Multnomah County Board of Commissioners voted to increase the amount of tax exemption resources available annually for affordable housing production from \$1 million to \$3 million. In addition, Commissioner Saltzman proffered a number of program modifications to increase the utilization of the voluntary program. The program provides a ten-year tax exemption to private developers of multifamily properties in high opportunity areas to provide 20 percent of the housing units at 60 percent or 80 percent AMI for 10 years.

City works with the State Legislature in the removal of mandatory inclusionary housing pre-emption

Working in close coordination with stakeholders, community leaders, and elected officials, the City of Portland identified lifting the pre-emption on inclusionary zoning in state law as its top legislative priority in 2016. On the final day of the 2016 session, the state legislature voted to lift the 17-year pre-emption on the ability of local jurisdictions to implement mandatory inclusionary zoning.

Commissioner Saltzman and the Housing Bureau develop a recommended mandatory inclusionary housing policy for City Council consideration

In December 2016, City Council will consider a proposal from Commissioner Saltzman and the Housing Bureau to implement mandatory inclusionary housing citywide. Under the proposed inclusionary housing policy, developers of multifamily properties with more than 20 units would be required to provide at least 20 percent of units affordable at 80 percent AMI, 10 percent of units affordable at 60 percent AMI, build the affordable units off-site, or pay a fee into an inclusionary housing fund to support the production and preservation of affordable housing. In exchange for the affordable units, developers are being provided a combination of tax exemptions, system development charge waivers, construction excise tax exemptions, density bonuses, and reduced regulations around parking.

Executive Summary

The *2016 State of Housing in Portland* Report shows that housing affordability in Portland has continued to decline in the last year, as rents and home prices continue to climb, outpacing incomes.

The average monthly rent in Portland rose 7 percent between 2015 and 2016, with increases between 12-18 percent in 1, 2, and 3-bedroom units. Studio apartments experienced a comparatively smaller increase of 3 percent.

This is now the fourth consecutive year that Portland has seen an annual rent increase in excess of 5 percent, with the average rent increasing nearly 30 percent since 2012.

Between 2011 and 2015, the median home sales prices citywide rose 44 percent, or by more than \$100,000. As of 2015, the median home sales price exceeded \$400,000 in more than half the neighborhoods in the city. A homebuyer looking to purchase a home below \$300,000 would only have eight neighborhoods to search in, six of which are located in East Portland.

Significant increases in rents and home prices in many East Portland neighborhoods raise serious concerns over potential involuntary economic displacement, as well as housing access and stability. East Portland neighborhoods saw consistent increases in the 10-20 percent range in home sales prices between 2014 and 2015, as well as some of the city's largest rent increases.

Of the 24 neighborhood areas analyzed in this report, the number of neighborhoods with rental affordability for a three-person household at 60 percent of area median incomes declined from six in 2015 to four in 2016. Similarly, four additional neighborhoods have become unaffordable for a three-person moderate-income household at 80 percent of the area median income: Belmont-Hawthorne-Division, MLK-Alberta, Sellwood-Moreland-Brooklyn, and West Portland.

The average Latino household in Portland saw the last neighborhood with rental affordability disappear. They now join the average Black, Native American, and single-mother households, for whom there are no neighborhoods in the city where they can afford to rent. The average senior household saw the number of affordable rental neighborhoods fall from four to just one in 2016.

The picture for homeownership is even bleaker. There are no neighborhoods anywhere in the city currently affordable for the average extremely low-income household, Black household, Latino household, Native American household, senior household, or single-mother household to purchase a home. The average Portland household can only afford to purchase a home in eight of the city's 24 neighborhoods.

While new data indicates that incomes are beginning to rise overall, a closer look reveals a different picture for many Portlanders depending on their race and household type. While homeowners have seen their inflation adjusted median incomes rise to nearly \$80,000 per year, exceeding median income levels in 2000 and 2010, the median income for renters is currently just over \$30,000 and still falls below renter income levels in the year 2000.

A similar trend is mirrored in the income disparities between White households and Communities of Color. While the median income for White households of \$57,000 is higher than inflation adjusted income levels in 2010 and 2000, the median income for Black households, Native American households, and Hawaiian-Pacific households is around \$27,000, and lower than income levels in the year 2000.

With the exception of Asian households, Communities of Color continue to experience disproportionately low homeownership rates when compared to White households or the population as a whole. While White households, and Portland households generally, are roughly 54–57 percent homeowners, African American, Native American, and Hawaiian-Pacific Islander households own homes at rate of roughly 27 percent.

When compared with data from the year 2000, homeownership has declined in 21 of 24 neighborhoods in the city, with rates falling most dramatically in neighborhoods in East Portland.

Portland's overall population, most recently estimated above 612,000, increased by more than 83,000 individuals between 2000 and 2014. Population growth has been concentrated significantly in East Portland, with Gateway, Pleasant Valley,

Who Are Portland's Renters?

FOR RENT

45%

of households are renters



59%

get to work by car



26.5 minutes

is their average commute



44%

moved into their homes
less than 2 years ago



20%

of households are shared

roommates, housemates, boarders, roomers

49%

male









51%

female

Households by Race

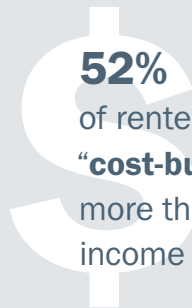
x% of race households are renters

-  **70.06% of Black**
-  **67.99% of Latino**
-  **67.99% of Hawaiian-Pacific Islander**
-  **67.45% of Native American**
-  **44.59% of White**
-  **42.93% of Asian**



52%

of renter households are
“**cost-burdened**” or spending
more than 30% of their
income on rent.



26%

of households include at least
one person with a disability

Renters at 30-80% AMI

account for 70% of households where
at least one person is disabled

Centennial-Glenfair-Wilkes, Lents-Foster, and 122nd-Division absorbing close to half of the population increase.

Household growth continues to be heavily concentrated in the Central City and Northwest Portland, which have gained roughly 7,500 new households since 2000. East Portland neighborhoods saw some of the largest gains as well, with Gateway, Lents-Foster, and others gaining more than 2,000 new households each over the same period.

Portland added 4,451 housing units to the housing stock in 2015 (a 1.6 percent increase over the previous year). Multifamily unit production continues to be the bulk of new residential development, representing 84 percent of all new housing units.

Permitting continues to exceed production levels, indicating that the city may continue to see growth in the number of new housing units in 2016 and 2017. More than 4,000 multifamily permits and more than 700 single-family permits were issued in 2015, numbers similar to 2014.

Portland Demographics & Housing Stock

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Section 1

Population, Households & Income

Portland's population grew by 83,000 individuals and more than 32,000 households between 2000 and 2014. Population growth has been largely concentrated in East Portland, while much of the household growth has occurred in Northwest Portland and in the Central City. Despite steady growth, disparities in the city's demographic data show troubling trends in inclusiveness, opportunity, and equity among Portlanders.

The median income for renters in Portland is just over \$30,000 per year, less than half of the \$80,000 median income for homeowners. Homeowner incomes have not only recovered from the post-recessionary declines of 2010, they are in fact higher when adjusted for inflation than they were in the year 2000. Meanwhile, renter incomes remain well below the median for renters 14 years ago.

Similar income disparities exist for Communities of Color. The median income for White Portland households is roughly \$57,000, compared to \$27,000 for Black, Native American, and

Hawaiian-Pacific Islander households; \$36,312 for Hispanic-Latino households; and \$53,377 for Asian households.

Communities of Color also continue to experience disproportionately low homeownership rates when compared to White households or the population as a whole. The homeownership rate among White households, and Portland households generally, is 54-57 percent, while African American, Native American, and Hawaiian-Pacific Islander households own homes at a rate of roughly 27 percent.

Population

Portland's population increased by more than 83,000 individuals between 2000 and 2014, with a total estimated population of 612,217 individuals as of 2014.

Five-year estimates from 2014 suggest a decline in the city's African American population. Should this trend hold true over a multiyear period, this data taken together with income and housing and affordability data, is a troubling indicator of inclusiveness and racial equity in housing and opportunity in the city.

Hispanic-Latino communities continue to see the most significant growth, showing a 64 percent increase over a 14-year period.

Overall population growth has been largely concentrated in East Portland, with Gateway, Pleasant Valley, Centennial-Glenfair-Wilkes, Lents-Foster, and 122nd-Division absorbing close to half of the population increase.

The substantial population growth in East Portland, without corresponding household growth in those neighborhoods, suggests that the growth in East Portland consists of larger households.

Change in Population by Neighborhood 2000-2014

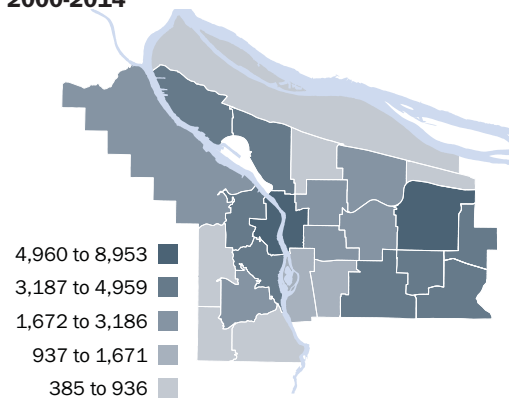
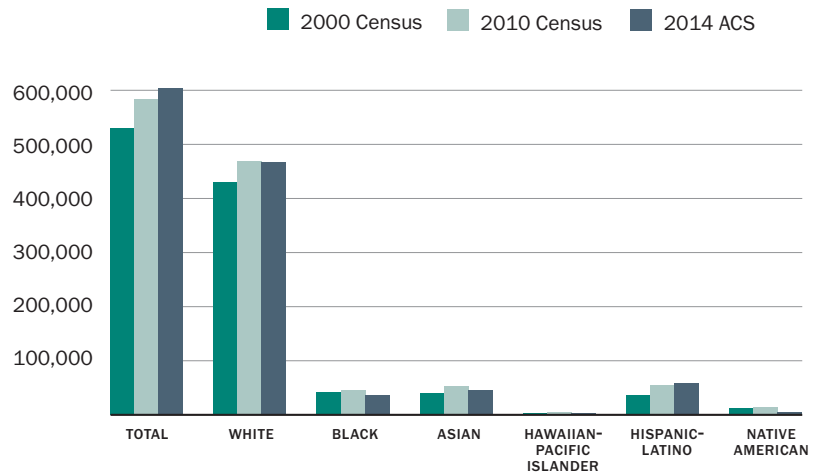
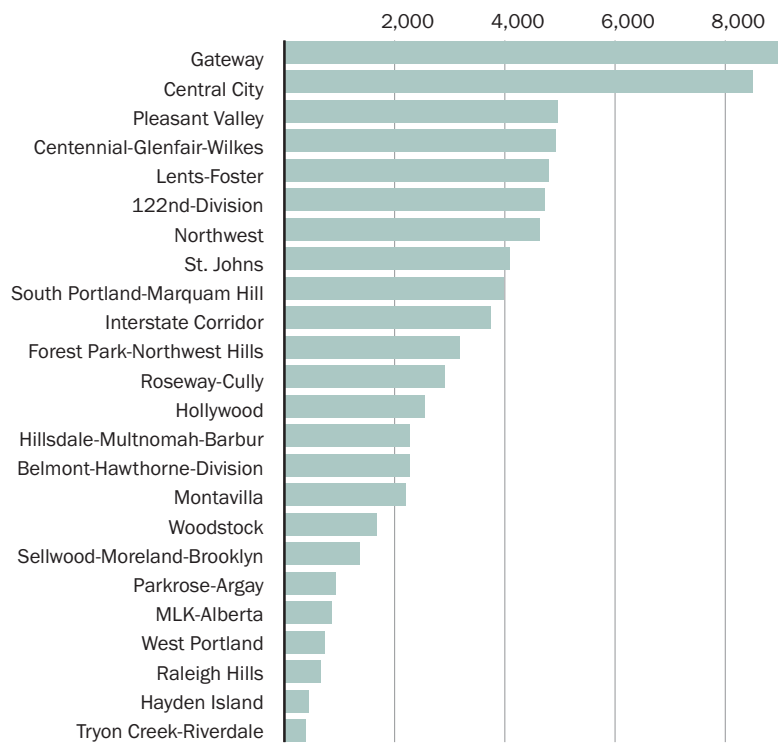


Fig. 1.1 Population by Race & Ethnicity



Source: U.S. Census Bureau – 2000 Decennial Census, 2010 Decennial Census, 2014 5-Year ACS Estimates

Fig. 1.2 Population Growth by Neighborhood, 2000-2014



Source: U.S. Census Bureau – 2000 Decennial Census, 2014 5-Year ACS Estimates

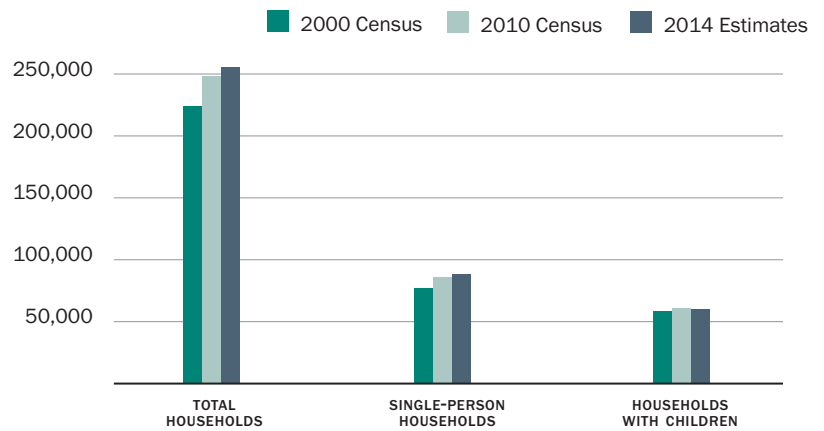
Households

Portland added 32,000 new households between 2000 and 2014. This represents a 14.4% increase in the number of households overall, with significant increases in single-person households (more than 10,700) and foreign-born households (more than 16,700).

Household growth continues to be heavily concentrated in the Central City and Northwest Portland, which gained roughly 7,500 of the new households since 2000. East Portland Neighborhoods saw some of the largest gains as well, with Gateway, Lents-Foster, and others gaining more than 2,000 new households each.

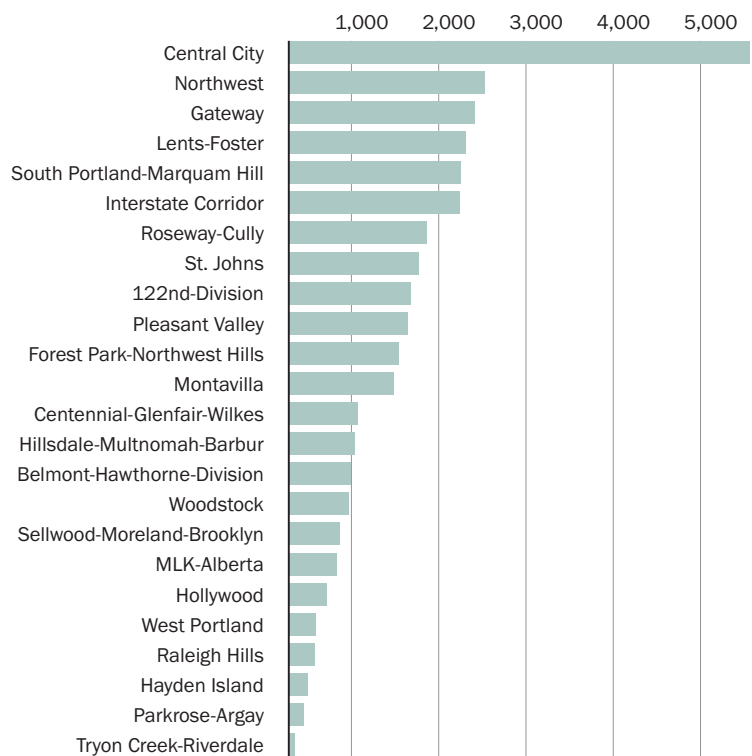
The substantial population growth in East Portland, without corresponding household growth in those neighborhoods, suggests that the growth in East Portland consists of larger households.

Fig. 1.3 Number of Households



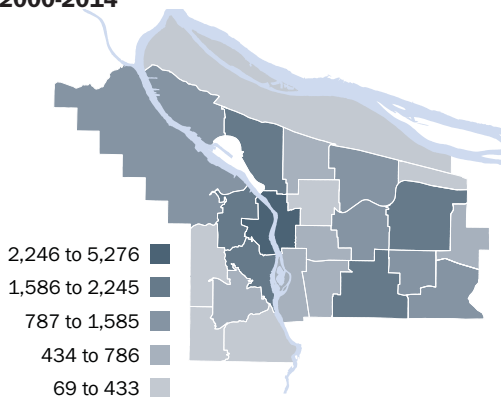
Source: U.S. Census Bureau – 2000 Decennial Census, 2010 Decennial Census, 2014 5-Year ACS Estimates

Fig. 1.4 Household Growth by Neighborhood, 2000-2014



Source: U.S. Census Bureau – 2000 Decennial Census, 2014 5-Year ACS Estimates

Growth in Number of Households by Neighborhood 2000-2014



Income

After adjusting for inflation, updated 2014 estimates continue to show higher median incomes overall than in the year 2010. As of 2014, the median income in Portland was \$53,230.

While data continues to indicate that incomes are generally recovering from losses during the 2008 global recession, disaggregating the data reveals income disparities between homeowners and renters. The median income for Portland homeowners of nearly \$80,000 per year is more than double that of renters, whose median income is just over \$30,000 per year. Moreover, inflation adjusted incomes among Portland homeowners now surpass income levels in 2000, while the median income for renters does not.

Communities of Color also experience significant disparities in median incomes when compared to the population as a whole, or their White counterparts. The median income for White households in Portland is roughly \$57,000, as compared to \$27,000 for Black, Native American, and Hawaiian-Pacific Islander households. Hispanic-Latino households have a median household income of \$36,312, and the median for Asian households is \$53,377.

Change in Median Income by Neighborhood 2000-2014

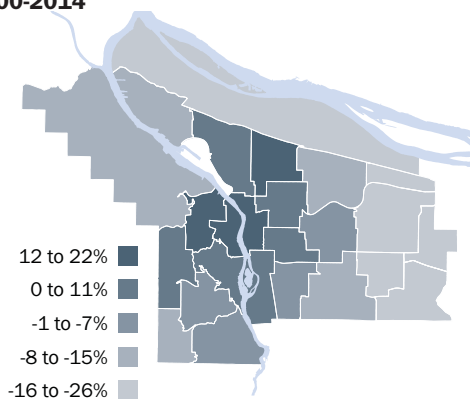
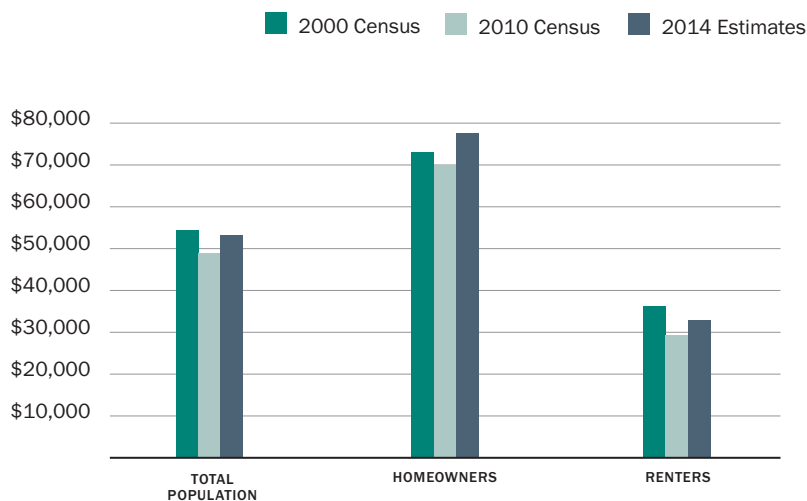
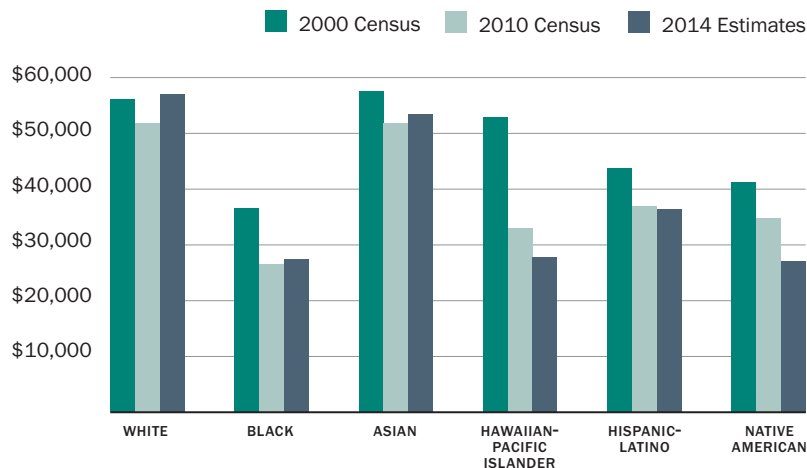


Fig. 1.5 Median Household Income by Housing Tenure (2014 Adjusted \$)



Source: U.S. Census Bureau – 2000 Decennial Census, 2010 Decennial Census, 2014 5-Year ACS Estimates

Fig. 1.6 Median Household Income by Race & Ethnicity (2014 Adjusted \$)



Source: U.S. Census Bureau – 2000 Decennial Census, 2010 Decennial Census, 2014 5-Year ACS Estimates

Homeownership

Updated 2014 estimates for Portland continue to show a lower homeownership rate than in 2000 and 2010—just under half of all households in the city are renter households.

With the exception of Asian households, Communities of Color continue to experience disproportionately low homeownership rates when compared to White households or the population as a whole. While White households, and Portland households generally, own homes at a rate of roughly 54-57 percent, African American, Native American, and Hawaiian-Pacific Islander households own homes at a rate of 27 percent.

Updated data indicates a falling homeownership rate among African Americans and Native Americans when compared to the year 2000—down almost 10 percentage points for Black households as of 2014.

Hispanic-Latino households have seen homeownership rates increase from 30 percent to 37 percent between 2000 and 2014. Despite these gains, however, the homeownership rate among Hispanic-Latino households still falls almost 20 percentage points below White households.

When compared to data from the year 2000, homeownership rates have fallen in 21 of 24 neighborhoods in the city, with the most dramatic declines occurring in East Portland.

Change in Homeownership Rate by Neighborhood 2014

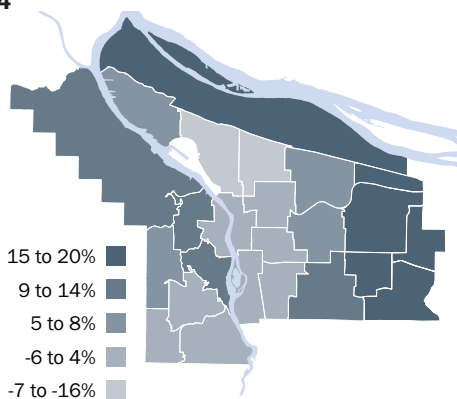
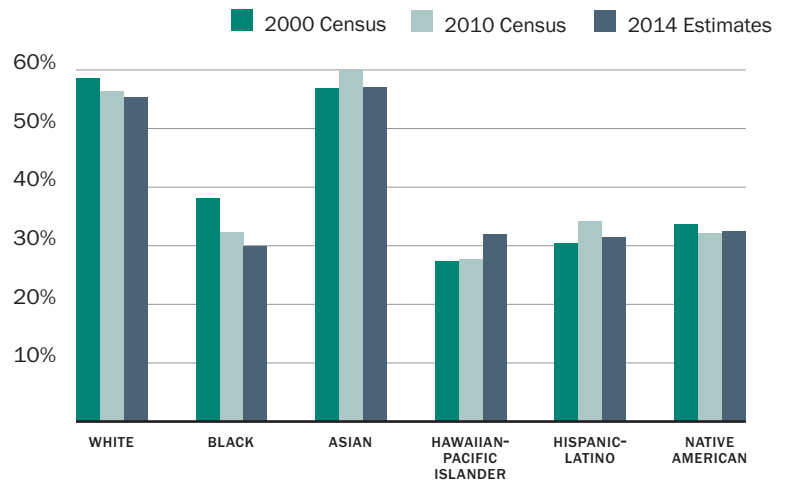
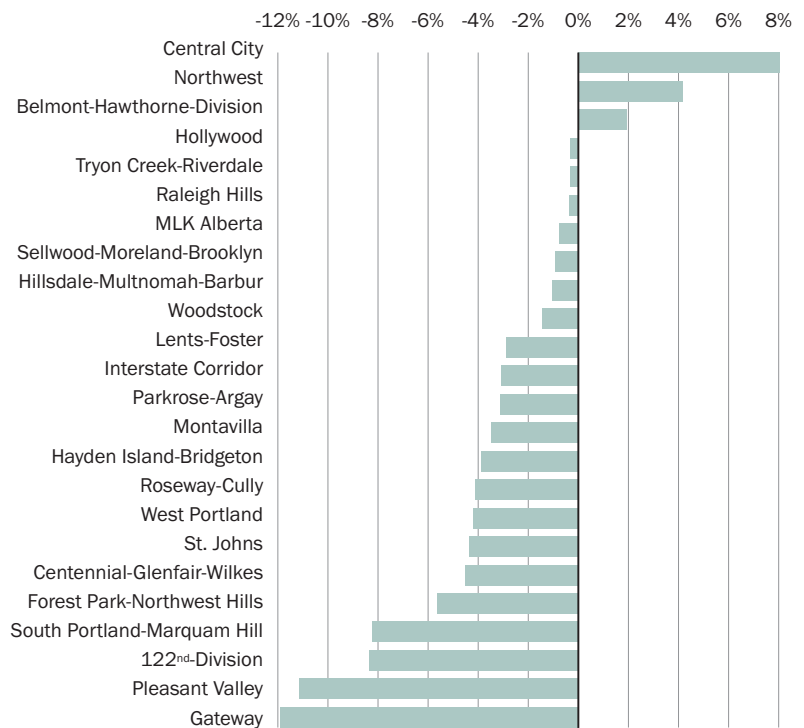


Fig. 1.7 Homeownership Rate by Race & Ethnicity



Source: U.S. Census Bureau – 2000 Decennial Census, 2010 Decennial Census, 2014 5-Year ACS Estimates

Fig. 1.8 Change in Rate of Homeownership by Neighborhood, 2000-2014*



Source: U.S. Census Bureau – 2000 Decennial Census, 2010-2014 5-Year ACS Estimates

*Percent change in share of homeowners.

Racial Diversity

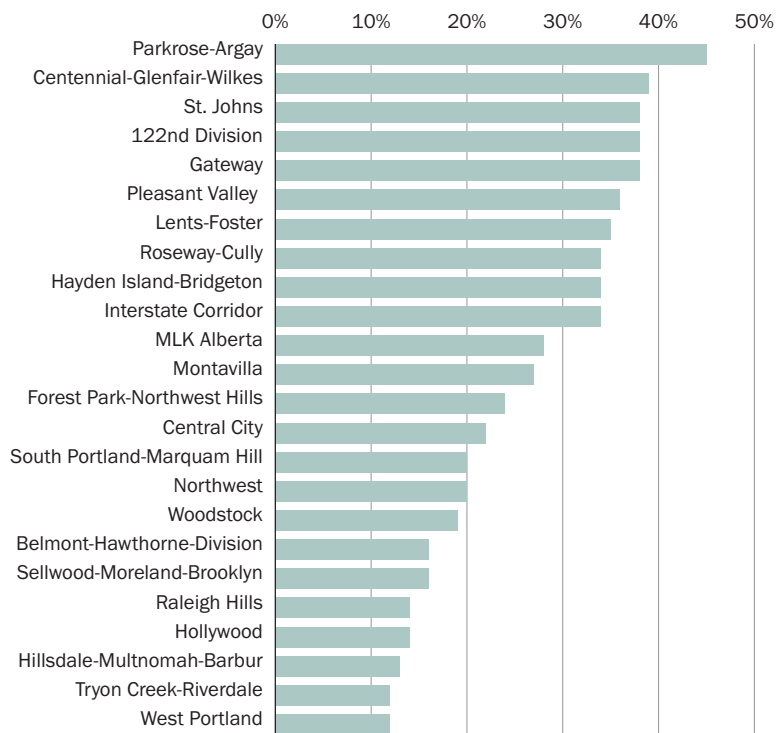
Changes in the proportion of the non-White population measured in the 24 neighborhood areas between 2000 and 2014 illustrate a continued significant shift in the racial composition of the city.

Communities of Color are increasingly located in Outer East and Southeast Portland. North and Northeast Portland have experienced significant declines in the proportion of the population that consists of Communities of Color since the year 2000.

MLK-Alberta and Interstate Corridor are the only Portland neighborhoods where the proportion of the population that is from Communities of Color declined in the period between 2000 and 2014.

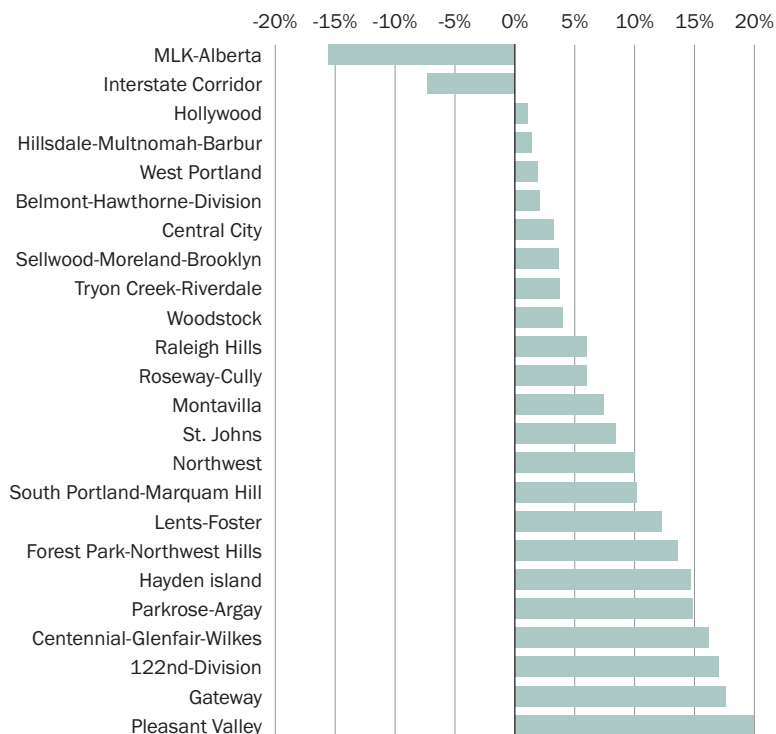
Almost every East Portland neighborhood experienced double-digit increases in the proportion of the population that is from Communities of Color.

Fig. 1.9 Non-White Population by Neighborhood, 2014



Source: U.S. Census Bureau – 2000 Decennial Census, 2010 Decennial Census, 2014 5-Year ACS Estimates

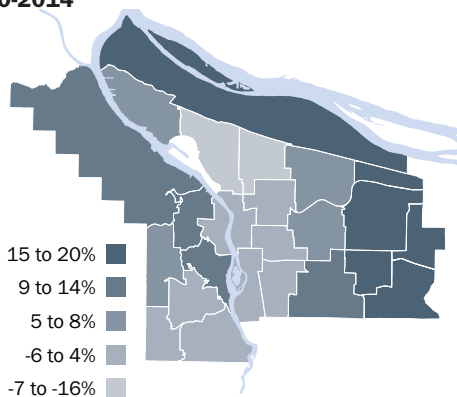
Fig. 1.10 Change in Racial Diversity by Neighborhood, 2000-2014*



Source: U.S. Census Bureau – 2000 Decennial Census, 2014 5-Year ACS Estimates

*Percent change in share of Communities of Color.

Change in Racial Diversity by Neighborhood 2000-2014



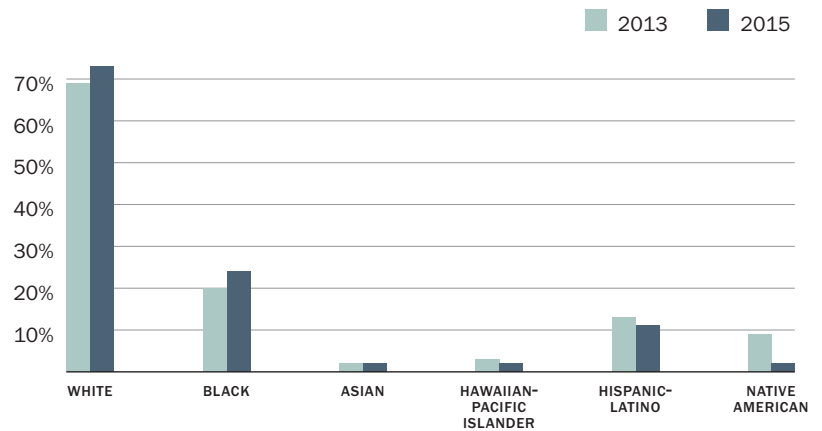
Homelessness

The Point-In-Time Count of Homelessness occurs every two years, and new data will not be available until the 2017 State of Housing in Portland report.

In 2015, 2,759 people were homeless at a point-in-time in Portland and Multnomah County, a rate of 35.89 per 10,000 people in the general population. The Point-In-Time Count is a tally of sheltered and unsheltered homeless persons on a single night in January. HUD requires that communities conduct an annual count of homeless persons in emergency shelter or transitional housing (time-limited housing with services for people exiting homelessness). Communities must also conduct a count of unsheltered homeless person every other year (odd numbered years). Each count is planned coordinated and carried out locally.

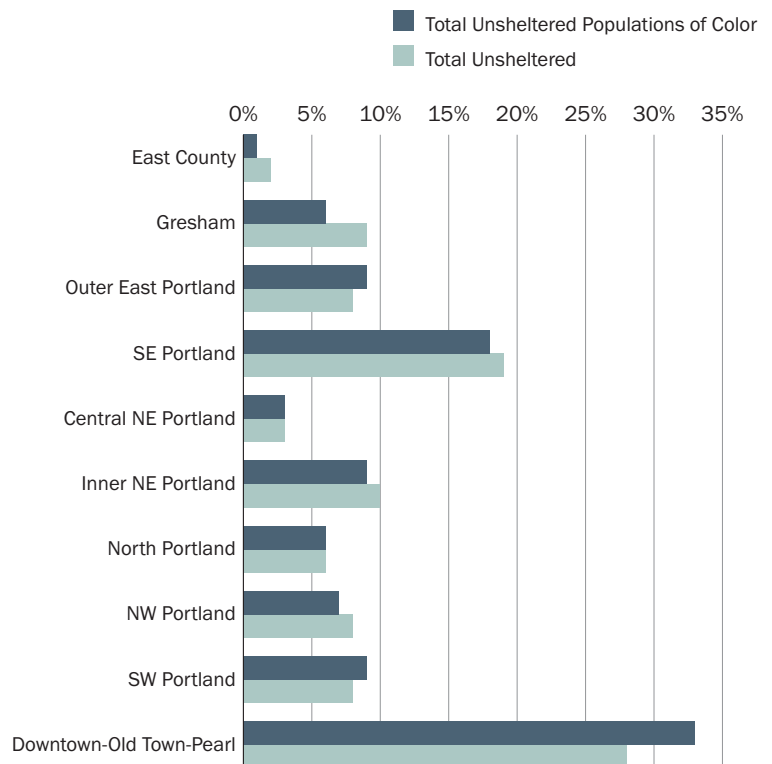
People of Color are over-represented with the homeless population compared with the general population of Portland and Multnomah County. The extent of the over-representation varies by community. All Communities of Color except Asians are over-represented, with the greatest levels of over-representation occurring among Native American and Black populations.

Fig. 1.11 Individuals Experiencing Homelessness by Race & Ethnicity



Source: 2015 Point-In-Time Count of Homelessness in Portland/Multnomah County Oregon

Fig. 1.12 Geographic Distribution of Unsheltered Populations of Color, 2015



Source: 2015 Point-In-Time Count of Homelessness in Portland/Multnomah County Oregon

Section 2

Housing Stock & Production

Portland has experienced two years of strong housing production and permitting, with annual production and permitting levels higher than at any point in the last fifteen years.

Permitting continues to exceed production levels, offering an indicator that the city may continue to see growth in the number of new housing units added to the city stock in 2016 and 2017. Over 4,000 multifamily permits, and over 700 single family permits were issued in 2015, numbers similar to final figures from the 2014 calendar year. In total, over 10,000 permits were issued in 2014 and 2015, with close to 9,000 new housing units added to the total city housing stock.

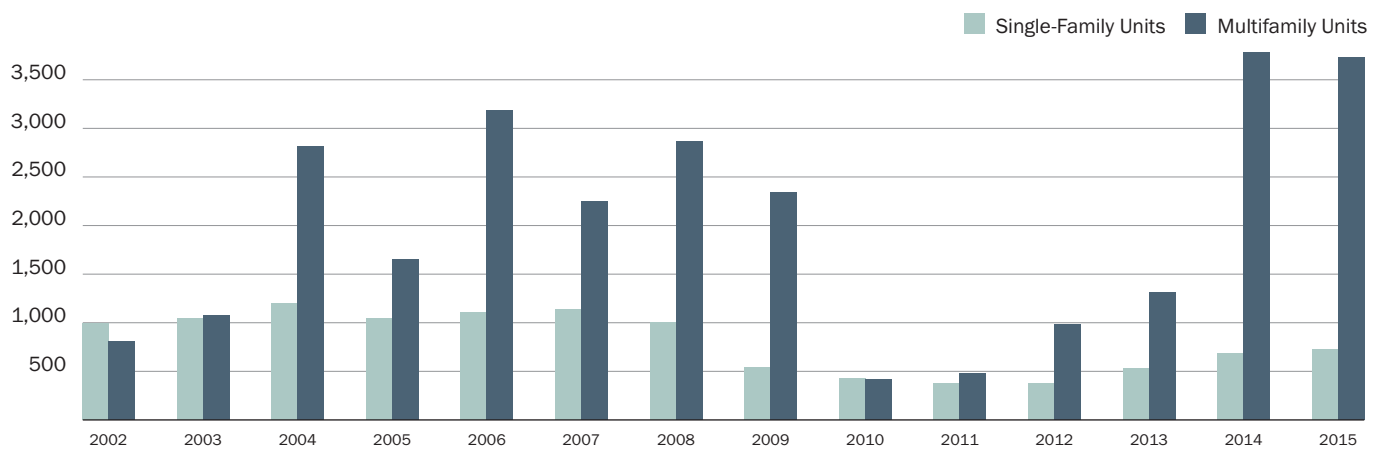
Roughly half of new multifamily development continues to be focused in the Central City, with neighborhoods surrounding the city's core consuming the balance of multifamily development. Single-family development is spread fairly evenly throughout the city, although MLK Alberta, Lent-Foster, and Interstate Corridor neighborhoods accounted for one-third of the single family units permitted and produced in 2015.

Production Totals

Portland added 4,451 housing units to the housing stock in 2015, an increase in total housing units of 1.6%. Multifamily unit production continues to be the bulk of new residential development, with 84% of all new housing units falling within the multifamily category. In total, the composition of the housing stock consists of 277,667 housing units, with 154,959 single-family and 122,708 multifamily homes.

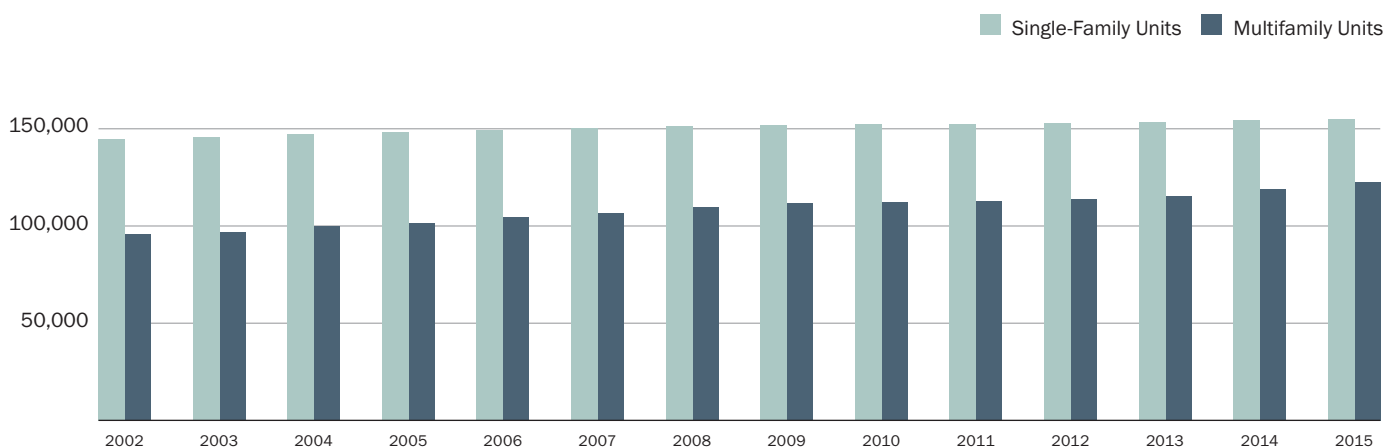
Housing unit production in 2014 and 2015 totaled close to 9,000 new units added to the total city housing stock. This two-year production level exceeds the total of all production combined from the 5 years prior to 2014.

Fig. 1.13 Portland Housing Stock Annual Unit Production, 2000-2015



Source: Multnomah County, Portland Tax Lot Data 2015

Fig. 1.14 Portland Housing Stock Total Units, 2000-2015



Source: Multnomah County, Portland Tax Lot Data 2015

Production Totals, cont.

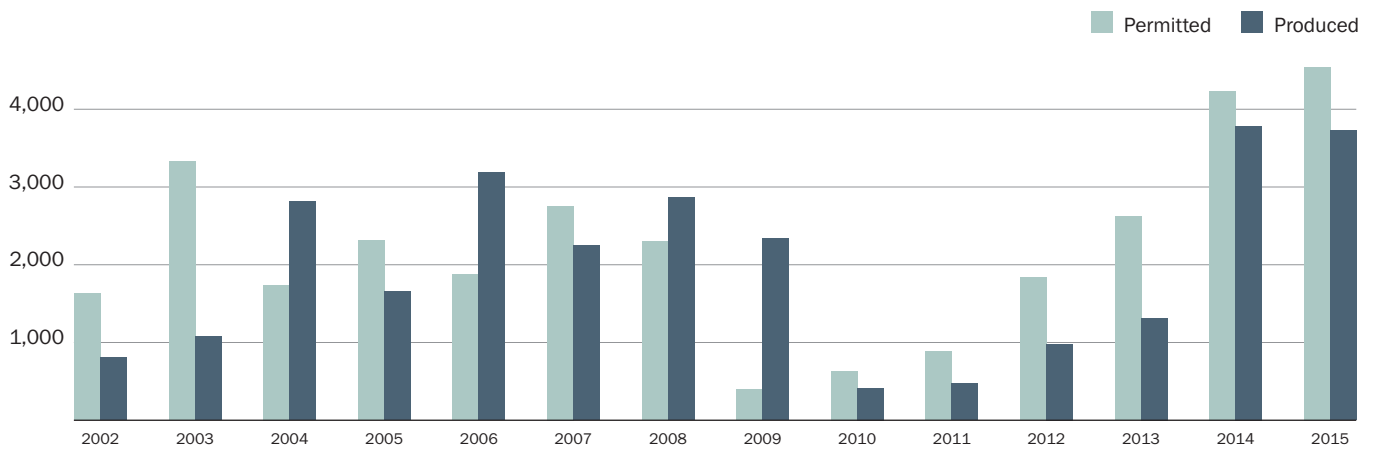
Multifamily

With updated data in the 2016 report, multifamily production and permitting in 2014 and 2015 now exceeds pre-recessionary levels of development. In both years, over 4,000 multifamily permits were issued per year, for a total of 8,778 permits. Over the same time period, 7,515 multifamily units were added to the housing stock—roughly 3,700 per year.

Single-Family

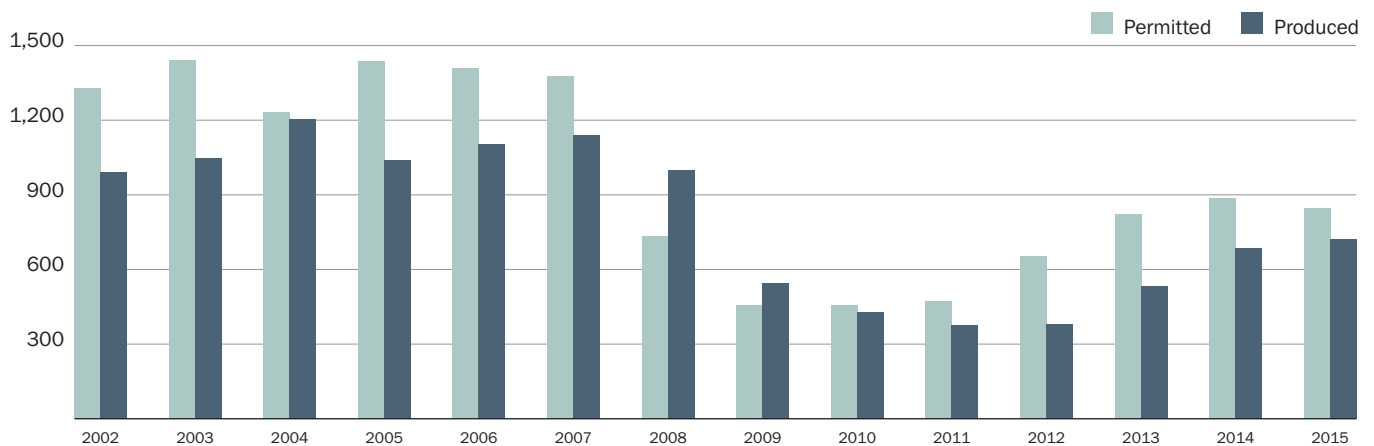
Portland has continued to see an increase in the number of single-family housing units added to the housing stock, in the post-recessionary housing market. The production of new units climbed from 686 in 2014, to 723 in 2015. Despite this increased production, these numbers still continue to fall below pre-recessionary levels. Permitting between 2013 and 2015 has stayed around 800 per year, with permits falling in 2015 over the previous year.

Fig. 1.15 Multifamily Unit Permits & Production, 2000-2015



Source: City of Portland, Bureau of Development Services; Multnomah County, Portland Tax Lot Data 2015

Fig. 1.16 Single-Family Unit Permits & Production, 2000-2015



Source: City of Portland, Bureau of Development Services; Multnomah County, Portland Tax Lot Data 2015

Production by Neighborhood

Multifamily

3,728 multifamily units of housing were added to the housing stock in Portland in 2015—just under half of the units, 47%, were added in the Central City. South Portland-Marquam Hill increased the number of multifamily units in their neighborhood by nearly 13%, with the addition of 653 units. The Hayden Island-Bridgeton, Northwest, Belmont-Hawthorne-Division, Interstate Corridor, and Gateway neighborhoods each added between 100-300 multifamily units.

In 2015, the City of Portland issued over 4,500 permits for multifamily units throughout the city. Multifamily permitting continues to be concentrated in the Central City and the surrounding neighborhoods of Northwest, South Portland-Marquam Hill, Belmont-Hawthorne-Division, Sellwood-Moreland-Brooklyn, and Interstate Corridor. The multifamily permits in these neighborhoods accounted for 93% of all multifamily permits, or over 4,200 units. The number of multifamily permits issued in the South Portland-Marquam Hill, Interstate Corridor, and Belmont-Hawthorne-Division neighborhoods roughly doubled in each neighborhood between 2014 and 2015.

Multifamily Permitting 2015

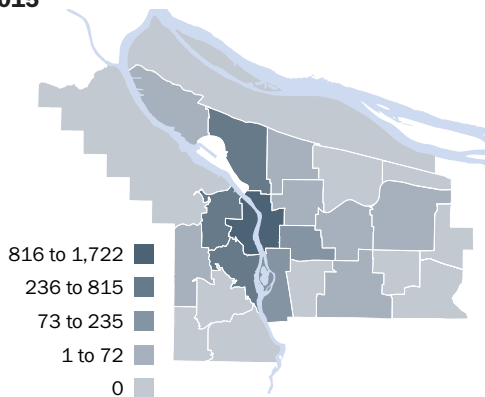
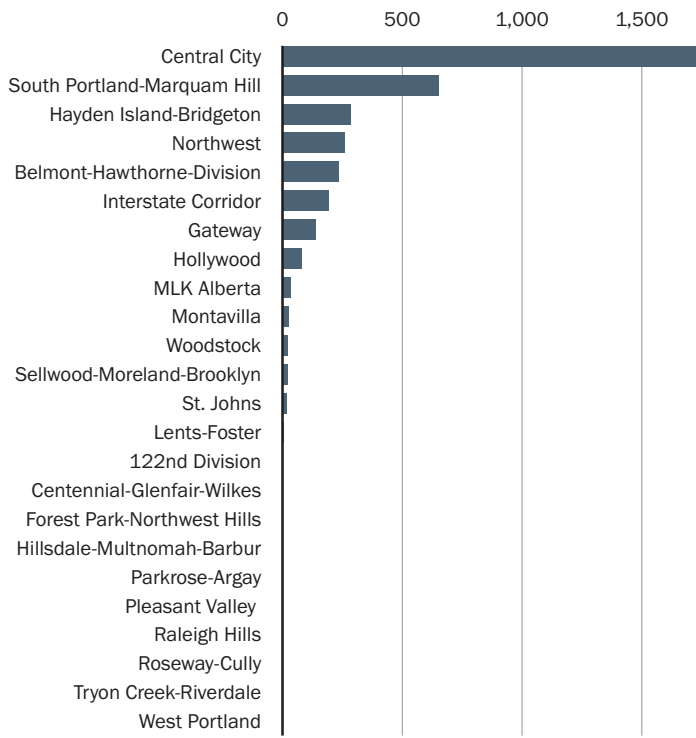
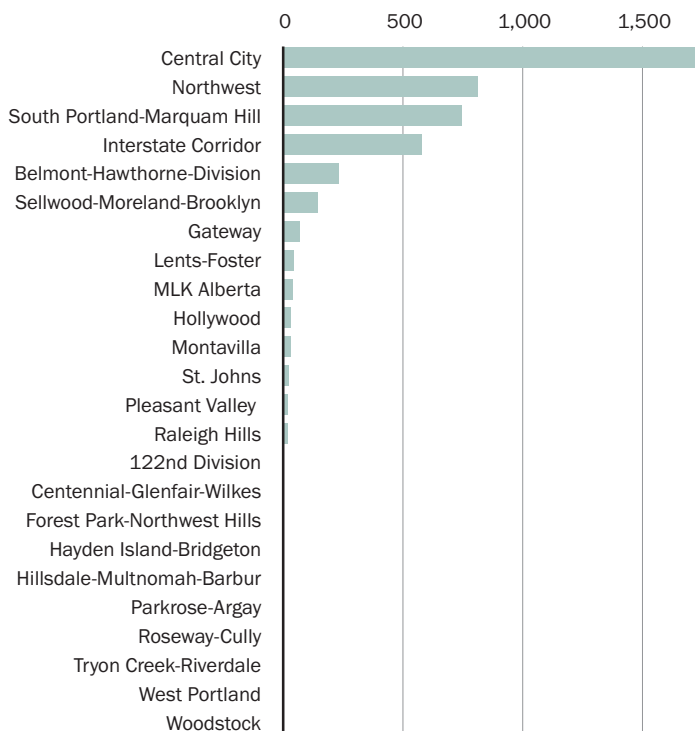


Fig. 1.17 Multifamily Unit Production by Neighborhood, 2015



Source: Multnomah County, Portland Tax Lot Data 2015

Fig. 1.18 Multifamily Unit Permits by Neighborhood, 2015



Source: City of Portland, Bureau of Development Services, 2015

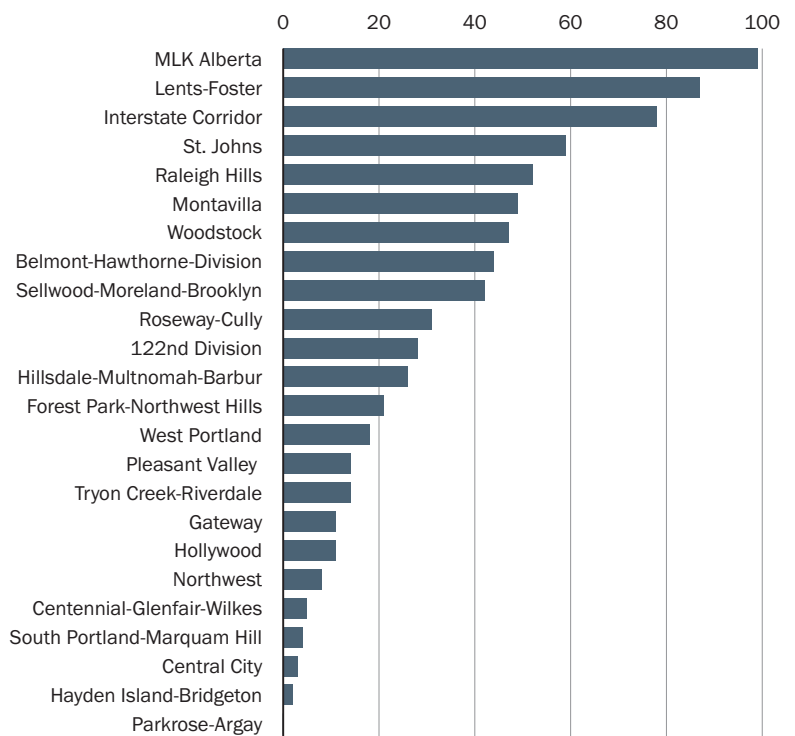
Production by Neighborhood, cont.

Single-Family

723 single-family housing units were added to the housing stock in Portland in 2015. While the production of units was spread evenly across neighborhoods, MLK Alberta, Lents-Foster, and Interstate Corridor accounted for 35% of production with 78 to 99 single-family units added in each area. It is likely this trend will continue, as 38% of single-family permits issued in 2015 were in these three neighborhoods.

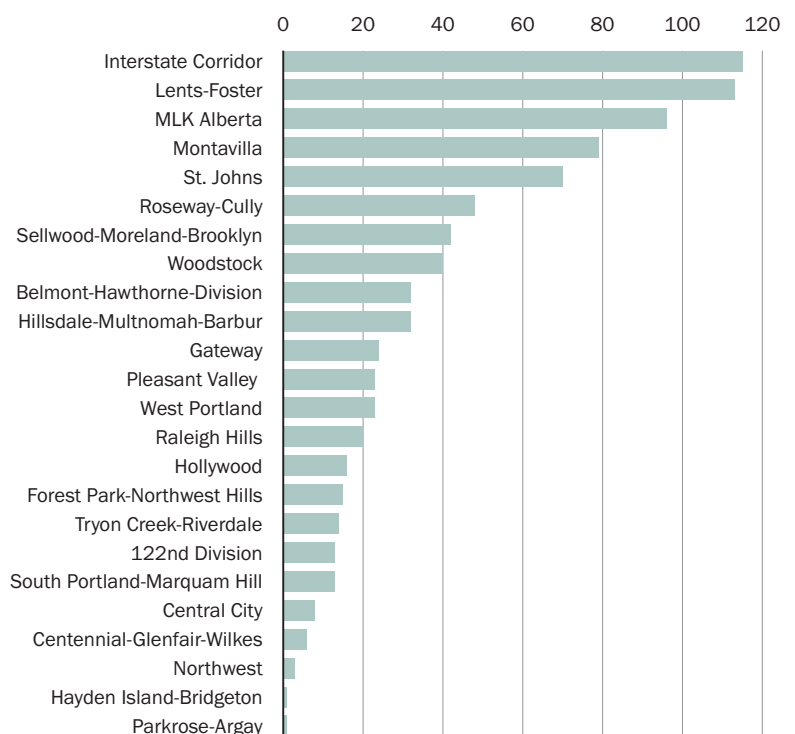
In total, 847 single-family housing units were permitted by the City of Portland in 2015. Similar to the 2015 production data, single-family unit permits issuances continue to be spread somewhat evenly across neighborhoods.

Fig. 1.19 Single-Family Unit Production by Neighborhood, 2015



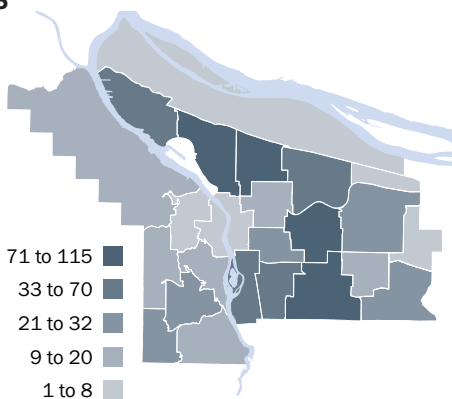
Source: City of Portland, Bureau of Development Services, 2015

Fig. 1.20 Single-Family Unit Permits by Neighborhood, 2015



Source: City of Portland, Bureau of Development Services, 2015

Single-Family Permitting 2015



Housing Market Affordability

Contents

28	2.01 Rental Housing Affordability
43	2.02 Homeownership Affordability

Section 1

Rental Housing Market & Affordability

Guide to Rental Affordability Estimates

Rental Affordability

Average Portland Household

2-Bedroom Affordability

Yes ■ No ■

On average, a Portland household could afford a rental unit in green without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those in red would not be considered affordable.

AVERAGE HOUSEHOLD PROFILE									
Portlanders	-								
Households	-								
Household Composition	2.08 Individuals								
Households with Children	25%								
Median Income	\$53,230								
Maximum Monthly Housing Considered Affordable	\$1,331								
Homeowners	-								
Median Income for Homeowners	-								
Renters	-								
Median Income for Renters	-								
Poverty Rate	-								

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
	2016	2015	2016	2015	2016	2015	2016	2015
122nd-Division	\$677	\$539	\$814	\$740	\$955	\$884	\$1,234	\$1,095
Belmont-Hawthorne-Division	\$1,017	\$1,043	\$1,278	\$1,158	\$1,410	\$1,220	\$1,853	\$1,337
Centennial-Glenfair-Wilkes	\$791	\$689	\$778	\$742	\$927	\$847	\$1,148	\$995
Central City	\$1,132	\$1,198	\$1,481	\$1,404	\$2,125	\$2,163	\$3,308	\$3,290
Forest Park-Northwest Hills	-	-	\$1,386	\$1,330	\$1,542	\$1,522	-	-
Gateway	\$474	\$654	\$845	\$823	\$1,050	\$930	\$1,398	\$1,137
Hayden Island	-	-	\$1,586	\$1,594	\$2,334	\$2,078	-	-
Hillsdale-Multnomah-Barbur	-	\$855	\$909	\$867	\$1,097	\$1,015	\$1,498	\$1,343
Hollywood	\$1,071	\$1,080	\$1,240	\$1,206	\$1,558	\$1,540	\$2,102	\$2,440
Interstate Corridor	\$1,084	\$1,020	\$1,328	\$1,287	\$1,762	\$1,496	\$1,123	\$937
Lents-Foster	\$950	\$753	\$897	\$900	\$1,070	\$1,035	\$1,344	\$1,342
MLK-Alberta	\$1,207	\$1,123	\$1,116	\$1,022	\$1,436	\$1,274	\$876	\$854
Montavilla	\$930	\$908	\$893	\$837	\$1,133	\$1,009	\$1,339	\$1,028
Northwest	\$1,095	\$1,086	\$1,618	\$1,518	\$2,585	\$2,243	\$2,286	\$1,933
Parkrose-Argay	\$473	\$585	\$872	\$790	\$1,103	\$984	\$1,178	\$1,097
Pleasant Valley	-	-	\$815	\$842	\$990	\$1,003	\$1,244	\$1,289
Raleigh Hills	\$950	\$595	\$1,012	\$875	\$1,170	\$1,050	\$1,389	\$1,308
Roseway-Cully	\$680	\$600	\$847	\$812	\$1,054	\$1,022	\$1,175	\$1,174
Sellwood-Moreland-Brooklyn	\$1,159	\$1,263	\$1,035	\$894	\$1,408	\$1,124	-	-
South Portland-Marquam Hill	\$1,332	\$1,123	\$1,405	\$1,367	\$2,116	\$1,858	\$1,462	\$1,284
St. Johns	\$1,156	\$762	\$871	\$814	\$955	\$909	\$1,208	\$1,147
Tryon Creek-South Terwilliger	\$849	\$675	\$1,046	-	\$1,279	\$900	-	-
West Portland	\$923	\$848	\$1,066	\$971	\$1,381	\$1,288	\$1,672	\$1,487
Woodstock	\$927	\$1,019	\$1,014	\$1,020	\$1,261	\$1,225	\$1,314	\$1,112

Source: CoStar Multifamily Residential Market Data, October 2016

Household Profile

A household type to show how rental affordability varies among different populations in Portland.

Household Data

Currently available data for each household type.

Data Source: ACS 2014 5-Year Estimates

Affordability Estimates

Average Q3 rent for 2015 and 2016, and estimates of the affordability of multifamily rental units for each neighborhood by unit type. Affordability was determined according to whether or not the average rent for a type of unit in a neighborhood exceeded 30% of the median income for the given household type (not including utilities).

Data Source: ACS 2014 5-Year Income Estimates and Costar 2016 Multifamily Residential Market Survey Data

Change in Rental Prices 2015 to 2016

In 2016, Portland rents continued to increase at an average rate of 7% over the previous year—or roughly \$75 per month. The largest rent increases, 12-18%, were in rental units with 1, 2, or 3 bedrooms, while studio apartments experienced a comparatively smaller increase at 3%. This marks the 4th year in a row that Portland has experienced rent increases in excess of 5% per year, with the average rent in Portland increasing nearly 30% since 2012.

While studio apartments have seen rental prices flatten or fall in the Central City and Inner East Portland, Southwest Portland and Outer Southeast Portland have experienced double digit increases with studio rents between 15-60% higher than in 2015.

Rents for 1, 2, and 3-bedroom apartments have increased in every neighborhood in the city. With the exception of the St. John's and Hillsdale-Multnomah-Barbur neighborhoods, a Portland renter looking for a 1-bedroom apartment with an average rent below \$1,000 per month will likely need to look east of 60th avenue.

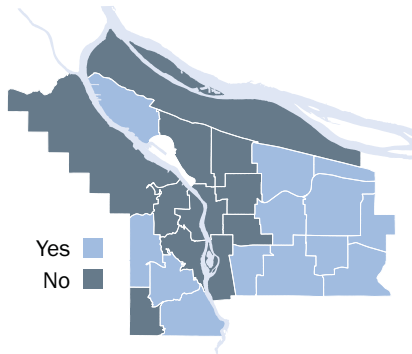
In a trend similar to 2015, some of the largest rent increases continue to occur in neighborhoods in East Portland. This highlights continued concerns of increased housing instability and cost burden in the most affordable areas of the city. Additionally, large rent increases in neighborhoods in Southwest and North Portland in both 2015 and 2016 raise concerns over potential involuntary economic displacement.

Portland Rental Affordability: Change in Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
	2016	% +/-	2016	% +/-	2016	% +/-	2016	% +/-
Portland	\$1,169	+3.0%	\$1,328	+12.4%	\$1,520	+18.2%	\$1,562	+14.7%
122nd-Division	\$677	+25.6%	\$814	+10.0%	\$955	+8.0%	\$1,234	+12.7%
Belmont-Hawthorne-Division	\$1,017	-2.5%	\$1,278	+10.4%	\$1,410	+15.6%	\$1,853	+38.6%
Centennial-Glenfair-Wilkes	\$791	+14.8%	\$778	+4.9%	\$927	+9.4%	\$1,148	+15.4%
Central City	\$1,132	-5.5%	\$1,481	+5.5%	\$2,125	-1.8%	\$3,308	+0.5%
Forest Park-Northwest Hills	-	-	\$1,386	+4.2%	\$1,542	+1.3%	-	-
Gateway	\$474	-27.5%	\$845	+2.7%	\$1,050	+12.9%	\$1,398	+23.0%
Hayden Island	-	-	\$1,586	-0.5%	\$2,334	+12.3%	-	-
Hillsdale-Multnomah-Barbur	-	-	\$909	+4.8%	\$1,097	+8.1%	\$1,498	+11.5%
Hollywood	\$1,071	-0.8%	\$1,240	+2.8%	\$1,558	+1.2%	\$2,102	-13.9%
Interstate Corridor	\$1,084	+6.3%	\$1,328	+3.2%	\$1,762	+17.8%	\$1,123	+19.9%
Lents-Foster	\$950	+26.2%	\$897	-0.3%	\$1,070	+3.4%	\$1,344	+0.1%
MLK-Alberta	\$1,207	+7.5%	\$1,116	+9.2%	\$1,436	+12.7%	\$876	+2.6%
Montavilla	\$930	+2.4%	\$893	+6.7%	\$1,133	+12.3%	\$1,339	+30.3%
Northwest	\$1,095	+0.8%	\$1,618	+6.6%	\$2,585	+15.2%	\$2,286	+18.3%
Parkrose-Argay	\$473	-19.1%	\$872	+10.4%	\$1,103	+12.1%	\$1,178	+7.4%
Pleasant Valley	-	-	\$815	-3.2%	\$990	-1.3%	\$1,244	-3.5%
Raleigh Hills	\$950	+59.7%	\$1,012	+15.7%	\$1,170	+11.4%	\$1,389	+6.2%
Roseway-Cully	\$680	+13.3%	\$847	+4.3%	\$1,054	+3.1%	\$1,175	+0.1%
Sellwood-Moreland-Brooklyn	\$1,159	-8.2%	\$1,035	+15.8%	\$1,408	+25.3%	-	-
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Tryon Creek-South Terwilliger	\$849	+25.8%	\$1,046	-	\$1,279	+42.1%	-	-
West Portland	\$923	+8.8%	\$1,066	+9.8%	\$1,381	+7.2%	\$1,672	+12.4%
Woodstock	\$927	-9.0%	\$1,014	-0.6%	\$1,261	+2.9%	\$1,314	+18.2%

Source: CoStar Multifamily Residential Market Data, October 2016

Average Portland Household



AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	2.08 individuals
Households with Children	25%
Median Income	\$53,230
Maximum Monthly Housing Considered Affordable	\$1,331
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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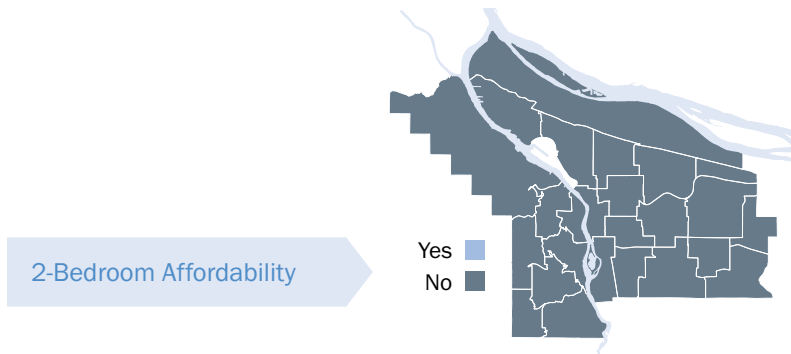
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Centennial-Glenfair-Wilkes	\$791	\$689	\$778	\$742	\$927	\$847	\$1,148	\$995
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Hillsdale-Multnomah-Barbur	-	\$855	\$909	\$867	\$1,097	\$1,015	\$1,498	\$1,343
Hollywood	\$1,071	\$1,080	\$1,240	\$1,206	\$1,558	\$1,540	\$2,102	\$2,440
Interstate Corridor	\$1,084	\$1,020	\$1,328	\$1,287	\$1,762	\$1,496	\$1,123	\$937
Lents-Foster	\$950	\$753	\$897	\$900	\$1,070	\$1,035	\$1,344	\$1,342
MLK-Alberta	\$1,207	\$1,123	\$1,116	\$1,022	\$1,436	\$1,274	\$876	\$854
Montavilla	\$930	\$908	\$893	\$837	\$1,133	\$1,009	\$1,339	\$1,028
Northwest	\$1,095	\$1,086	\$1,618	\$1,518	\$2,585	\$2,243	\$2,286	\$1,933
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West Portland	\$923	\$848	\$1,066	\$971	\$1,381	\$1,288	\$1,672	\$1,487
Woodstock	\$927	\$1,019	\$1,014	\$1,020	\$1,261	\$1,225	\$1,314	\$1,112

Source: CoStar Multifamily Residential Market Data, October 2016

Rental Affordability

3 Person Extremely Low Income (30% AMI)



AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	19%
Median Income	\$19,800
Maximum Monthly Housing Considered Affordable	\$495
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

On average, a **3-person extremely low-income** Portland household could afford a rental unit in green without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those in red would not be considered affordable.

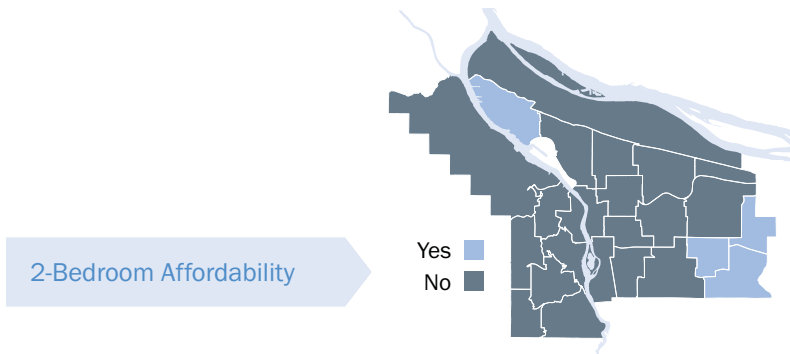
Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
	2016	2015	2016	2015	2016	2015	2016	2015
122nd-Division	\$677	\$539	\$814	\$740	\$955	\$884	\$1,234	\$1,095
Belmont-Hawthorne-Division	\$1,017	\$1,043	\$1,278	\$1,158	\$1,410	\$1,220	\$1,853	\$1,337
Centennial-Glenfair-Wilkes	\$791	\$689	\$778	\$742	\$927	\$847	\$1,148	\$995
Central City	\$1,132	\$1,198	\$1,481	\$1,404	\$2,125	\$2,163	\$3,308	\$3,290
Forest Park-Northwest Hills	-	-	\$1,386	\$1,330	\$1,542	\$1,522	-	-
Gateway	\$474	\$654	\$845	\$823	\$1,050	\$930	\$1,398	\$1,137
Hayden Island	-	-	\$1,586	\$1,594	\$2,334	\$2,078	-	-
Hillsdale-Multnomah-Barbur	-	\$855	\$909	\$867	\$1,097	\$1,015	\$1,498	\$1,343
Hollywood	\$1,071	\$1,080	\$1,240	\$1,206	\$1,558	\$1,540	\$2,102	\$2,440
Interstate Corridor	\$1,084	\$1,020	\$1,328	\$1,287	\$1,762	\$1,496	\$1,123	\$937
Lents-Foster	\$950	\$753	\$897	\$900	\$1,070	\$1,035	\$1,344	\$1,342
MLK-Alberta	\$1,207	\$1,123	\$1,116	\$1,022	\$1,436	\$1,274	\$876	\$854
Montavilla	\$930	\$908	\$893	\$837	\$1,133	\$1,009	\$1,339	\$1,028
Northwest	\$1,095	\$1,086	\$1,618	\$1,518	\$2,585	\$2,243	\$2,286	\$1,933
Parkrose-Argay	\$473	\$585	\$872	\$790	\$1,103	\$984	\$1,178	\$1,097
Pleasant Valley	-	-	\$815	\$842	\$990	\$1,003	\$1,244	\$1,289
Raleigh Hills	\$950	\$595	\$1,012	\$875	\$1,170	\$1,050	\$1,389	\$1,308
Roseway-Cully	\$680	\$600	\$847	\$812	\$1,054	\$1,022	\$1,175	\$1,174
Sellwood-Moreland-Brooklyn	\$1,159	\$1,263	\$1,035	\$894	\$1,408	\$1,124	-	-
South Portland-Marquam Hill	\$1,332	\$1,123	\$1,405	\$1,367	\$2,116	\$1,858	\$1,462	\$1,284
St. Johns	\$1,156	\$762	\$871	\$814	\$955	\$909	\$1,208	\$1,147
Tryon Creek-South Terwilliger	\$849	\$675	\$1,046	-	\$1,279	\$900	-	-
West Portland	\$923	\$848	\$1,066	\$971	\$1,381	\$1,288	\$1,672	\$1,487
Woodstock	\$927	\$1,019	\$1,014	\$1,020	\$1,261	\$1,225	\$1,314	\$1,112

Source: CoStar Multifamily Residential Market Data, October 2016

Rental Affordability

3 Person Low Income (60% AMI)



AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	20%
Median Income	\$39,600
Maximum Monthly Housing Considered Affordable	\$990
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

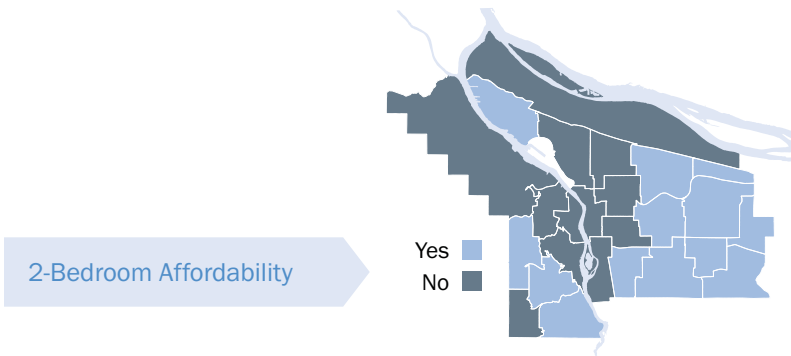
On average, a **3-person low-income** Portland household could afford a rental unit in green without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those in red would not be considered affordable.

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
	2016	2015	2016	2015	2016	2015	2016	2015
122nd-Division	\$677	\$539	\$814	\$740	\$955	\$884	\$1,234	\$1,095
Belmont-Hawthorne-Division	\$1,017	\$1,043	\$1,278	\$1,158	\$1,410	\$1,220	\$1,853	\$1,337
Centennial-Glenfair-Wilkes	\$791	\$689	\$778	\$742	\$927	\$847	\$1,148	\$995
Central City	\$1,132	\$1,198	\$1,481	\$1,404	\$2,125	\$2,163	\$3,308	\$3,290
Forest Park-Northwest Hills	-	-	\$1,386	\$1,330	\$1,542	\$1,522	-	-
Gateway	\$474	\$654	\$845	\$823	\$1,050	\$930	\$1,398	\$1,137
Hayden Island	-	-	\$1,586	\$1,594	\$2,334	\$2,078	-	-
Hillsdale-Multnomah-Barbur	-	\$855	\$909	\$867	\$1,097	\$1,015	\$1,498	\$1,343
Hollywood	\$1,071	\$1,080	\$1,240	\$1,206	\$1,558	\$1,540	\$2,102	\$2,440
Interstate Corridor	\$1,084	\$1,020	\$1,328	\$1,287	\$1,762	\$1,496	\$1,123	\$937
Lents-Foster	\$950	\$753	\$897	\$900	\$1,070	\$1,035	\$1,344	\$1,342
MLK-Alberta	\$1,207	\$1,123	\$1,116	\$1,022	\$1,436	\$1,274	\$876	\$854
Montavilla	\$930	\$908	\$893	\$837	\$1,133	\$1,009	\$1,339	\$1,028
Northwest	\$1,095	\$1,086	\$1,618	\$1,518	\$2,585	\$2,243	\$2,286	\$1,933
Parkrose-Argay	\$473	\$585	\$872	\$790	\$1,103	\$984	\$1,178	\$1,097
Pleasant Valley	-	-	\$815	\$842	\$990	\$1,003	\$1,244	\$1,289
Raleigh Hills	\$950	\$595	\$1,012	\$875	\$1,170	\$1,050	\$1,389	\$1,308
Roseway-Cully	\$680	\$600	\$847	\$812	\$1,054	\$1,022	\$1,175	\$1,174
Sellwood-Moreland-Brooklyn	\$1,159	\$1,263	\$1,035	\$894	\$1,408	\$1,124	-	-
South Portland-Marquam Hill	\$1,332	\$1,123	\$1,405	\$1,367	\$2,116	\$1,858	\$1,462	\$1,284
St. Johns	\$1,156	\$762	\$871	\$814	\$955	\$909	\$1,208	\$1,147
Tryon Creek-South Terwilliger	\$849	\$675	\$1,046	-	\$1,279	\$900	-	-
West Portland	\$923	\$848	\$1,066	\$971	\$1,381	\$1,288	\$1,672	\$1,487
Woodstock	\$927	\$1,019	\$1,014	\$1,020	\$1,261	\$1,225	\$1,314	\$1,112

Source: CoStar Multifamily Residential Market Data, October 2016

3 Person Moderate Income (80% AMI)



AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	16%
Median Income	\$52,800
Maximum Monthly Housing Considered Affordable	\$1,320
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

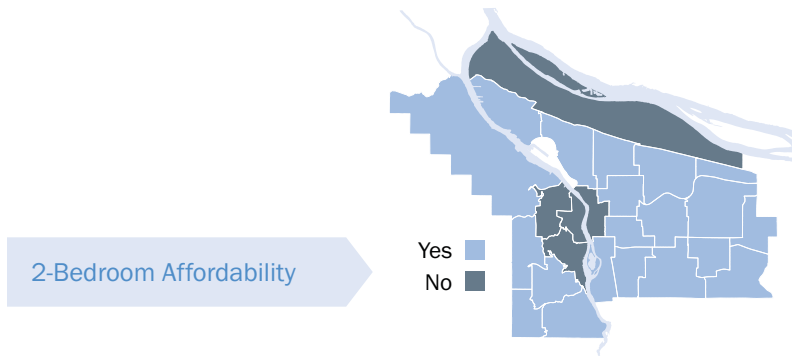
On average, a **3-person moderate-income** Portland household could afford a rental unit in green without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those in red would not be considered affordable.

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
	2016	2015	2016	2015	2016	2015	2016	2015
122nd-Division	\$677	\$539	\$814	\$740	\$955	\$884	\$1,234	\$1,095
Belmont-Hawthorne-Division	\$1,017	\$1,043	\$1,278	\$1,158	\$1,410	\$1,220	\$1,853	\$1,337
Centennial-Glenfair-Wilkes	\$791	\$689	\$778	\$742	\$927	\$847	\$1,148	\$995
Central City	\$1,132	\$1,198	\$1,481	\$1,404	\$2,125	\$2,163	\$3,308	\$3,290
Forest Park-Northwest Hills	-	-	\$1,386	\$1,330	\$1,542	\$1,522	-	-
Gateway	\$474	\$654	\$845	\$823	\$1,050	\$930	\$1,398	\$1,137
Hayden Island	-	-	\$1,586	\$1,594	\$2,334	\$2,078	-	-
Hillsdale-Multnomah-Barbur	-	\$855	\$909	\$867	\$1,097	\$1,015	\$1,498	\$1,343
Hollywood	\$1,071	\$1,080	\$1,240	\$1,206	\$1,558	\$1,540	\$2,102	\$2,440
Interstate Corridor	\$1,084	\$1,020	\$1,328	\$1,287	\$1,762	\$1,496	\$1,123	\$937
Lents-Foster	\$950	\$753	\$897	\$900	\$1,070	\$1,035	\$1,344	\$1,342
MLK-Alberta	\$1,207	\$1,123	\$1,116	\$1,022	\$1,436	\$1,274	\$876	\$854
Montavilla	\$930	\$908	\$893	\$837	\$1,133	\$1,009	\$1,339	\$1,028
Northwest	\$1,095	\$1,086	\$1,618	\$1,518	\$2,585	\$2,243	\$2,286	\$1,933
Parkrose-Argay	\$473	\$585	\$872	\$790	\$1,103	\$984	\$1,178	\$1,097
Pleasant Valley	-	-	\$815	\$842	\$990	\$1,003	\$1,244	\$1,289
Raleigh Hills	\$950	\$595	\$1,012	\$875	\$1,170	\$1,050	\$1,389	\$1,308
Roseway-Cully	\$680	\$600	\$847	\$812	\$1,054	\$1,022	\$1,175	\$1,174
Sellwood-Moreland-Brooklyn	\$1,159	\$1,263	\$1,035	\$894	\$1,408	\$1,124	-	-
South Portland-Marquam Hill	\$1,332	\$1,123	\$1,405	\$1,367	\$2,116	\$1,858	\$1,462	\$1,284
St. Johns	\$1,156	\$762	\$871	\$814	\$955	\$909	\$1,208	\$1,147
Tryon Creek-South Terwilliger	\$849	\$675	\$1,046	-	\$1,279	\$900	-	-
West Portland	\$923	\$848	\$1,066	\$971	\$1,381	\$1,288	\$1,672	\$1,487
Woodstock	\$927	\$1,019	\$1,014	\$1,020	\$1,261	\$1,225	\$1,314	\$1,112

Source: CoStar Multifamily Residential Market Data, October 2016

Average Couple with Family



AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	4.04 individuals
Households with Children	100%
Median Income	\$84,114
Maximum Monthly Housing Considered Affordable	\$2,103
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

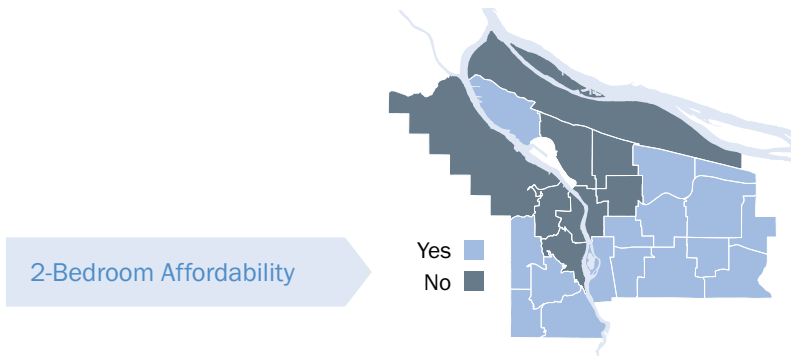
On average, a **couple with family** in Portland could afford a rental unit in green without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those in red would not be considered affordable.

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
	2016	2015	2016	2015	2016	2015	2016	2015
122nd-Division	\$677	\$539	\$814	\$740	\$955	\$884	\$1,234	\$1,095
Belmont-Hawthorne-Division	\$1,017	\$1,043	\$1,278	\$1,158	\$1,410	\$1,220	\$1,853	\$1,337
Centennial-Glenfair-Wilkes	\$791	\$689	\$778	\$742	\$927	\$847	\$1,148	\$995
Central City	\$1,132	\$1,198	\$1,481	\$1,404	\$2,125	\$2,163	\$3,308	\$3,290
Forest Park-Northwest Hills	-	-	\$1,386	\$1,330	\$1,542	\$1,522	-	-
Gateway	\$474	\$654	\$845	\$823	\$1,050	\$930	\$1,398	\$1,137
Hayden Island	-	-	\$1,586	\$1,594	\$2,334	\$2,078	-	-
Hillsdale-Multnomah-Barbur	-	\$855	\$909	\$867	\$1,097	\$1,015	\$1,498	\$1,343
Hollywood	\$1,071	\$1,080	\$1,240	\$1,206	\$1,558	\$1,540	\$2,102	\$2,440
Interstate Corridor	\$1,084	\$1,020	\$1,328	\$1,287	\$1,762	\$1,496	\$1,123	\$937
Lents-Foster	\$950	\$753	\$897	\$900	\$1,070	\$1,035	\$1,344	\$1,342
MLK-Alberta	\$1,207	\$1,123	\$1,116	\$1,022	\$1,436	\$1,274	\$876	\$854
Montavilla	\$930	\$908	\$893	\$837	\$1,133	\$1,009	\$1,339	\$1,028
Northwest	\$1,095	\$1,086	\$1,618	\$1,518	\$2,585	\$2,243	\$2,286	\$1,933
Parkrose-Argay	\$473	\$585	\$872	\$790	\$1,103	\$984	\$1,178	\$1,097
Pleasant Valley	-	-	\$815	\$842	\$990	\$1,003	\$1,244	\$1,289
Raleigh Hills	\$950	\$595	\$1,012	\$875	\$1,170	\$1,050	\$1,389	\$1,308
Roseway-Cully	\$680	\$600	\$847	\$812	\$1,054	\$1,022	\$1,175	\$1,174
Sellwood-Moreland-Brooklyn	\$1,159	\$1,263	\$1,035	\$894	\$1,408	\$1,124	-	-
South Portland-Marquam Hill	\$1,332	\$1,123	\$1,405	\$1,367	\$2,116	\$1,858	\$1,462	\$1,284
St. Johns	\$1,156	\$762	\$871	\$814	\$955	\$909	\$1,208	\$1,147
Tryon Creek-South Terwilliger	\$849	\$675	\$1,046	-	\$1,279	\$900	-	-
West Portland	\$923	\$848	\$1,066	\$971	\$1,381	\$1,288	\$1,672	\$1,487
Woodstock	\$927	\$1,019	\$1,014	\$1,020	\$1,261	\$1,225	\$1,314	\$1,112

Source: CoStar Multifamily Residential Market Data, October 2016

Average White Household



AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	2.01 individuals
Households with Children	24%
Median Income	\$57,006
Maximum Monthly Housing Considered Affordable	\$1,425
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

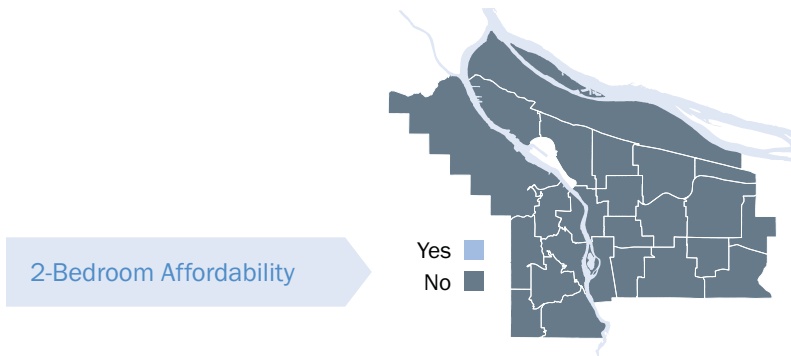
On average, a **White** Portland household could afford a rental unit in green without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those in red would not be considered affordable.

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
	2016	2015	2016	2015	2016	2015	2016	2015
122nd-Division	\$677	\$539	\$814	\$740	\$955	\$884	\$1,234	\$1,095
Belmont-Hawthorne-Division	\$1,017	\$1,043	\$1,278	\$1,158	\$1,410	\$1,220	\$1,853	\$1,337
Centennial-Glenfair-Wilkes	\$791	\$689	\$778	\$742	\$927	\$847	\$1,148	\$995
Central City	\$1,132	\$1,198	\$1,481	\$1,404	\$2,125	\$2,163	\$3,308	\$3,290
Forest Park-Northwest Hills	-	-	\$1,386	\$1,330	\$1,542	\$1,522	-	-
Gateway	\$474	\$654	\$845	\$823	\$1,050	\$930	\$1,398	\$1,137
Hayden Island	-	-	\$1,586	\$1,594	\$2,334	\$2,078	-	-
Hillsdale-Multnomah-Barbur	-	\$855	\$909	\$867	\$1,097	\$1,015	\$1,498	\$1,343
Hollywood	\$1,071	\$1,080	\$1,240	\$1,206	\$1,558	\$1,540	\$2,102	\$2,440
Interstate Corridor	\$1,084	\$1,020	\$1,328	\$1,287	\$1,762	\$1,496	\$1,123	\$937
Lents-Foster	\$950	\$753	\$897	\$900	\$1,070	\$1,035	\$1,344	\$1,342
MLK-Alberta	\$1,207	\$1,123	\$1,116	\$1,022	\$1,436	\$1,274	\$876	\$854
Montavilla	\$930	\$908	\$893	\$837	\$1,133	\$1,009	\$1,339	\$1,028
Northwest	\$1,095	\$1,086	\$1,618	\$1,518	\$2,585	\$2,243	\$2,286	\$1,933
Parkrose-Argay	\$473	\$585	\$872	\$790	\$1,103	\$984	\$1,178	\$1,097
Pleasant Valley	-	-	\$815	\$842	\$990	\$1,003	\$1,244	\$1,289
Raleigh Hills	\$950	\$595	\$1,012	\$875	\$1,170	\$1,050	\$1,389	\$1,308
Roseway-Cully	\$680	\$600	\$847	\$812	\$1,054	\$1,022	\$1,175	\$1,174
Sellwood-Moreland-Brooklyn	\$1,159	\$1,263	\$1,035	\$894	\$1,408	\$1,124	-	-
South Portland-Marquam Hill	\$1,332	\$1,123	\$1,405	\$1,367	\$2,116	\$1,858	\$1,462	\$1,284
St. Johns	\$1,156	\$762	\$871	\$814	\$955	\$909	\$1,208	\$1,147
Tryon Creek-South Terwilliger	\$849	\$675	\$1,046	-	\$1,279	\$900	-	-
West Portland	\$923	\$848	\$1,066	\$971	\$1,381	\$1,288	\$1,672	\$1,487
Woodstock	\$927	\$1,019	\$1,014	\$1,020	\$1,261	\$1,225	\$1,314	\$1,112

Source: CoStar Multifamily Residential Market Data, October 2016

Average Black Household



AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	1.84 individuals
Households with Children	37%
Median Income	\$27,441
Maximum Monthly Housing Considered Affordable	\$686
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

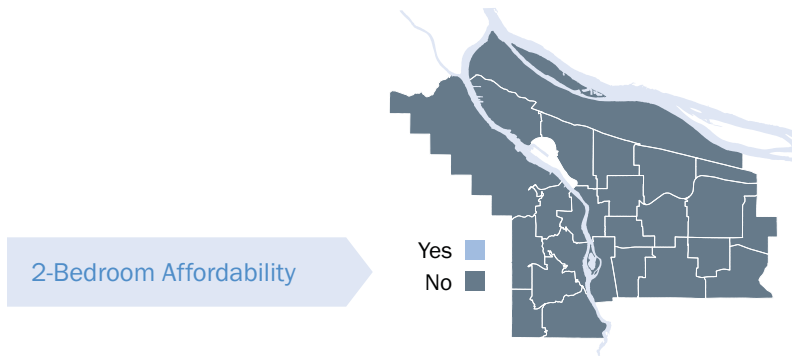
On average, a **Black** Portland household could afford a rental unit in green without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those in red would not be considered affordable.

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
	2016	2015	2016	2015	2016	2015	2016	2015
122nd-Division	\$677	\$539	\$814	\$740	\$955	\$884	\$1,234	\$1,095
Belmont-Hawthorne-Division	\$1,017	\$1,043	\$1,278	\$1,158	\$1,410	\$1,220	\$1,853	\$1,337
Centennial-Glenfair-Wilkes	\$791	\$689	\$778	\$742	\$927	\$847	\$1,148	\$995
Central City	\$1,132	\$1,198	\$1,481	\$1,404	\$2,125	\$2,163	\$3,308	\$3,290
Forest Park-Northwest Hills	-	-	\$1,386	\$1,330	\$1,542	\$1,522	-	-
Gateway	\$474	\$654	\$845	\$823	\$1,050	\$930	\$1,398	\$1,137
Hayden Island	-	-	\$1,586	\$1,594	\$2,334	\$2,078	-	-
Hillsdale-Multnomah-Barbur	-	\$855	\$909	\$867	\$1,097	\$1,015	\$1,498	\$1,343
Hollywood	\$1,071	\$1,080	\$1,240	\$1,206	\$1,558	\$1,540	\$2,102	\$2,440
Interstate Corridor	\$1,084	\$1,020	\$1,328	\$1,287	\$1,762	\$1,496	\$1,123	\$937
Lents-Foster	\$950	\$753	\$897	\$900	\$1,070	\$1,035	\$1,344	\$1,342
MLK-Alberta	\$1,207	\$1,123	\$1,116	\$1,022	\$1,436	\$1,274	\$876	\$854
Montavilla	\$930	\$908	\$893	\$837	\$1,133	\$1,009	\$1,339	\$1,028
Northwest	\$1,095	\$1,086	\$1,618	\$1,518	\$2,585	\$2,243	\$2,286	\$1,933
Parkrose-Argay	\$473	\$585	\$872	\$790	\$1,103	\$984	\$1,178	\$1,097
Pleasant Valley	-	-	\$815	\$842	\$990	\$1,003	\$1,244	\$1,289
Raleigh Hills	\$950	\$595	\$1,012	\$875	\$1,170	\$1,050	\$1,389	\$1,308
Roseway-Cully	\$680	\$600	\$847	\$812	\$1,054	\$1,022	\$1,175	\$1,174
Sellwood-Moreland-Brooklyn	\$1,159	\$1,263	\$1,035	\$894	\$1,408	\$1,124	-	-
South Portland-Marquam Hill	\$1,332	\$1,123	\$1,405	\$1,367	\$2,116	\$1,858	\$1,462	\$1,284
St. Johns	\$1,156	\$762	\$871	\$814	\$955	\$909	\$1,208	\$1,147
Tryon Creek-South Terwilliger	\$849	\$675	\$1,046	-	\$1,279	\$900	-	-
West Portland	\$923	\$848	\$1,066	\$971	\$1,381	\$1,288	\$1,672	\$1,487
Woodstock	\$927	\$1,019	\$1,014	\$1,020	\$1,261	\$1,225	\$1,314	\$1,112

Source: CoStar Multifamily Residential Market Data, October 2016

Average Latino Household



AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	2.40 individuals
Households with Children	37%
Median Income	\$36,312
Maximum Monthly Housing Considered Affordable	\$908
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

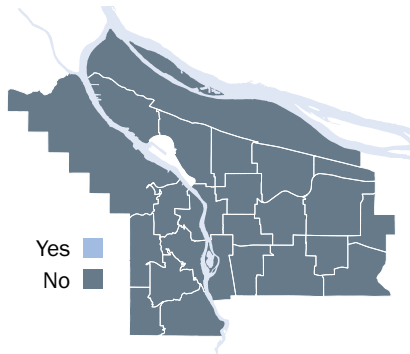
On average, a **Latino** Portland household could afford a rental unit in green without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those in red would not be considered affordable.

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
	2016	2015	2016	2015	2016	2015	2016	2015
122nd-Division	\$677	\$539	\$814	\$740	\$955	\$884	\$1,234	\$1,095
Belmont-Hawthorne-Division	\$1,017	\$1,043	\$1,278	\$1,158	\$1,410	\$1,220	\$1,853	\$1,337
Centennial-Glenfair-Wilkes	\$791	\$689	\$778	\$742	\$927	\$847	\$1,148	\$995
Central City	\$1,132	\$1,198	\$1,481	\$1,404	\$2,125	\$2,163	\$3,308	\$3,290
Forest Park-Northwest Hills	-	-	\$1,386	\$1,330	\$1,542	\$1,522	-	-
Gateway	\$474	\$654	\$845	\$823	\$1,050	\$930	\$1,398	\$1,137
Hayden Island	-	-	\$1,586	\$1,594	\$2,334	\$2,078	-	-
Hillsdale-Multnomah-Barbur	-	\$855	\$909	\$867	\$1,097	\$1,015	\$1,498	\$1,343
Hollywood	\$1,071	\$1,080	\$1,240	\$1,206	\$1,558	\$1,540	\$2,102	\$2,440
Interstate Corridor	\$1,084	\$1,020	\$1,328	\$1,287	\$1,762	\$1,496	\$1,123	\$937
Lents-Foster	\$950	\$753	\$897	\$900	\$1,070	\$1,035	\$1,344	\$1,342
MLK-Alberta	\$1,207	\$1,123	\$1,116	\$1,022	\$1,436	\$1,274	\$876	\$854
Montavilla	\$930	\$908	\$893	\$837	\$1,133	\$1,009	\$1,339	\$1,028
Northwest	\$1,095	\$1,086	\$1,618	\$1,518	\$2,585	\$2,243	\$2,286	\$1,933
Parkrose-Argay	\$473	\$585	\$872	\$790	\$1,103	\$984	\$1,178	\$1,097
Pleasant Valley	-	-	\$815	\$842	\$990	\$1,003	\$1,244	\$1,289
Raleigh Hills	\$950	\$595	\$1,012	\$875	\$1,170	\$1,050	\$1,389	\$1,308
Roseway-Cully	\$680	\$600	\$847	\$812	\$1,054	\$1,022	\$1,175	\$1,174
Sellwood-Moreland-Brooklyn	\$1,159	\$1,263	\$1,035	\$894	\$1,408	\$1,124	-	-
South Portland-Marquam Hill	\$1,332	\$1,123	\$1,405	\$1,367	\$2,116	\$1,858	\$1,462	\$1,284
St. Johns	\$1,156	\$762	\$871	\$814	\$955	\$909	\$1,208	\$1,147
Tryon Creek-South Terwilliger	\$849	\$675	\$1,046	-	\$1,279	\$900	-	-
West Portland	\$923	\$848	\$1,066	\$971	\$1,381	\$1,288	\$1,672	\$1,487
Woodstock	\$927	\$1,019	\$1,014	\$1,020	\$1,261	\$1,225	\$1,314	\$1,112

Source: CoStar Multifamily Residential Market Data, October 2016

Average Native American Household



AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	2.60 individuals
Households with Children	37%
Median Income	\$27,134
Maximum Monthly Housing Considered Affordable	\$678
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

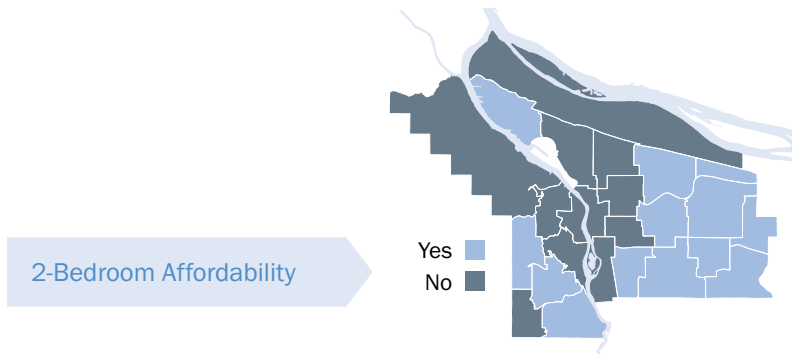
On average, a **Native American** Portland household could afford a rental unit in green without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those in red would not be considered affordable.

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
	2016	2015	2016	2015	2016	2015	2016	2015
122nd-Division	\$677	\$539	\$814	\$740	\$955	\$884	\$1,234	\$1,095
Belmont-Hawthorne-Division	\$1,017	\$1,043	\$1,278	\$1,158	\$1,410	\$1,220	\$1,853	\$1,337
Centennial-Glenfair-Wilkes	\$791	\$689	\$778	\$742	\$927	\$847	\$1,148	\$995
Central City	\$1,132	\$1,198	\$1,481	\$1,404	\$2,125	\$2,163	\$3,308	\$3,290
Forest Park-Northwest Hills	-	-	\$1,386	\$1,330	\$1,542	\$1,522	-	-
Gateway	\$474	\$654	\$845	\$823	\$1,050	\$930	\$1,398	\$1,137
Hayden Island	-	-	\$1,586	\$1,594	\$2,334	\$2,078	-	-
Hillsdale-Multnomah-Barbur	-	\$855	\$909	\$867	\$1,097	\$1,015	\$1,498	\$1,343
Hollywood	\$1,071	\$1,080	\$1,240	\$1,206	\$1,558	\$1,540	\$2,102	\$2,440
Interstate Corridor	\$1,084	\$1,020	\$1,328	\$1,287	\$1,762	\$1,496	\$1,123	\$937
Lents-Foster	\$950	\$753	\$897	\$900	\$1,070	\$1,035	\$1,344	\$1,342
MLK-Alberta	\$1,207	\$1,123	\$1,116	\$1,022	\$1,436	\$1,274	\$876	\$854
Montavilla	\$930	\$908	\$893	\$837	\$1,133	\$1,009	\$1,339	\$1,028
Northwest	\$1,095	\$1,086	\$1,618	\$1,518	\$2,585	\$2,243	\$2,286	\$1,933
Parkrose-Argay	\$473	\$585	\$872	\$790	\$1,103	\$984	\$1,178	\$1,097
Pleasant Valley	-	-	\$815	\$842	\$990	\$1,003	\$1,244	\$1,289
Raleigh Hills	\$950	\$595	\$1,012	\$875	\$1,170	\$1,050	\$1,389	\$1,308
Roseway-Cully	\$680	\$600	\$847	\$812	\$1,054	\$1,022	\$1,175	\$1,174
Sellwood-Moreland-Brooklyn	\$1,159	\$1,263	\$1,035	\$894	\$1,408	\$1,124	-	-
South Portland-Marquam Hill	\$1,332	\$1,123	\$1,405	\$1,367	\$2,116	\$1,858	\$1,462	\$1,284
St. Johns	\$1,156	\$762	\$871	\$814	\$955	\$909	\$1,208	\$1,147
Tryon Creek-South Terwilliger	\$849	\$675	\$1,046	-	\$1,279	\$900	-	-
West Portland	\$923	\$848	\$1,066	\$971	\$1,381	\$1,288	\$1,672	\$1,487
Woodstock	\$927	\$1,019	\$1,014	\$1,020	\$1,261	\$1,225	\$1,314	\$1,112

Source: CoStar Multifamily Residential Market Data, October 2016

Average Asian Household



AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	2.73 individuals
Households with Children	24%
Median Income	\$53,377
Maximum Monthly Housing Considered Affordable	\$1,334
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

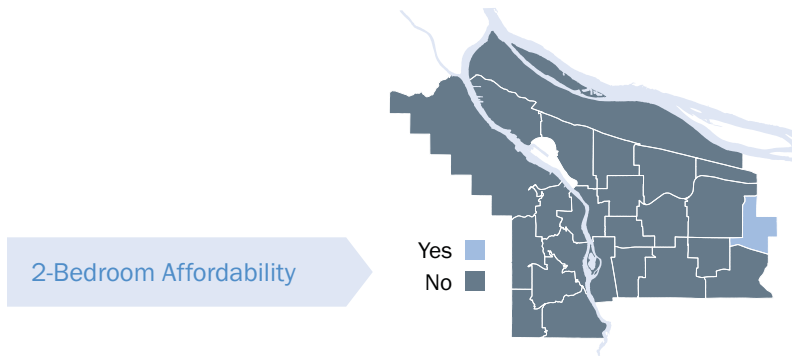
On average, an **Asian** Portland household could afford a rental unit in green without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those in red would not be considered affordable.

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
	2016	2015	2016	2015	2016	2015	2016	2015
122nd-Division	\$677	\$539	\$814	\$740	\$955	\$884	\$1,234	\$1,095
Belmont-Hawthorne-Division	\$1,017	\$1,043	\$1,278	\$1,158	\$1,410	\$1,220	\$1,853	\$1,337
Centennial-Glenfair-Wilkes	\$791	\$689	\$778	\$742	\$927	\$847	\$1,148	\$995
Central City	\$1,132	\$1,198	\$1,481	\$1,404	\$2,125	\$2,163	\$3,308	\$3,290
Forest Park-Northwest Hills	-	-	\$1,386	\$1,330	\$1,542	\$1,522	-	-
Gateway	\$474	\$654	\$845	\$823	\$1,050	\$930	\$1,398	\$1,137
Hayden Island	-	-	\$1,586	\$1,594	\$2,334	\$2,078	-	-
Hillsdale-Multnomah-Barbur	-	\$855	\$909	\$867	\$1,097	\$1,015	\$1,498	\$1,343
Hollywood	\$1,071	\$1,080	\$1,240	\$1,206	\$1,558	\$1,540	\$2,102	\$2,440
Interstate Corridor	\$1,084	\$1,020	\$1,328	\$1,287	\$1,762	\$1,496	\$1,123	\$937
Lents-Foster	\$950	\$753	\$897	\$900	\$1,070	\$1,035	\$1,344	\$1,342
MLK-Alberta	\$1,207	\$1,123	\$1,116	\$1,022	\$1,436	\$1,274	\$876	\$854
Montavilla	\$930	\$908	\$893	\$837	\$1,133	\$1,009	\$1,339	\$1,028
Northwest	\$1,095	\$1,086	\$1,618	\$1,518	\$2,585	\$2,243	\$2,286	\$1,933
Parkrose-Argay	\$473	\$585	\$872	\$790	\$1,103	\$984	\$1,178	\$1,097
Pleasant Valley	-	-	\$815	\$842	\$990	\$1,003	\$1,244	\$1,289
Raleigh Hills	\$950	\$595	\$1,012	\$875	\$1,170	\$1,050	\$1,389	\$1,308
Roseway-Cully	\$680	\$600	\$847	\$812	\$1,054	\$1,022	\$1,175	\$1,174
Sellwood-Moreland-Brooklyn	\$1,159	\$1,263	\$1,035	\$894	\$1,408	\$1,124	-	-
South Portland-Marquam Hill	\$1,332	\$1,123	\$1,405	\$1,367	\$2,116	\$1,858	\$1,462	\$1,284
St. Johns	\$1,156	\$762	\$871	\$814	\$955	\$909	\$1,208	\$1,147
Tryon Creek-South Terwilliger	\$849	\$675	\$1,046	-	\$1,279	\$900	-	-
West Portland	\$923	\$848	\$1,066	\$971	\$1,381	\$1,288	\$1,672	\$1,487
Woodstock	\$927	\$1,019	\$1,014	\$1,020	\$1,261	\$1,225	\$1,314	\$1,112

Source: CoStar Multifamily Residential Market Data, October 2016

Average Senior Household



AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	1.62 individuals
Households with Children	3%
Median Income	\$37,469
Maximum Monthly Housing Considered Affordable	\$937
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

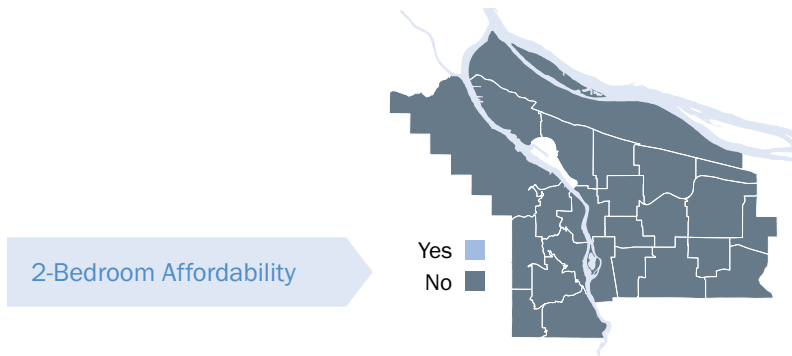
On average, a **senior** Portland household could afford a rental unit in green without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those in red would not be considered affordable.

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
	2016	2015	2016	2015	2016	2015	2016	2015
122nd-Division	\$677	\$539	\$814	\$740	\$955	\$884	\$1,234	\$1,095
Belmont-Hawthorne-Division	\$1,017	\$1,043	\$1,278	\$1,158	\$1,410	\$1,220	\$1,853	\$1,337
Centennial-Glenfair-Wilkes	\$791	\$689	\$778	\$742	\$927	\$847	\$1,148	\$995
Central City	\$1,132	\$1,198	\$1,481	\$1,404	\$2,125	\$2,163	\$3,308	\$3,290
Forest Park-Northwest Hills	-	-	\$1,386	\$1,330	\$1,542	\$1,522	-	-
Gateway	\$474	\$654	\$845	\$823	\$1,050	\$930	\$1,398	\$1,137
Hayden Island	-	-	\$1,586	\$1,594	\$2,334	\$2,078	-	-
Hillsdale-Multnomah-Barbur	-	\$855	\$909	\$867	\$1,097	\$1,015	\$1,498	\$1,343
Hollywood	\$1,071	\$1,080	\$1,240	\$1,206	\$1,558	\$1,540	\$2,102	\$2,440
Interstate Corridor	\$1,084	\$1,020	\$1,328	\$1,287	\$1,762	\$1,496	\$1,123	\$937
Lents-Foster	\$950	\$753	\$897	\$900	\$1,070	\$1,035	\$1,344	\$1,342
MLK-Alberta	\$1,207	\$1,123	\$1,116	\$1,022	\$1,436	\$1,274	\$876	\$854
Montavilla	\$930	\$908	\$893	\$837	\$1,133	\$1,009	\$1,339	\$1,028
Northwest	\$1,095	\$1,086	\$1,618	\$1,518	\$2,585	\$2,243	\$2,286	\$1,933
Parkrose-Argay	\$473	\$585	\$872	\$790	\$1,103	\$984	\$1,178	\$1,097
Pleasant Valley	-	-	\$815	\$842	\$990	\$1,003	\$1,244	\$1,289
Raleigh Hills	\$950	\$595	\$1,012	\$875	\$1,170	\$1,050	\$1,389	\$1,308
Roseway-Cully	\$680	\$600	\$847	\$812	\$1,054	\$1,022	\$1,175	\$1,174
Sellwood-Moreland-Brooklyn	\$1,159	\$1,263	\$1,035	\$894	\$1,408	\$1,124	-	-
South Portland-Marquam Hill	\$1,332	\$1,123	\$1,405	\$1,367	\$2,116	\$1,858	\$1,462	\$1,284
St. Johns	\$1,156	\$762	\$871	\$814	\$955	\$909	\$1,208	\$1,147
Tryon Creek-South Terwilliger	\$849	\$675	\$1,046	-	\$1,279	\$900	-	-
West Portland	\$923	\$848	\$1,066	\$971	\$1,381	\$1,288	\$1,672	\$1,487
Woodstock	\$927	\$1,019	\$1,014	\$1,020	\$1,261	\$1,225	\$1,314	\$1,112

Source: CoStar Multifamily Residential Market Data, October 2016

Average Single Mother Household



AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	3.33 individuals
Households with Children	100%
Median Income	\$31,614
Maximum Monthly Housing Considered Affordable	\$790
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

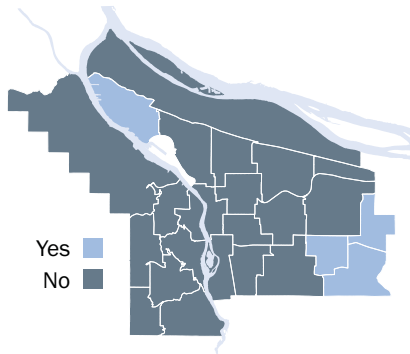
On average, a **single mother** household in Portland could afford a rental unit in green without becoming cost burdened and spending more than 30% of her monthly income on rent, not including utilities. Those in red would not be considered affordable.

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
	2016	2015	2016	2015	2016	2015	2016	2015
122nd-Division	\$677	\$539	\$814	\$740	\$955	\$884	\$1,234	\$1,095
Belmont-Hawthorne-Division	\$1,017	\$1,043	\$1,278	\$1,158	\$1,410	\$1,220	\$1,853	\$1,337
Centennial-Glenfair-Wilkes	\$791	\$689	\$778	\$742	\$927	\$847	\$1,148	\$995
Central City	\$1,132	\$1,198	\$1,481	\$1,404	\$2,125	\$2,163	\$3,308	\$3,290
Forest Park-Northwest Hills	-	-	\$1,386	\$1,330	\$1,542	\$1,522	-	-
Gateway	\$474	\$654	\$845	\$823	\$1,050	\$930	\$1,398	\$1,137
Hayden Island	-	-	\$1,586	\$1,594	\$2,334	\$2,078	-	-
Hillsdale-Multnomah-Barbur	-	\$855	\$909	\$867	\$1,097	\$1,015	\$1,498	\$1,343
Hollywood	\$1,071	\$1,080	\$1,240	\$1,206	\$1,558	\$1,540	\$2,102	\$2,440
Interstate Corridor	\$1,084	\$1,020	\$1,328	\$1,287	\$1,762	\$1,496	\$1,123	\$937
Lents-Foster	\$950	\$753	\$897	\$900	\$1,070	\$1,035	\$1,344	\$1,342
MLK-Alberta	\$1,207	\$1,123	\$1,116	\$1,022	\$1,436	\$1,274	\$876	\$854
Montavilla	\$930	\$908	\$893	\$837	\$1,133	\$1,009	\$1,339	\$1,028
Northwest	\$1,095	\$1,086	\$1,618	\$1,518	\$2,585	\$2,243	\$2,286	\$1,933
Parkrose-Argay	\$473	\$585	\$872	\$790	\$1,103	\$984	\$1,178	\$1,097
Pleasant Valley	-	-	\$815	\$842	\$990	\$1,003	\$1,244	\$1,289
Raleigh Hills	\$950	\$595	\$1,012	\$875	\$1,170	\$1,050	\$1,389	\$1,308
Roseway-Cully	\$680	\$600	\$847	\$812	\$1,054	\$1,022	\$1,175	\$1,174
Sellwood-Moreland-Brooklyn	\$1,159	\$1,263	\$1,035	\$894	\$1,408	\$1,124	-	-
South Portland-Marquam Hill	\$1,332	\$1,123	\$1,405	\$1,367	\$2,116	\$1,858	\$1,462	\$1,284
St. Johns	\$1,156	\$762	\$871	\$814	\$955	\$909	\$1,208	\$1,147
Tryon Creek-South Terwilliger	\$849	\$675	\$1,046	-	\$1,279	\$900	-	-
West Portland	\$923	\$848	\$1,066	\$971	\$1,381	\$1,288	\$1,672	\$1,487
Woodstock	\$927	\$1,019	\$1,014	\$1,020	\$1,261	\$1,225	\$1,314	\$1,112

Source: CoStar Multifamily Residential Market Data, October 2016

Average Foreign-Born Household



AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	3.01 individuals
Households with Children	38%
Median Income	\$41,340
Maximum Monthly Housing Considered Affordable	\$1,034
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

On average, a **foreign-born** Portland household could afford a rental unit in green without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those in red would not be considered affordable.

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
	2016	2015	2016	2015	2016	2015	2016	2015
122nd-Division	\$677	\$539	\$814	\$740	\$955	\$884	\$1,234	\$1,095
Belmont-Hawthorne-Division	\$1,017	\$1,043	\$1,278	\$1,158	\$1,410	\$1,220	\$1,853	\$1,337
Centennial-Glenfair-Wilkes	\$791	\$689	\$778	\$742	\$927	\$847	\$1,148	\$995
Central City	\$1,132	\$1,198	\$1,481	\$1,404	\$2,125	\$2,163	\$3,308	\$3,290
Forest Park-Northwest Hills	-	-	\$1,386	\$1,330	\$1,542	\$1,522	-	-
Gateway	\$474	\$654	\$845	\$823	\$1,050	\$930	\$1,398	\$1,137
Hayden Island	-	-	\$1,586	\$1,594	\$2,334	\$2,078	-	-
Hillsdale-Multnomah-Barbur	-	\$855	\$909	\$867	\$1,097	\$1,015	\$1,498	\$1,343
Hollywood	\$1,071	\$1,080	\$1,240	\$1,206	\$1,558	\$1,540	\$2,102	\$2,440
Interstate Corridor	\$1,084	\$1,020	\$1,328	\$1,287	\$1,762	\$1,496	\$1,123	\$937
Lents-Foster	\$950	\$753	\$897	\$900	\$1,070	\$1,035	\$1,344	\$1,342
MLK-Alberta	\$1,207	\$1,123	\$1,116	\$1,022	\$1,436	\$1,274	\$876	\$854
Montavilla	\$930	\$908	\$893	\$837	\$1,133	\$1,009	\$1,339	\$1,028
Northwest	\$1,095	\$1,086	\$1,618	\$1,518	\$2,585	\$2,243	\$2,286	\$1,933
Parkrose-Argay	\$473	\$585	\$872	\$790	\$1,103	\$984	\$1,178	\$1,097
Pleasant Valley	-	-	\$815	\$842	\$990	\$1,003	\$1,244	\$1,289
Raleigh Hills	\$950	\$595	\$1,012	\$875	\$1,170	\$1,050	\$1,389	\$1,308
Roseway-Cully	\$680	\$600	\$847	\$812	\$1,054	\$1,022	\$1,175	\$1,174
Sellwood-Moreland-Brooklyn	\$1,159	\$1,263	\$1,035	\$894	\$1,408	\$1,124	-	-
South Portland-Marquam Hill	\$1,332	\$1,123	\$1,405	\$1,367	\$2,116	\$1,858	\$1,462	\$1,284
St. Johns	\$1,156	\$762	\$871	\$814	\$955	\$909	\$1,208	\$1,147
Tryon Creek-South Terwilliger	\$849	\$675	\$1,046	-	\$1,279	\$900	-	-
West Portland	\$923	\$848	\$1,066	\$971	\$1,381	\$1,288	\$1,672	\$1,487
Woodstock	\$927	\$1,019	\$1,014	\$1,020	\$1,261	\$1,225	\$1,314	\$1,112

Source: CoStar Multifamily Residential Market Data, October 2016

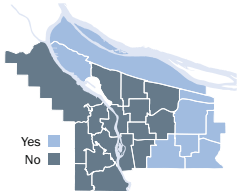
Section 2

Homeownership Market & Affordability

Guide to Homeownership Affordability Estimates

Homeownership Affordability

Average Portland Household



Yes ■
No ■

On average, a **Portland** household could afford to purchase a home without becoming cost burdened and spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities, as indicated below.

AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	2.08 individuals
Households with Children	25%
Median Income	\$53,230
Maximum Monthly Housing Considered Affordable	\$1,331
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

Neighborhood	2015 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$210,000	\$951	YES
Belmont-Hawthorne-Division	\$465,500	\$2,109	NO
Centennial-Glenfair-Wilkes	\$209,950	\$951	YES
Central City	\$389,000	\$1,762	NO
Forest Park-Northwest Hills	\$629,500	\$2,852	NO
Gateway	\$244,000	\$1,105	YES
Hayden Island	\$269,450	\$1,221	YES
Hillsdale-Multnomah-Barbur	\$400,000	\$1,812	NO
Hollywood	\$596,750	\$2,703	NO
Interstate Corridor	\$390,000	\$1,767	NO
Lents-Foster	\$250,900	\$1,137	YES
MLK-Alberta	\$431,900	\$1,956	NO
Montavilla	\$325,000	\$1,472	NO
Northwest	\$460,000	\$2,084	NO
Parkrose-Argay	\$250,000	\$1,132	YES
Pleasant Valley	\$274,000	\$1,241	YES
Raleigh Hills	\$467,000	\$2,116	NO
Roseway-Cully	\$316,500	\$1,434	NO
Sellwood-Moreland-Brooklyn	\$433,400	\$1,963	NO
South Portland-Marquam Hill	\$423,500	\$1,918	NO
St. Johns	\$285,000	\$1,291	YES
Tryon Creek-South Terwilliger	\$468,000	\$2,120	NO
West Portland	\$375,000	\$1,699	NO
Woodstock	\$420,000	\$1,903	NO

Source: RMLS, 2015

Household Profile

A household type to show how homeownership affordability varies among different populations in Portland.

Household Data

Currently available data for each household type.

Data Source: ACS 2014 5-Year Estimates

Affordability Estimates

Median home sales price and estimates of homeownership affordability by neighborhood. Monthly cost estimates include mortgage and insurance costs only. Affordability was determined according to whether or not the homeownership cost exceeded 30% of the median income for the given household type, not including taxes or utilities.

Data Source: ACS 2014 5-Year Income Estimates, PHB, and RMLS 2016

Change in Home Sales Price 2011 to 2015

As of 2015, the median homes sales price in Portland exceeded \$400,000 in over half the neighborhoods in the city. A home buyer looking to purchase a home in a neighborhood with a median price below \$300,000 would only have 8 neighborhoods to search in, 6 located in East Portland.

Between 2011 and 2015, the median home sales price citywide increased by 44%, or over \$100,000. Similar to the 2015 report, the Lents-Foster neighborhood has continued to see the most significant increase in median homes sales price, increasing nearly 80% between 2011 and 2015.

Hayden Island experienced the largest increase in median home sales price between 2014 and 2015, increasing 42%, or nearly \$80,000. Following Hayden Island, the neighborhoods with the highest price increases between 2014 and 2015 include Gateway, Interstate Corridor, Woodstock, and Centennial-Glenfair-Wilks, with price increases between 17-19%.

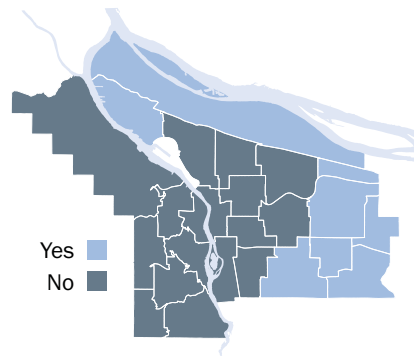
East Portland neighborhoods have seen consistent price increases in the 10-20% range between 2014 and 2015. Similar to increases in the rental market, these trends raise concerns about the ability of homebuyers to transition to homeownership and increase their housing stability.

Portland Homeownership Affordability: Change in Median Home Sales Price, 2011 to 2015

Neighborhood	2015 Median Home Sales Price	% +/-
Portland	\$339,000	+44.1%
122nd-Division	\$210,000	+57.1%
Belmont-Hawthorne-Division	\$465,500	+50.7%
Centennial-Glenfair-Wilks	\$209,950	+55.4%
Central City	\$389,000	+28.2%
Forest Park-Northwest Hills	\$629,500	+33.8%
Gateway	\$244,000	+62.0%
Hayden Island	\$269,450	+36.3%
Hillsdale-Multnomah-Barbur	\$400,000	+42.3%
Hollywood	\$596,750	+49.0%
Interstate Corridor	\$390,000	+62.0%
Lents-Foster	\$250,900	+79.0%
MLK-Alberta	\$431,900	+43.1%
Montavilla	\$325,000	+41.9%
Northwest	\$460,000	+20.9%
Parkrose-Argay	\$250,000	+49.1%
Pleasant Valley	\$274,000	+56.4%
Raleigh Hills	\$467,000	+34.0%
Roseway-Cully	\$316,500	+52.3%
Sellwood-Moreland-Brooklyn	\$433,400	+39.7%
South Portland-Marquam Hill	\$423,500	+31.8%
St. Johns	\$285,000	+59.1%
Tryon Creek-South Terwilliger	\$468,000	+37.5%
West Portland	\$375,000	+44.1%
Woodstock	\$420,000	+49.8%

Source: RMLS, 2016

Average Portland Household



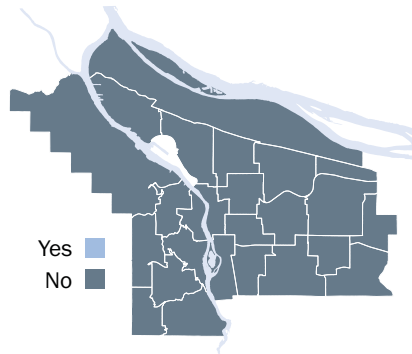
AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	2.08 individuals
Households with Children	25%
Median Income	\$53,230
Maximum Monthly Housing Considered Affordable	\$1,331
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

On average, a **Portland** household could afford to purchase a home without becoming cost burdened and spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities, as indicated below.

Neighborhood	2015 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$210,000	\$951	YES
Belmont-Hawthorne-Division	\$465,500	\$2,109	NO
Centennial-Glenfair-Wilkes	\$209,950	\$951	YES
Central City	\$389,000	\$1,762	NO
Forest Park-Northwest Hills	\$629,500	\$2,852	NO
Gateway	\$244,000	\$1,105	YES
Hayden Island	\$269,450	\$1,221	YES
Hillsdale-Multnomah-Barbur	\$400,000	\$1,812	NO
Hollywood	\$596,750	\$2,703	NO
Interstate Corridor	\$390,000	\$1,767	NO
Lents-Foster	\$250,900	\$1,137	YES
MLK-Alberta	\$431,900	\$1,956	NO
Montavilla	\$325,000	\$1,472	NO
Northwest	\$460,000	\$2,084	NO
Parkrose-Argay	\$250,000	\$1,132	YES
Pleasant Valley	\$274,000	\$1,241	YES
Raleigh Hills	\$467,000	\$2,116	NO
Roseway-Cully	\$316,500	\$1,434	NO
Sellwood-Moreland-Brooklyn	\$433,400	\$1,963	NO
South Portland-Marquam Hill	\$423,500	\$1,918	NO
St. Johns	\$285,000	\$1,291	YES
Tryon Creek-South Terwilliger	\$468,000	\$2,120	NO
West Portland	\$375,000	\$1,699	NO
Woodstock	\$420,000	\$1,903	NO

Source: RMLS, 2016

3 Person Extremely Low Income (30% AMI)



AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	19%
Median Income	\$19,800
Maximum Monthly Housing Considered Affordable	\$545
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

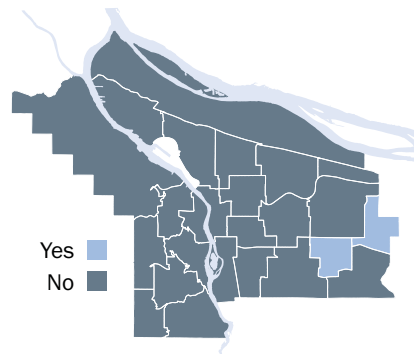
On average, a **3-person extremely low-income** Portland household could afford to purchase a home without becoming cost burdened and spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities, as indicated below.

Neighborhood	2015 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$210,000	\$951	NO
Belmont-Hawthorne-Division	\$465,500	\$2,109	NO
Centennial-Glenfair-Wilkes	\$209,950	\$951	NO
Central City	\$389,000	\$1,762	NO
Forest Park-Northwest Hills	\$629,500	\$2,852	NO
Gateway	\$244,000	\$1,105	NO
Hayden Island	\$269,450	\$1,221	NO
Hillsdale-Multnomah-Barbur	\$400,000	\$1,812	NO
Hollywood	\$596,750	\$2,703	NO
Interstate Corridor	\$390,000	\$1,767	NO
Lents-Foster	\$250,900	\$1,137	NO
MLK-Alberta	\$431,900	\$1,956	NO
Montavilla	\$325,000	\$1,472	NO
Northwest	\$460,000	\$2,084	NO
Parkrose-Argay	\$250,000	\$1,132	NO
Pleasant Valley	\$274,000	\$1,241	NO
Raleigh Hills	\$467,000	\$2,116	NO
Roseway-Cully	\$316,500	\$1,434	NO
Sellwood-Moreland-Brooklyn	\$433,400	\$1,963	NO
South Portland-Marquam Hill	\$423,500	\$1,918	NO
St. Johns	\$285,000	\$1,291	NO
Tryon Creek-South Terwilliger	\$468,000	\$2,120	NO
West Portland	\$375,000	\$1,699	NO
Woodstock	\$420,000	\$1,903	NO

Source: RMLS, 2016

Homeownership Affordability

3 Person Low Income (60% AMI)



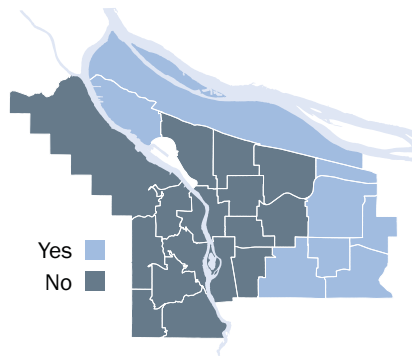
AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	20%
Median Income	\$39,600
Maximum Monthly Housing Considered Affordable	\$990
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

On average, a **3-person low-income** Portland household could afford to purchase a home without becoming cost burdened and spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities, as indicated below.

Neighborhood	2015 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$210,000	\$951	YES
Belmont-Hawthorne-Division	\$465,500	\$2,109	NO
Centennial-Glenfair-Wilkes	\$209,950	\$951	YES
Central City	\$389,000	\$1,762	NO
Forest Park-Northwest Hills	\$629,500	\$2,852	NO
Gateway	\$244,000	\$1,105	NO
Hayden Island	\$269,450	\$1,221	NO
Hillsdale-Multnomah-Barbur	\$400,000	\$1,812	NO
Hollywood	\$596,750	\$2,703	NO
Interstate Corridor	\$390,000	\$1,767	NO
Lents-Foster	\$250,900	\$1,137	NO
MLK-Alberta	\$431,900	\$1,956	NO
Montavilla	\$325,000	\$1,472	NO
Northwest	\$460,000	\$2,084	NO
Parkrose-Argay	\$250,000	\$1,132	NO
Pleasant Valley	\$274,000	\$1,241	NO
Raleigh Hills	\$467,000	\$2,116	NO
Roseway-Cully	\$316,500	\$1,434	NO
Sellwood-Moreland-Brooklyn	\$433,400	\$1,963	NO
South Portland-Marquam Hill	\$423,500	\$1,918	NO
St. Johns	\$285,000	\$1,291	NO
Tryon Creek-South Terwilliger	\$468,000	\$2,120	NO
West Portland	\$375,000	\$1,699	NO
Woodstock	\$420,000	\$1,903	NO

Source: RMLS, 2016

3 Person Moderate Income (80% AMI)



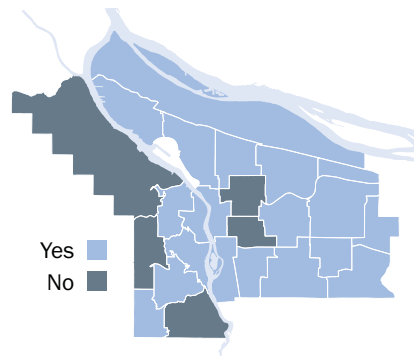
AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	16%
Median Income	\$52,800
Maximum Monthly Housing Considered Affordable	\$1,320
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

On average, a **3-person moderate-income** Portland household could afford to purchase a home without becoming cost burdened and spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities, as indicated below.

Neighborhood	2015 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$210,000	\$951	YES
Belmont-Hawthorne-Division	\$465,500	\$2,109	NO
Centennial-Glenfair-Wilkes	\$209,950	\$951	YES
Central City	\$389,000	\$1,762	NO
Forest Park-Northwest Hills	\$629,500	\$2,852	NO
Gateway	\$244,000	\$1,105	YES
Hayden Island	\$269,450	\$1,221	YES
Hillsdale-Multnomah-Barbur	\$400,000	\$1,812	NO
Hollywood	\$596,750	\$2,703	NO
Interstate Corridor	\$390,000	\$1,767	NO
Lents-Foster	\$250,900	\$1,137	YES
MLK-Alberta	\$431,900	\$1,956	NO
Montavilla	\$325,000	\$1,472	NO
Northwest	\$460,000	\$2,084	NO
Parkrose-Argay	\$250,000	\$1,132	YES
Pleasant Valley	\$274,000	\$1,241	YES
Raleigh Hills	\$467,000	\$2,116	NO
Roseway-Cully	\$316,500	\$1,434	NO
Sellwood-Moreland-Brooklyn	\$433,400	\$1,963	NO
South Portland-Marquam Hill	\$423,500	\$1,918	NO
St. Johns	\$285,000	\$1,291	YES
Tryon Creek-South Terwilliger	\$468,000	\$2,120	NO
West Portland	\$375,000	\$1,699	NO
Woodstock	\$420,000	\$1,903	NO

Source: RMLS, 2016

Average Couple with Family



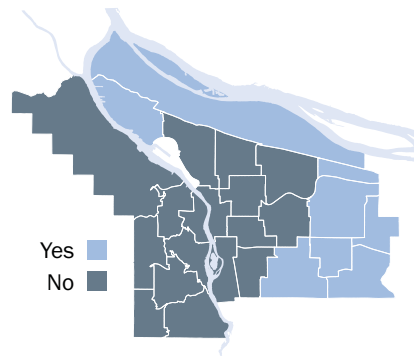
AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	4.04 individuals
Households with Children	100%
Median Income	\$84,114
Maximum Monthly Housing Considered Affordable	\$2,103
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

On average, a **couple with family** could afford to purchase a home without becoming cost burdened and spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities, as indicated below.

Neighborhood	2015 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$210,000	\$951	YES
Belmont-Hawthorne-Division	\$465,500	\$2,109	NO
Centennial-Glenfair-Wilkes	\$209,950	\$951	YES
Central City	\$389,000	\$1,762	YES
Forest Park-Northwest Hills	\$629,500	\$2,852	NO
Gateway	\$244,000	\$1,105	YES
Hayden Island	\$269,450	\$1,221	YES
Hillsdale-Multnomah-Barbur	\$400,000	\$1,812	YES
Hollywood	\$596,750	\$2,703	NO
Interstate Corridor	\$390,000	\$1,767	YES
Lents-Foster	\$250,900	\$1,137	YES
MLK-Alberta	\$431,900	\$1,956	YES
Montavilla	\$325,000	\$1,472	YES
Northwest	\$460,000	\$2,084	YES
Parkrose-Argay	\$250,000	\$1,132	YES
Pleasant Valley	\$274,000	\$1,241	YES
Raleigh Hills	\$467,000	\$2,116	NO
Roseway-Cully	\$316,500	\$1,434	YES
Sellwood-Moreland-Brooklyn	\$433,400	\$1,963	YES
South Portland-Marquam Hill	\$423,500	\$1,918	YES
St. Johns	\$285,000	\$1,291	YES
Tryon Creek-South Terwilliger	\$468,000	\$2,120	NO
West Portland	\$375,000	\$1,699	YES
Woodstock	\$420,000	\$1,903	YES

Source: RMLS, 2016

Average White Household



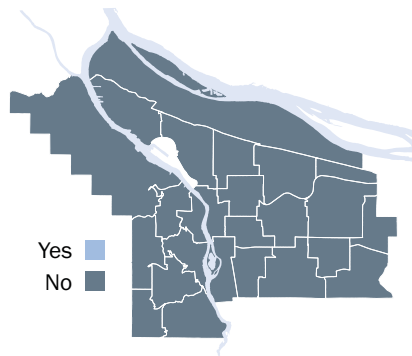
AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	2.01 individuals
Households with Children	24%
Median Income	\$57,006
Maximum Monthly Housing Considered Affordable	\$1,425
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

On average, a **White** Portland household could afford to purchase a home without becoming cost burdened and spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities, as indicated below.

Neighborhood	2015 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$210,000	\$951	YES
Belmont-Hawthorne-Division	\$465,500	\$2,109	NO
Centennial-Glenfair-Wilkes	\$209,950	\$951	YES
Central City	\$389,000	\$1,762	NO
Forest Park-Northwest Hills	\$629,500	\$2,852	NO
Gateway	\$244,000	\$1,105	YES
Hayden Island	\$269,450	\$1,221	YES
Hillsdale-Multnomah-Barbur	\$400,000	\$1,812	NO
Hollywood	\$596,750	\$2,703	NO
Interstate Corridor	\$390,000	\$1,767	NO
Lents-Foster	\$250,900	\$1,137	YES
MLK-Alberta	\$431,900	\$1,956	NO
Montavilla	\$325,000	\$1,472	NO
Northwest	\$460,000	\$2,084	NO
Parkrose-Argay	\$250,000	\$1,132	YES
Pleasant Valley	\$274,000	\$1,241	YES
Raleigh Hills	\$467,000	\$2,116	NO
Roseway-Cully	\$316,500	\$1,434	NO
Sellwood-Moreland-Brooklyn	\$433,400	\$1,963	NO
South Portland-Marquam Hill	\$423,500	\$1,918	NO
St. Johns	\$285,000	\$1,291	YES
Tryon Creek-South Terwilliger	\$468,000	\$2,120	NO
West Portland	\$375,000	\$1,699	NO
Woodstock	\$420,000	\$1,903	NO

Source: RMLS, 2016

Average Black Household



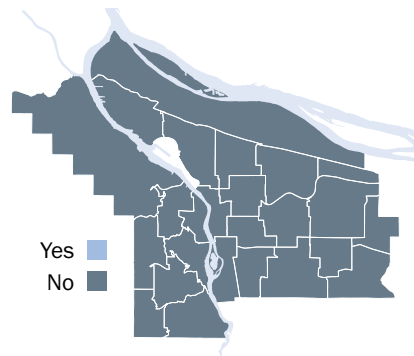
AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	1.84 individuals
Households with Children	37%
Median Income	\$27,441
Maximum Monthly Housing Considered Affordable	\$686
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

On average, a **Black** Portland household could afford to purchase a home without becoming cost burdened and spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities, as indicated below.

Neighborhood	2015 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$210,000	\$951	NO
Belmont-Hawthorne-Division	\$465,500	\$2,109	NO
Centennial-Glenfair-Wilkes	\$209,950	\$951	NO
Central City	\$389,000	\$1,762	NO
Forest Park-Northwest Hills	\$629,500	\$2,852	NO
Gateway	\$244,000	\$1,105	NO
Hayden Island	\$269,450	\$1,221	NO
Hillsdale-Multnomah-Barbur	\$400,000	\$1,812	NO
Hollywood	\$596,750	\$2,703	NO
Interstate Corridor	\$390,000	\$1,767	NO
Lents-Foster	\$250,900	\$1,137	NO
MLK-Alberta	\$431,900	\$1,956	NO
Montavilla	\$325,000	\$1,472	NO
Northwest	\$460,000	\$2,084	NO
Parkrose-Argay	\$250,000	\$1,132	NO
Pleasant Valley	\$274,000	\$1,241	NO
Raleigh Hills	\$467,000	\$2,116	NO
Roseway-Cully	\$316,500	\$1,434	NO
Sellwood-Moreland-Brooklyn	\$433,400	\$1,963	NO
South Portland-Marquam Hill	\$423,500	\$1,918	NO
St. Johns	\$285,000	\$1,291	NO
Tryon Creek-South Terwilliger	\$468,000	\$2,120	NO
West Portland	\$375,000	\$1,699	NO
Woodstock	\$420,000	\$1,903	NO

Source: RMLS, 2016

Average Latino Household



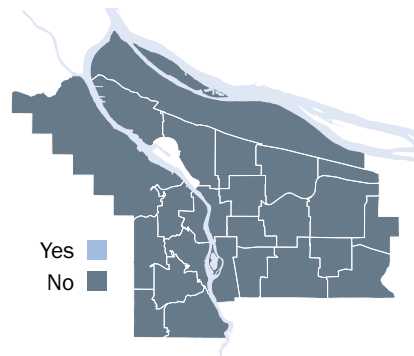
AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	2.40 individuals
Households with Children	37%
Median Income	\$36,312
Maximum Monthly Housing Considered Affordable	\$908
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

On average, a **Latino** Portland household could afford to purchase a home without becoming cost burdened and spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities, as indicated below.

Neighborhood	2015 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$210,000	\$951	NO
Belmont-Hawthorne-Division	\$465,500	\$2,109	NO
Centennial-Glenfair-Wilkes	\$209,950	\$951	NO
Central City	\$389,000	\$1,762	NO
Forest Park-Northwest Hills	\$629,500	\$2,852	NO
Gateway	\$244,000	\$1,105	NO
Hayden Island	\$269,450	\$1,221	NO
Hillsdale-Multnomah-Barbur	\$400,000	\$1,812	NO
Hollywood	\$596,750	\$2,703	NO
Interstate Corridor	\$390,000	\$1,767	NO
Lents-Foster	\$250,900	\$1,137	NO
MLK-Alberta	\$431,900	\$1,956	NO
Montavilla	\$325,000	\$1,472	NO
Northwest	\$460,000	\$2,084	NO
Parkrose-Argay	\$250,000	\$1,132	NO
Pleasant Valley	\$274,000	\$1,241	NO
Raleigh Hills	\$467,000	\$2,116	NO
Roseway-Cully	\$316,500	\$1,434	NO
Sellwood-Moreland-Brooklyn	\$433,400	\$1,963	NO
South Portland-Marquam Hill	\$423,500	\$1,918	NO
St. Johns	\$285,000	\$1,291	NO
Tryon Creek-South Terwilliger	\$468,000	\$2,120	NO
West Portland	\$375,000	\$1,699	NO
Woodstock	\$420,000	\$1,903	NO

Source: RMLS, 2016

Average Native American Household



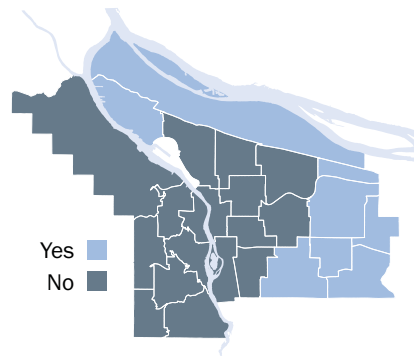
AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	2.60 individuals
Households with Children	37%
Median Income	\$27,134
Maximum Monthly Housing Considered Affordable	\$678
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

On average, a **Native American** Portland household could afford to purchase a home without becoming cost burdened and spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities, as indicated below.

Neighborhood	2015 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$210,000	\$951	NO
Belmont-Hawthorne-Division	\$465,500	\$2,109	NO
Centennial-Glenfair-Wilkes	\$209,950	\$951	NO
Central City	\$389,000	\$1,762	NO
Forest Park-Northwest Hills	\$629,500	\$2,852	NO
Gateway	\$244,000	\$1,105	NO
Hayden Island	\$269,450	\$1,221	NO
Hillsdale-Multnomah-Barbur	\$400,000	\$1,812	NO
Hollywood	\$596,750	\$2,703	NO
Interstate Corridor	\$390,000	\$1,767	NO
Lents-Foster	\$250,900	\$1,137	NO
MLK-Alberta	\$431,900	\$1,956	NO
Montavilla	\$325,000	\$1,472	NO
Northwest	\$460,000	\$2,084	NO
Parkrose-Argay	\$250,000	\$1,132	NO
Pleasant Valley	\$274,000	\$1,241	NO
Raleigh Hills	\$467,000	\$2,116	NO
Roseway-Cully	\$316,500	\$1,434	NO
Sellwood-Moreland-Brooklyn	\$433,400	\$1,963	NO
South Portland-Marquam Hill	\$423,500	\$1,918	NO
St. Johns	\$285,000	\$1,291	NO
Tryon Creek-South Terwilliger	\$468,000	\$2,120	NO
West Portland	\$375,000	\$1,699	NO
Woodstock	\$420,000	\$1,903	NO

Source: RMLS, 2016

Average Asian Household



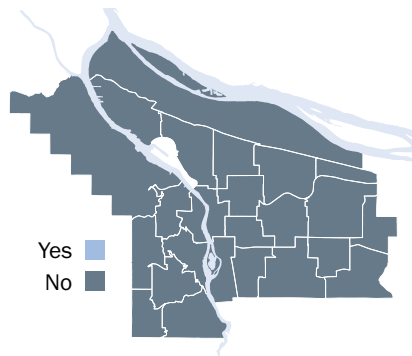
On average, an **Asian** Portland household could afford to purchase a home without becoming cost burdened and spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities, as indicated below.

AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	2.73 individuals
Households with Children	24%
Median Income	\$53,377
Maximum Monthly Housing Considered Affordable	\$1,334
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

Neighborhood	2015 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$210,000	\$951	YES
Belmont-Hawthorne-Division	\$465,500	\$2,109	NO
Centennial-Glenfair-Wilkes	\$209,950	\$951	YES
Central City	\$389,000	\$1,762	NO
Forest Park-Northwest Hills	\$629,500	\$2,852	NO
Gateway	\$244,000	\$1,105	YES
Hayden Island	\$269,450	\$1,221	YES
Hillsdale-Multnomah-Barbur	\$400,000	\$1,812	NO
Hollywood	\$596,750	\$2,703	NO
Interstate Corridor	\$390,000	\$1,767	NO
Lents-Foster	\$250,900	\$1,137	YES
MLK-Alberta	\$431,900	\$1,956	NO
Montavilla	\$325,000	\$1,472	NO
Northwest	\$460,000	\$2,084	NO
Parkrose-Argay	\$250,000	\$1,132	YES
Pleasant Valley	\$274,000	\$1,241	YES
Raleigh Hills	\$467,000	\$2,116	NO
Roseway-Cully	\$316,500	\$1,434	NO
Sellwood-Moreland-Brooklyn	\$433,400	\$1,963	NO
South Portland-Marquam Hill	\$423,500	\$1,918	NO
St. Johns	\$285,000	\$1,291	YES
Tryon Creek-South Terwilliger	\$468,000	\$2,120	NO
West Portland	\$375,000	\$1,699	NO
Woodstock	\$420,000	\$1,903	NO

Source: RMLS, 2016

Average Senior Household



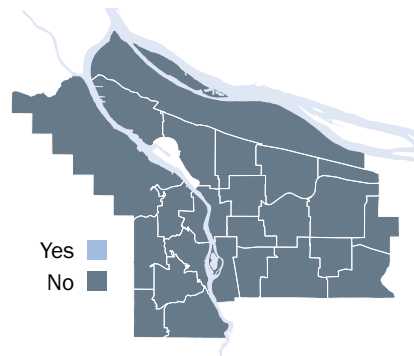
AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	1.62 individuals
Households with Children	3%
Median Income	\$37,469
Maximum Monthly Housing Considered Affordable	\$937
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

On average, a **senior** Portland household could afford to purchase a home without becoming cost burdened and spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities, as indicated below.

Neighborhood	2015 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$210,000	\$951	NO
Belmont-Hawthorne-Division	\$465,500	\$2,109	NO
Centennial-Glenfair-Wilkes	\$209,950	\$951	NO
Central City	\$389,000	\$1,762	NO
Forest Park-Northwest Hills	\$629,500	\$2,852	NO
Gateway	\$244,000	\$1,105	NO
Hayden Island	\$269,450	\$1,221	NO
Hillsdale-Multnomah-Barbur	\$400,000	\$1,812	NO
Hollywood	\$596,750	\$2,703	NO
Interstate Corridor	\$390,000	\$1,767	NO
Lents-Foster	\$250,900	\$1,137	NO
MLK-Alberta	\$431,900	\$1,956	NO
Montavilla	\$325,000	\$1,472	NO
Northwest	\$460,000	\$2,084	NO
Parkrose-Argay	\$250,000	\$1,132	NO
Pleasant Valley	\$274,000	\$1,241	NO
Raleigh Hills	\$467,000	\$2,116	NO
Roseway-Cully	\$316,500	\$1,434	NO
Sellwood-Moreland-Brooklyn	\$433,400	\$1,963	NO
South Portland-Marquam Hill	\$423,500	\$1,918	NO
St. Johns	\$285,000	\$1,291	NO
Tryon Creek-South Terwilliger	\$468,000	\$2,120	NO
West Portland	\$375,000	\$1,699	NO
Woodstock	\$420,000	\$1,903	NO

Source: RMLS, 2016

Average Single Mother Household



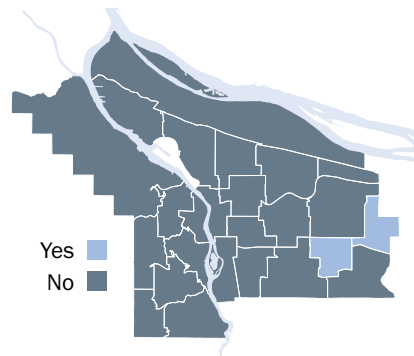
AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	3.33 individuals
Households with Children	100%
Median Income	\$31,614
Maximum Monthly Housing Considered Affordable	\$790
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

On average, a **single mother** household in Portland could afford to purchase a home without becoming cost burdened and spending more than 30% of her monthly income on housing, not including taxes, insurance, or utilities as indicated below.

Neighborhood	2015 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$210,000	\$951	NO
Belmont-Hawthorne-Division	\$465,500	\$2,109	NO
Centennial-Glenfair-Wilkes	\$209,950	\$951	NO
Central City	\$389,000	\$1,762	NO
Forest Park-Northwest Hills	\$629,500	\$2,852	NO
Gateway	\$244,000	\$1,105	NO
Hayden Island	\$269,450	\$1,221	NO
Hillsdale-Multnomah-Barbur	\$400,000	\$1,812	NO
Hollywood	\$596,750	\$2,703	NO
Interstate Corridor	\$390,000	\$1,767	NO
Lents-Foster	\$250,900	\$1,137	NO
MLK-Alberta	\$431,900	\$1,956	NO
Montavilla	\$325,000	\$1,472	NO
Northwest	\$460,000	\$2,084	NO
Parkrose-Argay	\$250,000	\$1,132	NO
Pleasant Valley	\$274,000	\$1,241	NO
Raleigh Hills	\$467,000	\$2,116	NO
Roseway-Cully	\$316,500	\$1,434	NO
Sellwood-Moreland-Brooklyn	\$433,400	\$1,963	NO
South Portland-Marquam Hill	\$423,500	\$1,918	NO
St. Johns	\$285,000	\$1,291	NO
Tryon Creek-South Terwilliger	\$468,000	\$2,120	NO
West Portland	\$375,000	\$1,699	NO
Woodstock	\$420,000	\$1,903	NO

Source: RMLS, 2016

Average Foreign-Born Household

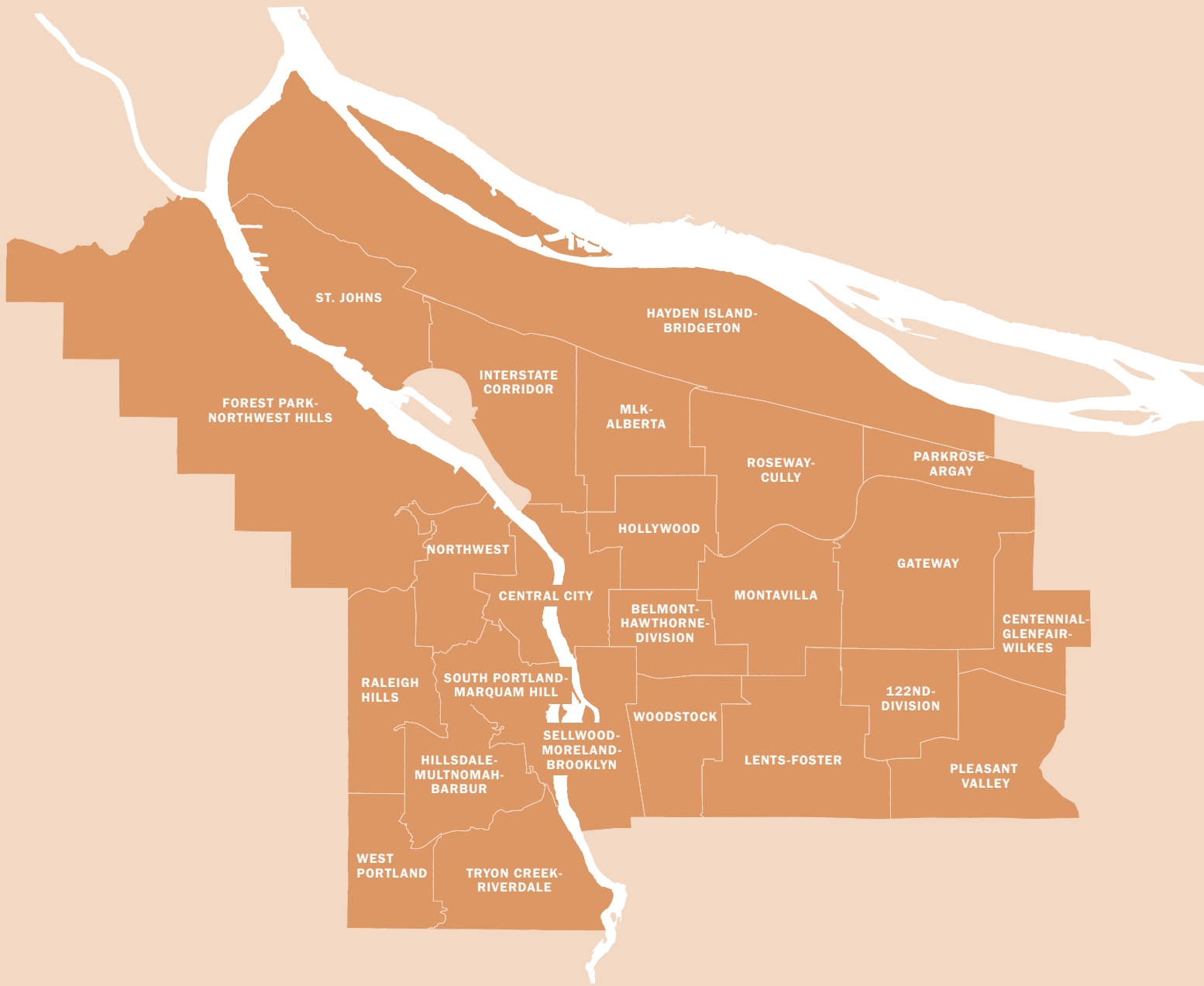


AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	3.01 individuals
Households with Children	38%
Median Income	\$41,340
Maximum Monthly Housing Considered Affordable	\$1,034
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

On average, a **foreign-born** Portland household could afford to purchase a home without becoming cost burdened and spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities, as indicated below.

Neighborhood	2015 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$210,000	\$951	YES
Belmont-Hawthorne-Division	\$465,500	\$2,109	NO
Centennial-Glenfair-Wilkes	\$209,950	\$951	YES
Central City	\$389,000	\$1,762	NO
Forest Park-Northwest Hills	\$629,500	\$2,852	NO
Gateway	\$244,000	\$1,105	NO
Hayden Island	\$269,450	\$1,221	NO
Hillsdale-Multnomah-Barbur	\$400,000	\$1,812	NO
Hollywood	\$596,750	\$2,703	NO
Interstate Corridor	\$390,000	\$1,767	NO
Lents-Foster	\$250,900	\$1,137	NO
MLK-Alberta	\$431,900	\$1,956	NO
Montavilla	\$325,000	\$1,472	NO
Northwest	\$460,000	\$2,084	NO
Parkrose-Argay	\$250,000	\$1,132	NO
Pleasant Valley	\$274,000	\$1,241	NO
Raleigh Hills	\$467,000	\$2,116	NO
Roseway-Cully	\$316,500	\$1,434	NO
Sellwood-Moreland-Brooklyn	\$433,400	\$1,963	NO
South Portland-Marquam Hill	\$423,500	\$1,918	NO
St. Johns	\$285,000	\$1,291	NO
Tryon Creek-South Terwilliger	\$468,000	\$2,120	NO
West Portland	\$375,000	\$1,699	NO
Woodstock	\$420,000	\$1,903	NO

Source: RMLS, 2016

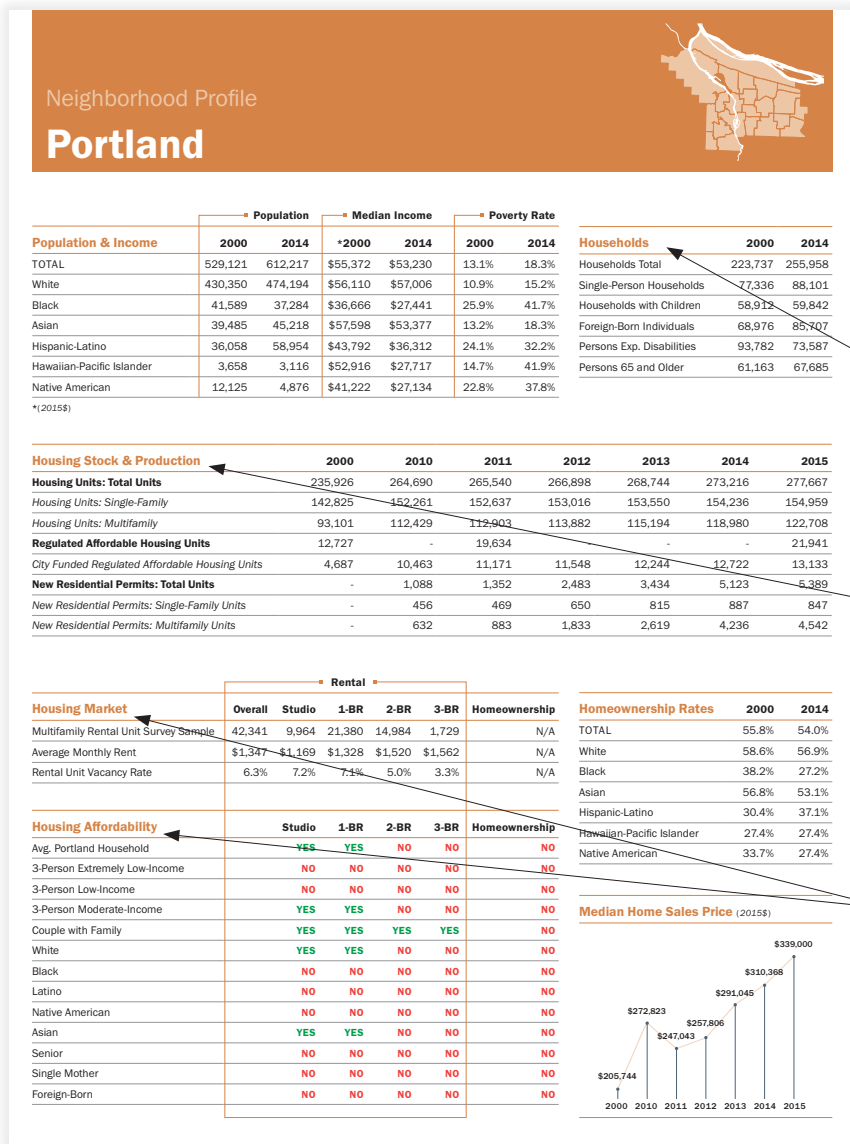


City & Neighborhood Profiles

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Guide to Neighborhood Profiles



Neighborhood

Area of the city being profiled in the data summary.

Population and Income

Neighborhood population, median household income, and poverty rate by race and ethnicity in the years 2000 and 2014.

Neighborhood households (all, single and with children), foreign-born individuals, persons experiencing disabilities, and seniors in the years 2000 and 2014.

Housing Stock and Production

Neighborhood housing stock disaggregated into single-family and multifamily units, regulated affordable housing units, and production values through single-family and multifamily permitting data in the years 2000, and 2010 to 2015.

Housing Market and Affordability

Estimates of the rental affordability of multifamily rental units in Portland neighborhoods by unit type. Average rent and vacancy rate data assessed through market survey analysis. Affordability assessed through a comparison test on whether the average rent exceeded 30% of that household's median income.

Estimates of the homeownership affordability in Portland neighborhoods. Median home sales prices assessed through RMLS. Monthly homeownership cost estimates based on mortgage and insurance cost. Affordability assessed through a comparison test on whether the homeownership cost exceeded 30% of that household's median income.

Sources: Population, Households & Income

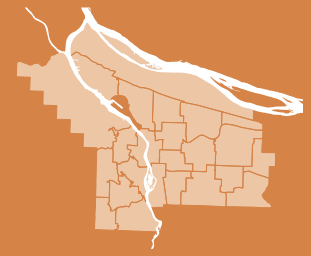
City Data Source: ACS 2014 5-Year Estimates; Neighborhood Data Source: ACS 2014 5-Year Estimates

Sources: Housing Stock & Production

Housing Unit Data Source: Multnomah County, Tax Lot Data, 2016; Regulated Unit Data Source: Metro, Inventory of Regulated Affordable Housing, 2015; Permit Data Source: City of Portland, Bureau of Development Services, 2016

Sources: Housing Market & Affordability

Non-regulated Unit, Rent, and Vacancy Data Source: Costar 2016 Multifamily Residential Market Survey Data; Affordability Estimates Data Source: ACS 2014 5-Year Income Estimates and Costar 2016 Multifamily Residential Market Survey Data; Median Home Sales Prices: RMLS 2016; City Homeownership Rate Data Source: ACS 2014 5-Year Estimates; Neighborhood Homeownership Rate Data Source: ACS 2014 5-Year Estimates



Neighborhood Profile

Portland

Population & Income	Population		Median Income		Poverty Rate	
	2000	2014	*2000	2014	2000	2014
TOTAL	529,121	612,217	\$55,372	\$53,230	13.1%	18.3%
White	430,350	474,194	\$56,110	\$57,006	10.9%	15.2%
Black	41,589	37,284	\$36,666	\$27,441	25.9%	41.7%
Asian	39,485	45,218	\$57,598	\$53,377	13.2%	18.3%
Hispanic-Latino	36,058	58,954	\$43,792	\$36,312	24.1%	32.2%
Hawaiian-Pacific Islander	3,658	3,116	\$52,916	\$27,717	14.7%	-
Native American	12,125	4,876	\$41,222	\$27,134	22.8%	37.8%

*(2015\$)

Households	2000	2014
Households Total	223,737	255,958
Single-Person Households	77,336	88,101
Households with Children	58,912	59,842
Foreign-Born Individuals	68,976	85,707
Persons Exp. Disabilities	93,782	73,587
Persons 65 and Older	61,163	67,685

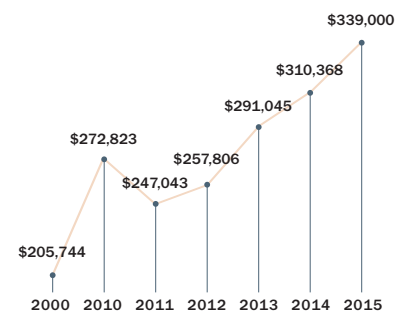
Housing Stock & Production	2000	2010	2011	2012	2013	2014	2015
Housing Units: Total Units	235,926	264,690	265,540	266,898	268,744	273,216	277,667
<i>Housing Units: Single-Family</i>	142,825	152,261	152,637	153,016	153,550	154,236	154,959
<i>Housing Units: Multifamily</i>	93,101	112,429	112,903	113,882	115,194	118,980	122,708
Regulated Affordable Housing Units	12,727	-	19,634	-	-	-	-
<i>City Funded Regulated Affordable Housing Units</i>	4,687	10,463	11,171	11,548	12,244	12,722	13,133
New Residential Permits: Total Units	-	1,088	1,352	2,483	3,434	5,123	5,389
<i>New Residential Permits: Single-Family Units</i>	-	456	469	650	815	887	847
<i>New Residential Permits: Multifamily Units</i>	-	632	883	1,833	2,619	4,236	4,542

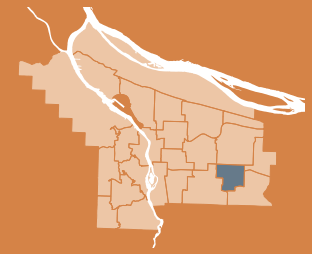
Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	42,341	9,964	21,380	14,984	1,729	N/A
Average Monthly Rent	\$1,347	\$1,169	\$1,328	\$1,520	\$1,562	N/A
Rental Unit Vacancy Rate	6.3%	7.2%	7.1%	5.0%	3.3%	N/A

Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	NO	NO	NO
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	NO	NO	NO	NO	NO
3-Person Moderate-Income	YES	YES	NO	NO	NO
Couple with Family	YES	YES	YES	YES	NO
White	YES	YES	NO	NO	NO
Black	NO	NO	NO	NO	NO
Latino	NO	NO	NO	NO	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	YES	NO	NO	NO
Senior	NO	NO	NO	NO	NO
Single Mother	NO	NO	NO	NO	NO
Foreign-Born	NO	NO	NO	NO	NO

Homeownership Rates	2000	2014
TOTAL	55.8%	54.0%
White	58.6%	56.9%
Black	38.2%	27.2%
Asian	56.8%	53.1%
Hispanic-Latino	30.4%	37.1%
Hawaiian-Pacific Islander	-	-
Native American	33.7%	27.4%

Median Home Sales Price (2015\$)





Neighborhood Profile

122nd-Division

Population & Income	Population		Median Income		Poverty Rate	
	2000	2014	*2000	2014	2000	2014
TOTAL	17,965	24,433	\$51,176	\$37,809	16.2%	28%
White	14,823	16,231	\$51,596	\$40,243	15.2%	27%
Black	596	1,037	-	\$12,546	40.7%	42%
Asian	1,592	3,175	\$63,296	\$36,414	12.7%	26%
Hispanic-Latino	1,756	3,859	\$53,346	\$44,329	12.8%	35%
Hawaiian-Pacific Islander	90	20	-	-	-	-
Native American	407	11	-	-	-	-

*(2015\$)

Households	2000	2014
Households Total	6,241	7,635
Single-Person Households	1,456	1,882
Households with Children	2,487	3,043
Foreign-Born Individuals	3,617	6,978
Persons Exp. Disabilities	3,854	3,593
Persons 65 and Older	2,063	2,556

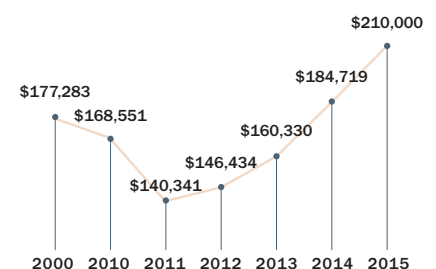
Housing Stock & Production	2000	2010	2011	2012	2013	2014	2015
Housing Units: Total Units	6,700	8,124	8,160	8,187	8,230	8,283	8,311
<i>Housing Units: Single-Family</i>	3,811	4,405	4,441	4,468	4,494	4,515	4,543
<i>Housing Units: Multifamily</i>	2,889	3,719	3,719	3,719	3,736	3,768	3,768
Regulated Affordable Housing Units	490	-	704	-	-	-	-
<i>City Funded Regulated Affordable Housing Units</i>	128	395	417	417	426	426	426
New Residential Permits: Total Units	-	44	45	35	49	43	13
<i>New Residential Permits: Single-Family Units</i>	-	44	45	26	49	43	13
<i>New Residential Permits: Multifamily Units</i>	-	-	-	9	-	-	-

Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	1,471	40	421	912	98	N/A
Average Monthly Rent	\$917	\$677	\$814	\$955	\$1,234	N/A
Rental Unit Vacancy Rate	3.1%	0.0%	2.3%	3.6%	3.8%	N/A

Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	YES	YES	YES
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	YES	YES	YES	NO	YES
3-Person Moderate-Income	YES	YES	YES	YES	YES
Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	YES	YES	YES
Black	YES	NO	NO	NO	NO
Latino	YES	YES	NO	NO	NO
Native American	YES	NO	NO	NO	NO
Asian	YES	YES	YES	YES	YES
Senior	YES	YES	NO	NO	NO
Single Mother	YES	NO	NO	NO	NO
Foreign-Born	YES	YES	YES	NO	YES

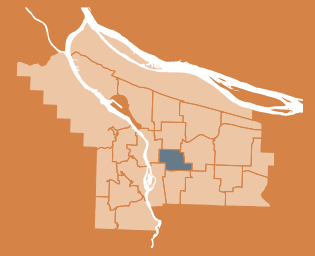
Homeownership Rates	2000	2014
TOTAL	58.6%	50.3%
White	60.9%	52.4%
Black	-	6.0%
Asian	73.6%	67.9%
Hispanic-Latino	32.2%	43.8%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2015\$)



Neighborhood Profile

Belmont-Hawthorne-Division



Population & Income	Population		Median Income		Poverty Rate	
	2000	2014	*2000	2014	2000	2014
TOTAL	26,866	28,790	\$54,295	\$60,206	12.5%	13%
White	23,874	25,313	\$54,772	\$60,457	12.3%	12%
Black	732	360	-	-	8.4%	-
Asian	1,925	1,619	\$59,286	\$57,307	8.0%	18%
Hispanic-Latino	1,077	1,310	\$49,044	\$53,461	24.6%	12%
Hawaiian-Pacific Islander	83	15	-	-	-	-
Native American	532	173	-	-	-	-

*(2015\$)

Households	2000	2014
Households Total	12,606	13,311
Single-Person Households	4,660	4,630
Households with Children	2,295	2,228
Foreign-Born Individuals	2,656	2,132
Persons Exp. Disabilities	3,967	2,597
Persons 65 and Older	2,750	2,556

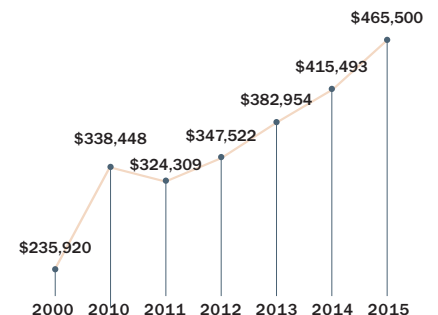
Housing Stock & Production	2000	2010	2011	2012	2013	2014	2015
Housing Units: Total Units	12,896	13,533	13,545	13,595	13,805	14,215	14,494
<i>Housing Units: Single-Family</i>	7,045	7,168	7,180	7,199	7,222	7,258	7,302
<i>Housing Units: Multifamily</i>	5,851	6,365	6,365	6,396	6,583	6,957	7,192
Regulated Affordable Housing Units	292	-	363	-	-	-	363
<i>City Funded Regulated Affordable Housing Units</i>	95	109	109	109	109	109	179
New Residential Permits: Total Units	-	38	72	276	587	166	267
<i>New Residential Permits: Single-Family Units</i>	-	14	30	27	49	51	32
<i>New Residential Permits: Multifamily Units</i>	-	24	42	249	538	115	235

Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	2,544	363	1,503	602	76	N/A
Average Monthly Rent	\$1,280	\$1,017	\$1,278	\$1,410	\$1,853	N/A
Rental Unit Vacancy Rate	3.5%	4.4%	3.4%	1.9%	0.0%	N/A

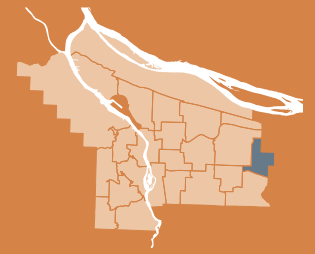
Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	NO	NO	NO
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	NO	NO	NO	NO	NO
3-Person Moderate-Income	YES	YES	NO	NO	NO
Couple with Family	YES	YES	YES	YES	NO
White	YES	YES	YES	NO	NO
Black	NO	NO	NO	NO	NO
Latino	NO	NO	NO	NO	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	YES	NO	NO	NO
Senior	NO	NO	NO	NO	NO
Single Mother	NO	NO	NO	NO	NO
Foreign-Born	YES	NO	NO	NO	NO

Homeownership Rates	2000	2014
TOTAL	46.9%	48.8%
White	47.4%	48.9%
Black	-	-
Asian	61.6%	47.4%
Hispanic-Latino	31.5%	41.3%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2015\$)



Centennial-Glenfair-Wilkes



Population & Income	Population		Median Income		Poverty Rate	
	2000	2014	*2000	2014	2000	2014
TOTAL	25,002	31,665	\$50,854	\$39,525	14.1%	32%
White	20,341	21,106	\$52,231	\$41,284	11.9%	28%
Black	836	1,941	-	\$27,477	18.9%	46%
Asian	1,671	2,438	-	\$46,342	8.9%	22%
Hispanic-Latino	3,303	5,538	\$40,394	\$28,971	9.1%	44%
Hawaiian-Pacific Islander	160	224	-	-	-	-
Native American	538	417	-	-	-	-

*(2015\$)

Households	2000	2014
Households Total	9,065	9,851
Single-Person Households	2,205	2,377
Households with Children	3,439	3,642
Foreign-Born Individuals	4,346	6,754
Persons Exp. Disabilities	5,203	4,861
Persons 65 and Older	2,824	3,104

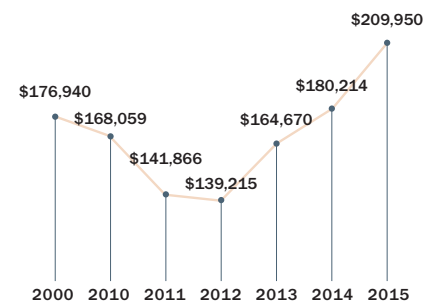
Housing Stock & Production	2000	2010	2011	2012	2013	2014	2015
Housing Units: Total Units	9,469	10,295	10,331	10,338	10,395	10,485	10,490
<i>Housing Units: Single-Family</i>	5,303	5,632	5,652	5,659	5,667	5,679	5,684
<i>Housing Units: Multifamily</i>	4,166	4,663	4,679	4,679	4,728	4,806	4,806
Regulated Affordable Housing Units	437	-	586	-	-	-	-
<i>City Funded Regulated Affordable Housing Units</i>	10	278	278	278	371	371	371
New Residential Permits: Total Units	-	46	11	83	25	85	6
<i>New Residential Permits: Single-Family Units</i>	-	16	11	56	25	7	6
<i>New Residential Permits: Multifamily Units</i>	-	30	-	27	-	78	-

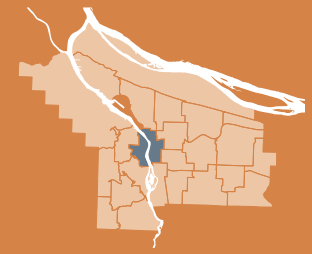
Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	2,126	121	534	1,337	134	N/A
Average Monthly Rent	\$893	\$791	\$778	\$927	\$1,148	N/A
Rental Unit Vacancy Rate	1.8%	-	1.0%	2.3%	2.8%	N/A

Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	YES	YES	YES
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	YES	YES	YES	NO	YES
3-Person Moderate-Income	YES	YES	YES	YES	YES
Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	YES	YES	YES
Black	NO	NO	NO	NO	NO
Latino	YES	YES	NO	NO	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	YES	YES	YES	YES
Senior	YES	YES	YES	NO	NO
Single Mother	NO	YES	NO	NO	NO
Foreign-Born	YES	YES	YES	NO	YES

Homeownership Rates	2000	2014
TOTAL	58.2%	53.7%
White	62.6%	57.7%
Black	-	32.0%
Asian	-	77.2%
Hispanic-Latino	20.2%	28.8%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2015\$)





Neighborhood Profile

Central City

Population & Income	Population		Median Income		Poverty Rate	
	2000	2014	*2000	2014	2000	2014
TOTAL	25,801	31,665	\$30,119	\$34,088	29.0%	27%
White	21,330	27,499	\$31,722	\$35,845	27.0%	25%
Black	1,841	1,610	\$20,582	\$17,717	41.1%	54%
Asian	1,938	2,383	\$27,147	\$43,888	29.4%	25%
Hispanic-Latino	1,344	2,115	\$26,062	\$25,240	32.4%	33%
Hawaiian-Pacific Islander	120	26	-	-	-	-
Native American	784	285	-	-	43.5%	-

*(2015\$)

Households	2000	2014
Households Total	15,752	21,028
Single-Person Households	11,068	13,919
Households with Children	729	1,037
Foreign-Born Individuals	2,952	3,621
Persons Exp. Disabilities	6,207	5,240
Persons 65 and Older	2,937	3,811

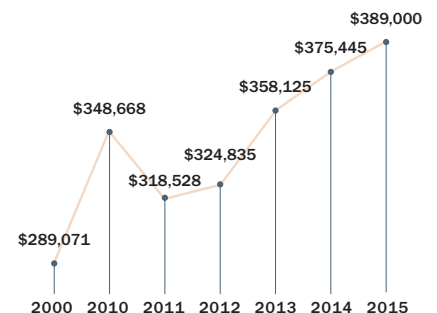
Housing Stock & Production	2000	2010	2011	2012	2013	2014	2015
Housing Units: Total Units	18,110	24,110	24,260	24,529	24,660	25,145	26,895
Housing Units: Single-Family	1,095	1,116	1,116	1,121	1,122	1,127	1,130
Housing Units: Multifamily	17,015	22,994	23,144	23,408	23,538	24,018	25,765
Regulated Affordable Housing Units	4,450	-	7,109	-	-	-	-
City Funded Regulated Affordable Housing Units	2,458	5,177	5,604	5,877	6,084	6,300	6,635
New Residential Permits: Total Units	-	282	226	545	228	1,803	1,730
New Residential Permits: Single-Family Units	-	-	6	2	10	6	8
New Residential Permits: Multifamily Units	-	282	220	543	218	1,797	1,722

Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	10,440	3,078	4,983	2,248	131	N/A
Average Monthly Rent	\$1,537	\$1,132	\$1,481	\$2,125	\$3,308	N/A
Rental Unit Vacancy Rate	7.2%	4.7%	7.2%	9.1%	10.6%	N/A

Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	NO	NO	NO	NO
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	NO	NO	NO	NO	NO
3-Person Moderate-Income	YES	NO	NO	NO	NO
Couple with Family	YES	YES	NO	NO	YES
White	YES	NO	NO	NO	NO
Black	NO	NO	NO	NO	NO
Latino	NO	NO	NO	NO	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	NO	NO	NO	NO
Senior	NO	NO	NO	NO	NO
Single Mother	NO	NO	NO	NO	NO
Foreign-Born	NO	NO	NO	NO	NO

Homeownership Rates	2000	2014
TOTAL	11.9%	20.0%
White	13.0%	21.3%
Black	5.9%	2.0%
Asian	10.5%	19.3%
Hispanic-Latino	6.0%	16.3%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2015\$)



Neighborhood Profile

Forest Park-Northwest Hills



Population & Income	Population		Median Income		Poverty Rate	
	2000	2014	*2000	2014	2000	2014
TOTAL	6,046	8982	\$135,493	\$124,296	4.0%	5%
White	5,542	7313	\$108,583	\$127,479	4.4%	6%
Black	76	118	-	-	-	-
Asian	446	1158	-	\$117,287	-	5%
Hispanic-Latino	114	364	-	-	-	-
Hawaiian-Pacific Islander	-	-	-	-	-	-
Native American	70	29	-	-	-	-

*(2015\$)

Households	2000	2014
Households Total	2,303	3,562
Single-Person Households	427	765
Households with Children	882	1,258
Foreign-Born Individuals	578	1,601
Persons Exp. Disabilities	464	735
Persons 65 and Older	445	1,063

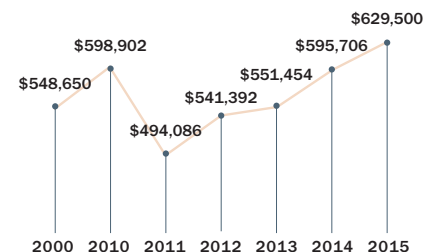
Housing Stock & Production	2000	2010	2011	2012	2013	2014	2015
Housing Units: Total Units	2,507	3,789	3,797	3,807	3,824	3,839	3,860
<i>Housing Units: Single-Family</i>	2,404	3,126	3,134	3,144	3,161	3,176	3,197
<i>Housing Units: Multifamily</i>	103	663	663	663	663	663	663
Regulated Affordable Housing Units	-	-	-	-	-	-	-
<i>City Funded Regulated Affordable Housing Units</i>	-	-	-	-	-	-	-
New Residential Permits: Total Units	-	10	16	12	28	18	15
<i>New Residential Permits: Single-Family Units</i>	-	10	16	12	28	18	15
<i>New Residential Permits: Multifamily Units</i>	-	-	-	-	-	-	-

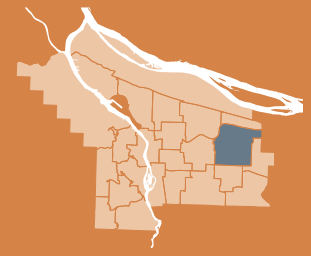
Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	168	-	50	118	-	N/A
Average Monthly Rent	\$1,498	-	\$1,386	\$1,542	-	N/A
Rental Unit Vacancy Rate	3.0%	-	2.0%	3.4%	-	N/A

Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	-	NO	NO	-	NO
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	-	NO	NO	-	NO
3-Person Moderate-Income	-	NO	NO	-	NO
Couple with Family	-	YES	YES	-	NO
White	-	YES	NO	-	NO
Black	-	NO	NO	-	NO
Latino	-	NO	NO	-	NO
Native American	-	NO	NO	-	NO
Asian	-	NO	NO	-	NO
Senior	-	NO	NO	-	NO
Single Mother	-	NO	NO	-	NO
Foreign-Born	-	NO	NO	-	NO

Homeownership Rates	2000	2014
TOTAL	90.5%	82.2%
White	90.5%	82.7%
Black	-	-
Asian	-	-
Hispanic-Latino	-	-
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2015\$)





Neighborhood Profile

Gateway

Population & Income	Population		Median Income		Poverty Rate	
	2000	2014	*2000	2014	2000	2014
TOTAL	42,431	53,016	\$53,650	\$43,360	12.4%	22%
White	35,211	35,350	\$53,873	\$46,322	10.1%	18%
Black	1,527	2,894	-	\$23,739	33.5%	42%
Asian	4,051	5,813	\$65,212	\$39,256	10.8%	21%
Hispanic-Latino	2,926	7,772	\$44,076	\$24,569	29.5%	42%
Hawaiian-Pacific Islander	228	715	-	-	-	-
Native American	781	472	-	-	18.4%	-

*(2015\$)

Households	2000	2014
Households Total	16,496	18,630
Single-Person Households	4,735	5,812
Households with Children	5,013	5,088
Foreign-Born Individuals	7,170	13,383
Persons Exp. Disabilities	8,504	8,302
Persons 65 and Older	8,004	7,836

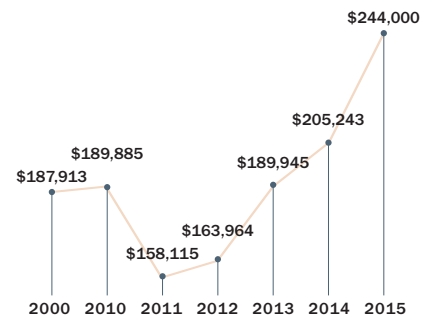
Housing Stock & Production	2000	2010	2011	2012	2013	2014	2015
Housing Units: Total Units	16,707	18,529	18,538	18,552	18,755	18,893	19,043
<i>Housing Units: Single-Family</i>	11,151	11,625	11,634	11,648	11,664	11,692	11,703
<i>Housing Units: Multifamily</i>	5,556	6,904	6,904	6,904	7,091	7,201	7,340
Regulated Affordable Housing Units	485	-	1,089	-	-	-	1,367
<i>City Funded Regulated Affordable Housing Units</i>	285	625	672	672	732	799	799
New Residential Permits: Total Units	-	57	21	153	30	317	96
<i>New Residential Permits: Single-Family Units</i>	-	10	21	26	30	28	24
<i>New Residential Permits: Multifamily Units</i>	-	47	-	127	-	289	72

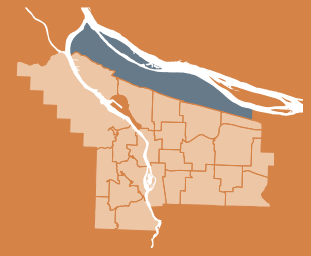
Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	1,236	1,236	1,923	248	-	N/A
Average Monthly Rent	\$1,000	\$474	\$845	\$1,050	\$1,398	N/A
Rental Unit Vacancy Rate	2.6%	-	2.5%	2.7%	2.6%	N/A

Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	YES	NO	YES
3-Person Extremely Low-Income	YES	NO	NO	NO	NO
3-Person Low-Income	YES	YES	NO	NO	NO
3-Person Moderate-Income	YES	YES	YES	NO	YES
Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	YES	YES	YES
Black	YES	NO	NO	NO	NO
Latino	YES	YES	NO	NO	NO
Native American	YES	NO	NO	NO	NO
Asian	YES	YES	YES	NO	YES
Senior	YES	YES	NO	NO	NO
Single Mother	YES	NO	NO	NO	NO
Foreign-Born	YES	YES	NO	NO	NO

Homeownership Rates	2000	2014
TOTAL	62.9%	51.0%
White	65.5%	56.4%
Black	28.3%	23.0%
Asian	69.4%	50.3%
Hispanic-Latino	27.2%	19.8%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2015\$)





Neighborhood Profile

Hayden Island

Population & Income	Population		Median Income		Poverty Rate	
	2000	2014	*2000	2014	2000	2014
TOTAL	6,115	6,551	\$59,536	\$49,739	9.6%	16%
White	5,078	4,602	\$59,090	\$50,791	8.3%	16%
Black	550	704	-	-	-	22%
Asian	236	408	-	-	-	-
Hispanic-Latino	348	611	-	-	-	19%
Hawaiian-Pacific Islander	41	21	-	-	-	-
Native American	187	207	-	-	-	-

*(2015\$)

Households	2000	2014
Households Total	2,324	2,540
Single-Person Households	885	1,153
Households with Children	384	381
Foreign-Born Individuals	406	683
Persons Exp. Disabilities	1,090	858
Persons 65 and Older	594	957

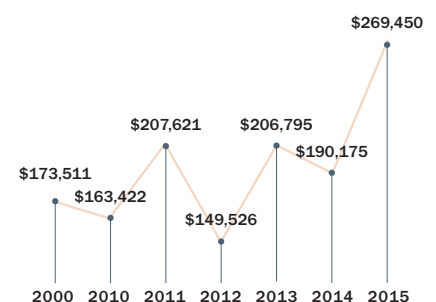
Housing Stock & Production	2000	2010	2011	2012	2013	2014	2015
Housing Units: Total Units	2,653	3,072	3,072	3,072	3,073	3,073	3,359
Housing Units: Single-Family	759	934	934	934	935	935	937
Housing Units: Multifamily	1,894	2,138	2,138	2,138	2,138	2,138	2,422
Regulated Affordable Housing Units	-	-	-	-	-	-	-
City Funded Regulated Affordable Housing Units	-	-	-	-	-	-	-
New Residential Permits: Total Units	-	-	-	1	96	142	1
New Residential Permits: Single-Family Units	-	-	-	1	1	2	1
New Residential Permits: Multifamily Units	-	-	-	-	95	140	-

Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	497	9	250	238	-	N/A
Average Monthly Rent	\$1,877	-	\$1,586	\$2,334	-	N/A
Rental Unit Vacancy Rate	20.9%	-	22.4%	20.2%	-	N/A

Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	-	NO	NO	-	YES
3-Person Extremely Low-Income	-	NO	NO	-	NO
3-Person Low-Income	-	NO	NO	-	NO
3-Person Moderate-Income	-	NO	NO	-	YES
Couple with Family	-	YES	NO	-	YES
White	-	NO	NO	-	YES
Black	-	NO	NO	-	NO
Latino	-	NO	NO	-	NO
Native American	-	NO	NO	-	NO
Asian	-	NO	NO	-	YES
Senior	-	NO	NO	-	NO
Single Mother	-	NO	NO	-	NO
Foreign-Born	-	NO	NO	-	NO

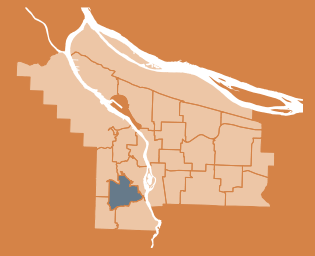
Homeownership Rates	2000	2014
TOTAL	75.8%	74.7%
White	76.8%	79.0%
Black	-	-
Asian	-	-
Hispanic-Latino	-	-
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2015\$)



Neighborhood Profile

Hillsdale-Multnomah-Barbur



Population & Income	Population		Median Income		Poverty Rate	
	2000	2014	*2000	2014	2000	2014
TOTAL	18,079	20,644	\$70,096	\$68,262	8.4%	12%
White	16,416	18,515	\$70,272	\$70,005	6.7%	12%
Black	486	218	-	-	21.1%	-
Asian	900	551	-	-	19.2%	23%
Hispanic-Latino	767	1,176	-	-	22.9%	7%
Hawaiian-Pacific Islander	104	112	-	-	-	-
Native American	315	72	-	-	-	-

*(2015\$)

Households	2000	2014
Households Total	8,412	9,170
Single-Person Households	2,842	3,052
Households with Children	1,997	2,064
Foreign-Born Individuals	1,658	1,317
Persons Exp. Disabilities	2,189	1,763
Persons 65 and Older	2,095	2,312

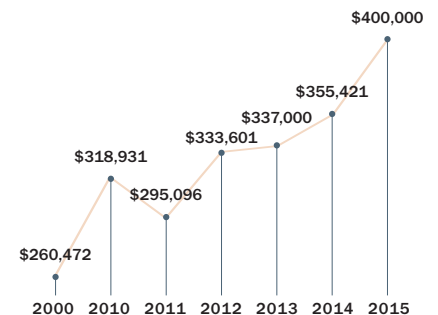
Housing Stock & Production	2000	2010	2011	2012	2013	2014	2015
Housing Units: Total Units	8,642	9,256	9,261	9,276	9,288	9,436	9,462
<i>Housing Units: Single-Family</i>	5,604	5,872	5,877	5,892	5,904	5,930	5,956
<i>Housing Units: Multifamily</i>	3,038	3,384	3,384	3,384	3,384	3,506	3,506
Regulated Affordable Housing Units	166	-	224	-	-	-	287
<i>City Funded Regulated Affordable Housing Units</i>	-	127	127	127	127	236	236
New Residential Permits: Total Units	-	12	9	133	23	39	32
<i>New Residential Permits: Single-Family Units</i>	-	12	9	14	23	39	32
<i>New Residential Permits: Multifamily Units</i>	-	-	-	119	-	-	-

Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	1,369	20	565	644	140	N/A
Average Monthly Rent	\$1,064	-	\$909	\$1,097	\$1,498	N/A
Rental Unit Vacancy Rate	3.0%	-	3.2%	2.5%	5.1%	N/A

Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	-	YES	YES	NO	NO
3-Person Extremely Low-Income	-	NO	NO	NO	NO
3-Person Low-Income	-	YES	NO	NO	NO
3-Person Moderate-Income	-	YES	YES	NO	NO
Couple with Family	-	YES	YES	YES	YES
White	-	YES	YES	NO	NO
Black	-	NO	NO	NO	NO
Latino	-	NO	NO	NO	NO
Native American	-	NO	NO	NO	NO
Asian	-	YES	YES	NO	NO
Senior	-	YES	NO	NO	NO
Single Mother	-	NO	NO	NO	NO
Foreign-Born	-	YES	NO	NO	NO

Homeownership Rates	2000	2014
TOTAL	60.1%	58.6%
White	62.9%	60.1%
Black	-	-
Asian	-	-
Hispanic-Latino	-	43.5%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2015\$)



Neighborhood Profile

Hollywood



Population & Income	Population		Median Income		Poverty Rate	
	2000	2014	*2000	2014	2000	2014
TOTAL	29,487	32,123	\$66,239	\$67,841	7.9%	11%
White	26,557	28,597	\$69,271	\$71,217	6.6%	11%
Black	1,649	759	\$47,273	\$26,588	22.0%	46%
Asian	1,137	1,134	-	\$85,227	3.9%	6%
Hispanic-Latino	1,081	1,462	\$45,639	\$35,625	13.7%	18%
Hawaiian-Pacific Islander	97	5	-	-	-	-
Native American	526	166	-	-	-	-

*(2015\$)

Households	2000	2014
Households Total	14,069	14,502
Single-Person Households	5,548	5,068
Households with Children	3,118	3,498
Foreign-Born Individuals	1,860	1,929
Persons Exp. Disabilities	4,388	2,843
Persons 65 and Older	3,193	3,565

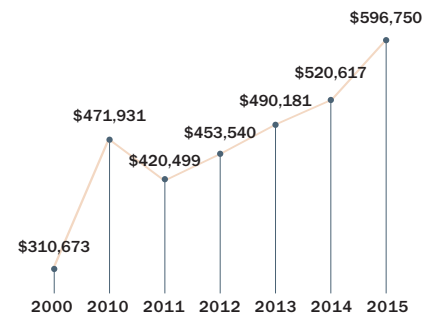
Housing Stock & Production	2000	2010	2011	2012	2013	2014	2015
Housing Units: Total Units	14,384	14,713	14,717	14,853	14,936	15,375	15,467
Housing Units: Single-Family	8,009	8,055	8,057	8,067	8,077	8,096	8,107
Housing Units: Multifamily	6,375	6,658	6,660	6,786	6,859	7,279	7,360
Regulated Affordable Housing Units	573	-	642	-	-	-	732
City Funded Regulated Affordable Housing Units	86	191	208	208	228	228	228
New Residential Permits: Total Units	-	59	59	157	409	150	53
New Residential Permits: Single-Family Units	-	9	12	12	30	26	16
New Residential Permits: Multifamily Units	-	50	47	145	379	124	37

Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	3,669	600	1,918	1,069	82	N/A
Average Monthly Rent	\$1,306	\$1,071	\$1,240	\$1,558	\$2,102	N/A
Rental Unit Vacancy Rate	4.2%	5.7%	4.4%	3.2%	2.3%	N/A

Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	NO	NO	NO
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	NO	NO	NO	NO	NO
3-Person Moderate-Income	YES	YES	NO	NO	NO
Couple with Family	YES	YES	YES	YES	NO
White	YES	YES	NO	NO	NO
Black	NO	NO	NO	NO	NO
Latino	NO	NO	NO	NO	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	YES	NO	NO	NO
Senior	NO	NO	NO	NO	NO
Single Mother	NO	NO	NO	NO	NO
Foreign-Born	NO	NO	NO	NO	NO

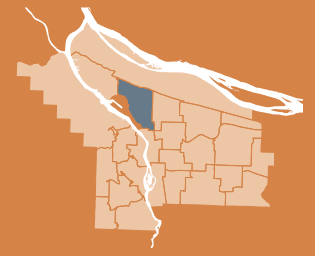
Homeownership Rates	2000	2014
TOTAL	53.8%	53.0%
White	57.2%	55.5%
Black	16.4%	16.4%
Asian	-	-
Hispanic-Latino	28.9%	21.4%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2015\$)



Neighborhood Profile

Interstate Corridor



Population & Income	Population		Median Income		Poverty Rate	
	2000	2014	*2000	2014	2000	2014
TOTAL	39,928	32,123	\$50,340	\$52,369	17.9%	19%
White	24,909	30,907	\$54,465	\$59,632	13.1%	15%
Black	10,795	6,624	\$35,973	\$23,049	24.9%	40%
Asian	2,141	2,006	\$53,990	\$62,187	23.6%	14%
Hispanic-Latino	3,915	4,255	\$41,043	\$44,494	30.1%	25%
Hawaiian-Pacific Islander	586	202	-	-	-	-
Native American	1,368	230	-	-	29.1%	-

*(2015\$)

Households	2000	2014
Households Total	15,835	17,794
Single-Person Households	4,864	5,554
Households with Children	4,891	4,133
Foreign-Born Individuals	5,096	4,232
Persons Exp. Disabilities	8,675	5,031
Persons 65 and Older	3,886	3,433

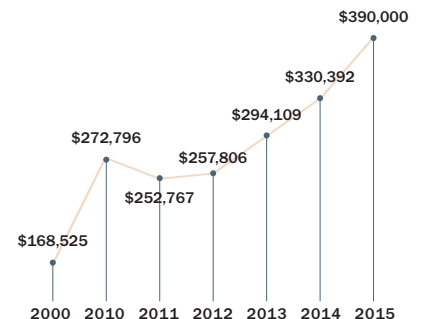
Housing Stock & Production	2000	2010	2011	2012	2013	2014	2015
Housing Units: Total Units	16,630	18,429	18,582	18,710	18,951	19,809	20,083
<i>Housing Units: Single-Family</i>	12,135	12,842	12,879	12,916	13,006	13,107	13,185
<i>Housing Units: Multifamily</i>	4,495	5,587	5,703	5,794	5,945	6,702	6,898
Regulated Affordable Housing Units	1,205	-	2,050	-	-	-	2,303
<i>City Funded Regulated Affordable Housing Units</i>	432	1,085	1,202	1,224	1,304	1,351	1,357
New Residential Permits: Total Units	-	160	130	385	542	511	699
<i>New Residential Permits: Single-Family Units</i>	-	53	49	105	110	122	115
<i>New Residential Permits: Multifamily Units</i>	-	107	81	280	432	389	584

Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	2014	435	1,043	526	10	N/A
Average Monthly Rent	\$1,388	\$1,084	\$1,328	\$1,762	\$1,123	N/A
Rental Unit Vacancy Rate	13.8%	15.4%	11.9%	16.6%	-	N/A

Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	NO	YES	NO
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	NO	NO	NO	NO	NO
3-Person Moderate-Income	YES	NO	NO	YES	NO
Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	NO	YES	NO
Black	NO	NO	NO	NO	NO
Latino	NO	NO	NO	NO	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	YES	NO	YES	NO
Senior	NO	NO	NO	NO	NO
Single Mother	NO	NO	NO	NO	NO
Foreign-Born	NO	NO	NO	NO	NO

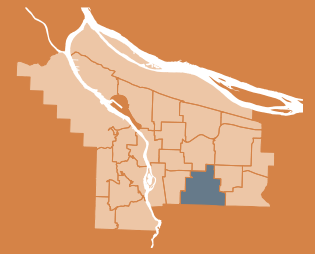
Homeownership Rates	2000	2014
TOTAL	60.2%	56.1%
White	68.4%	59.8%
Black	43.7%	38.0%
Asian	67.1%	52.5%
Hispanic-Latino	38.9%	50.0%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2015\$)



Neighborhood Profile

Lents-Foster



Population & Income	Population		Median Income		Poverty Rate	
	2000	2014	*2000	2014	2000	2014
TOTAL	43,813	51,601	\$50,086	\$45,743	14.0%	20%
White	35,890	36,171	\$50,634	\$48,654	13.1%	18%
Black	1,085	1,838	\$53,680	\$19,921	29.6%	48%
Asian	4,777	6,539	-	-	11.8%	20%
Hispanic-Latino	3,474	6,390	\$47,564	\$37,420	17.4%	26%
Hawaiian-Pacific Islander	292	205	-	-	-	62%
Native American	1,141	457	-	-	19.7%	31%

*(2015\$)

Households	2000	2014
Households Total	16,556	18,585
Single-Person Households	4,496	4,873
Households with Children	5,582	5,601
Foreign-Born Individuals	8,368	9,337
Persons Exp. Disabilities	9,263	7,504
Persons 65 and Older	4,496	4,416

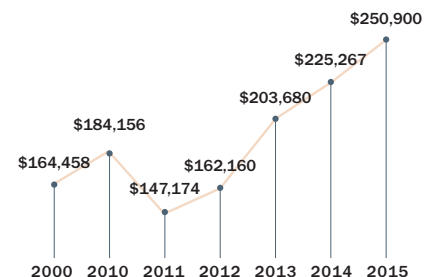
Housing Stock & Production	2000	2010	2011	2012	2013	2014	2015
Housing Units: Total Units	16,605	18,781	18,840	18,904	18,973	19,082	19,175
<i>Housing Units: Single-Family</i>	12,880	14,132	14,187	14,237	14,304	14,407	14,494
<i>Housing Units: Multifamily</i>	3,725	4,649	4,653	4,667	4,669	4,675	4,681
Regulated Affordable Housing Units	825	-	988	-	-	-	1,023
<i>City Funded Regulated Affordable Housing Units</i>	173	328	367	386	387	387	387
New Residential Permits: Total Units	-	78	48	71	110	102	162
<i>New Residential Permits: Single-Family Units</i>	-	78	48	71	110	96	113
<i>New Residential Permits: Multifamily Units</i>	-	-	-	-	-	6	49

Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	1,053	23	232	664	134	N/A
Average Monthly Rent	\$1,060	\$950	\$897	\$1,070	\$1,344	N/A
Rental Unit Vacancy Rate	3.0%	9.5%	4.3%	2.6%	2.2%	N/A

Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	YES	NO	YES
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	YES	YES	NO	NO	NO
3-Person Moderate-Income	YES	YES	YES	NO	YES
Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	YES	YES	YES
Black	NO	NO	NO	NO	NO
Latino	NO	YES	NO	NO	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	YES	YES	NO	YES
Senior	NO	YES	NO	NO	NO
Single Mother	NO	NO	NO	NO	NO
Foreign-Born	YES	YES	NO	NO	NO

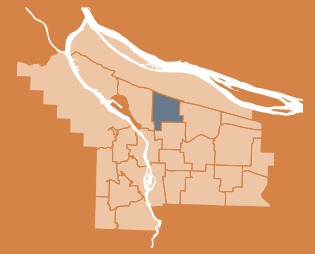
Homeownership Rates	2000	2014
TOTAL	61.0%	57.9%
White	62.1%	60.6%
Black	-	14.1%
Asian	73.6%	60.5%
Hispanic-Latino	45.8%	44.2%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2015\$)



Neighborhood Profile

MLK-Alberta



Population & Income	Population		Median Income		Poverty Rate	
	2000	2014	*2000	2014	2000	2014
TOTAL	33,611	34,123	\$60,162	\$73,250	13.4%	13%
White	20,305	26,005	\$68,801	\$80,855	7.7%	10%
Black	11,272	4,872	\$42,699	\$43,004	21.5%	18%
Asian	1,140	921	-	-	11.0%	13%
Hispanic-Latino	2,353	2,030	\$57,568	\$59,795	27.0%	26%
Hawaiian-Pacific Islander	383	15	-	-	-	-
Native American	958	289	-	-	33.2%	39%

*(2015\$)

Households	2000	2014
Households Total	13,112	13657
Single-Person Households	3,443	3577
Households with Children	4,215	3318
Foreign-Born Individuals	2,811	2323
Persons Exp. Disabilities	5,852	3224
Persons 65 and Older	2,952	2873

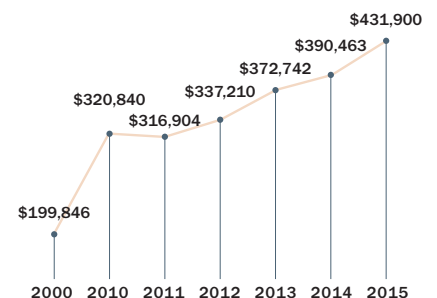
Housing Stock & Production	2000	2010	2011	2012	2013	2014	2015
Housing Units: Total Units	13,486	14,040	14,132	14,188	14,274	14,416	14,551
<i>Housing Units: Single-Family</i>	11,388	11,752	11,797	11,853	11,929	11,987	12,086
<i>Housing Units: Multifamily</i>	2,098	2,288	2,335	2,335	2,345	2,429	2,465
Regulated Affordable Housing Units	406	-	713	-	-	-	757
<i>City Funded Regulated Affordable Housing Units</i>	137	232	271	328	330	330	330
New Residential Permits: Total Units	-	104	53	85	144	149	140
<i>New Residential Permits: Single-Family Units</i>	-	64	53	77	76	97	96
<i>New Residential Permits: Multifamily Units</i>	-	40	-	8	78	52	44

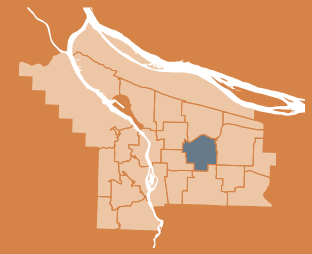
Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	469	70	279	112	8	N/A
Average Monthly Rent	\$1,189	\$1,207	\$1,116	\$1,436	\$876	N/A
Rental Unit Vacancy Rate	6.1%	6.3%	5.5%	8.3%	-	N/A

Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	NO	YES	NO
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	NO	NO	NO	YES	NO
3-Person Moderate-Income	YES	YES	NO	YES	NO
Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	NO	YES	NO
Black	NO	NO	NO	NO	NO
Latino	NO	NO	NO	YES	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	YES	NO	YES	NO
Senior	NO	NO	NO	YES	NO
Single Mother	NO	NO	NO	NO	NO
Foreign-Born	NO	NO	NO	YES	NO

Homeownership Rates	2000	2014
TOTAL	69.6%	69.2%
White	76.8%	70.5%
Black	57.7%	65.2%
Asian	-	-
Hispanic-Latino	43.7%	43.5%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2015\$)





Neighborhood Profile

Montavilla

Population & Income	Population		Median Income		Poverty Rate	
	2000	2014	*2000	2014	2000	2014
TOTAL	34,989	37,670	\$56,869	\$54,197	9.3%	16%
White	29,100	28,701	\$58,371	\$56,990	7.8%	11%
Black	1,212	2,081	-	\$26,032	21.4%	51%
Asian	3,909	3,654	\$57,836	\$51,081	12.4%	23%
Hispanic-Latino	1,949	2,459	\$46,431	\$38,833	28.0%	30%
Hawaiian-Pacific Islander	230	357	-	-	-	-
Native American	651	417	-	-	-	51%

*(2015\$)

Households	2000	2014
Households Total	14,288	15,492
Single-Person Households	4,498	4,864
Households with Children	3,856	3,317
Foreign-Born Individuals	5,260	4,678
Persons Exp. Disabilities	5,618	3,705
Persons 65 and Older	4,577	4,481

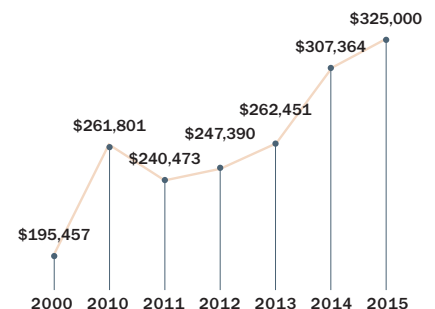
Housing Stock & Production	2000	2010	2011	2012	2013	2014	2015
Housing Units: Total Units	14,734	15,302	15,322	15,337	15,362	15,411	15,486
<i>Housing Units: Single-Family</i>	10,072	10,505	10,523	10,538	10,563	10,598	10,647
<i>Housing Units: Multifamily</i>	4,662	4,797	4,799	4,799	4,799	4,813	4,839
Regulated Affordable Housing Units	608	-	674	-	-	-	688
<i>City Funded Regulated Affordable Housing Units</i>	241	264	264	264	264	303	303
New Residential Permits: Total Units	-	17	16	45	43	89	116
<i>New Residential Permits: Single-Family Units</i>	-	17	16	30	40	61	79
<i>New Residential Permits: Multifamily Units</i>	-	-	-	15	3	28	37

Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	1,597	206	604	675	112	N/A
Average Monthly Rent	\$1,035	\$930	\$893	\$1,133	\$1,339	N/A
Rental Unit Vacancy Rate	3.2%	7.7%	3.0%	2.5%	4.4%	N/A

Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	NO	YES	NO
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	YES	YES	NO	NO	NO
3-Person Moderate-Income	YES	YES	YES	NO	NO
Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	YES	YES	NO
Black	NO	NO	NO	NO	NO
Latino	NO	YES	NO	NO	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	YES	YES	NO	NO
Senior	YES	YES	NO	NO	NO
Single Mother	NO	NO	NO	NO	NO
Foreign-Born	YES	YES	NO	NO	NO

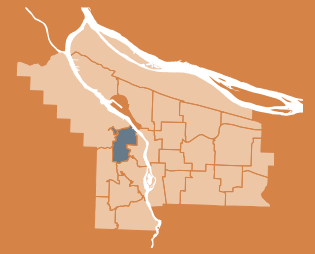
Homeownership Rates	2000	2014
TOTAL	59.2%	56.1%
White	61.1%	58.8%
Black	-	9.7%
Asian	61.5%	60.7%
Hispanic-Latino	33.5%	32.4%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2015\$)



Neighborhood Profile

Northwest



Population & Income	Population		Median Income		Poverty Rate	
	2000	2014	*2000	2014	2000	2014
TOTAL	16,802	21,424	\$50,063	\$59,925	13.0%	14%
White	15,530	18,036	\$52,834	\$65,853	11.5%	11%
Black	386	414	-	-	-	67%
Asian	718	1,192	-	\$61,531	27.6%	12%
Hispanic-Latino	535	1,667	-	\$41,481	15.0%	17%
Hawaiian-Pacific Islander	52	7	-	-	-	-
Native American	269	108	-	-	-	-

*(2015\$)

Households	2000	2014
Households Total	10,207	12,452
Single-Person Households	5,974	6,805
Households with Children	1,008	1,376
Foreign-Born Individuals	1,655	2,483
Persons Exp. Disabilities	2,021	1,873
Persons 65 and Older	1,744	2,755

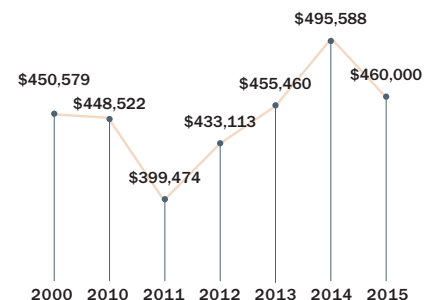
Housing Stock & Production	2000	2010	2011	2012	2013	2014	2015
Housing Units: Total Units	11,242	13,221	13,342	13,534	13,871	14,503	14,771
<i>Housing Units: Single-Family</i>	2,698	2,777	2,781	2,783	2,790	2,794	2,802
<i>Housing Units: Multifamily</i>	8,544	10,444	10,561	10,751	11,081	11,709	11,969
Regulated Affordable Housing Units	750	-	791	-	-	-	870
<i>City Funded Regulated Affordable Housing Units</i>	134	248	248	248	248	248	248
New Residential Permits: Total Units	-	1	280	302	314	786	818
<i>New Residential Permits: Single-Family Units</i>	-	1	8	7	8	11	3
<i>New Residential Permits: Multifamily Units</i>	-	-	272	295	306	775	815

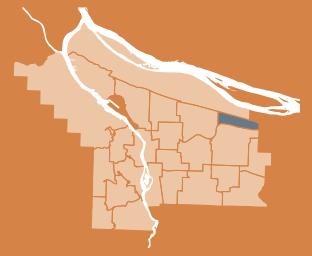
Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	6,074	2,373	2,888	800	13	N/A
Average Monthly Rent	\$1,534	\$1,095	\$1,618	\$2,585	\$2,286	N/A
Rental Unit Vacancy Rate	9.1%	7.9%	9.8%	10.9%	23.1%	N/A

Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	NO	NO	NO	NO
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	NO	NO	NO	NO	NO
3-Person Moderate-Income	YES	NO	NO	NO	NO
Couple with Family	YES	YES	NO	NO	YES
White	YES	NO	NO	NO	NO
Black	NO	NO	NO	NO	NO
Latino	NO	NO	NO	NO	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	NO	NO	NO	NO
Senior	NO	NO	NO	NO	NO
Single Mother	NO	NO	NO	NO	NO
Foreign-Born	NO	NO	NO	NO	NO

Homeownership Rates	2000	2014
TOTAL	29.9%	34.1%
White	31.7%	36.4%
Black	-	-
Asian	-	41.5%
Hispanic-Latino	-	11.2%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2015\$)





Neighborhood Profile

Parkrose-Argay

Population & Income	Population		Median Income		Poverty Rate	
	2000	2014	*2000	2014	2000	2014
TOTAL	12,298	13,031	\$54,263	\$44,524	11.6%	23%
White	9,071	8,099	\$54,828	\$44,935	8.7%	21%
Black	1,078	2,006	-	\$39,060	23.1%	36%
Asian	1,511	1,415	-	\$60,147	9.2%	11%
Hispanic-Latino	986	1,285	-	\$35,303	24.6%	42%
Hawaiian-Pacific Islander	178	208	-	-	-	-
Native American	235	17	-	-	-	-

*(2015\$)

Households	2000	2014
Households Total	5,071	5,242
Single-Person Households	1,576	1,719
Households with Children	1,477	1,430
Foreign-Born Individuals	2,243	2,569
Persons Exp. Disabilities	2,137	1,517
Persons 65 and Older	2,026	1,796

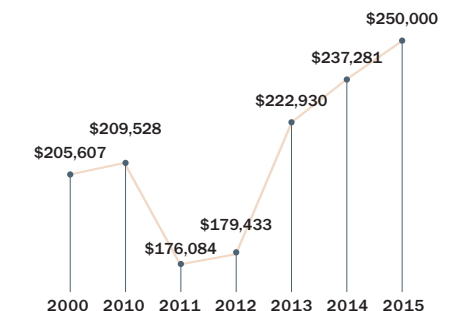
Housing Stock & Production	2000	2010	2011	2012	2013	2014	2015
Housing Units: Total Units	5,218	5,548	5,551	5,551	5,551	5,554	5,554
<i>Housing Units: Single-Family</i>	2,726	2,851	2,854	2,854	2,854	2,854	2,854
<i>Housing Units: Multifamily</i>	2,492	2,697	2,697	2,697	2,697	2,700	2,700
Regulated Affordable Housing Units	66	-	86	-	-	-	86
<i>City Funded Regulated Affordable Housing Units</i>	7	27	27	27	27	27	27
New Residential Permits: Total Units	-	3	-	-	-	2	1
<i>New Residential Permits: Single-Family Units</i>	-	3	-	-	-	2	1
<i>New Residential Permits: Multifamily Units</i>	-	-	-	-	-	-	-

Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	1,291	137	424	566	164	N/A
Average Monthly Rent	\$998	\$473	\$872	\$1,103	\$1,178	N/A
Rental Unit Vacancy Rate	2.8%	2.5%	2.1%	3.3%	2.5%	N/A

Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	YES	YES	YES
3-Person Extremely Low-Income	YES	NO	NO	NO	NO
3-Person Low-Income	YES	YES	NO	NO	NO
3-Person Moderate-Income	YES	YES	YES	YES	YES
Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	YES	YES	YES
Black	YES	NO	NO	NO	NO
Latino	YES	YES	NO	NO	NO
Native American	YES	NO	NO	NO	NO
Asian	YES	YES	YES	YES	YES
Senior	YES	YES	NO	NO	NO
Single Mother	YES	NO	NO	NO	NO
Foreign-Born	YES	YES	NO	NO	NO

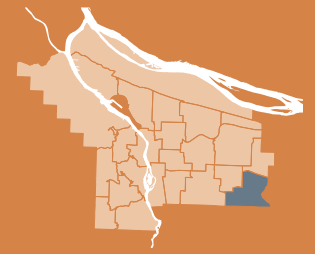
Homeownership Rates	2000	2014
TOTAL	57.7%	53.3%
White	62.0%	58.9%
Black	-	28.8%
Asian	-	75.4%
Hispanic-Latino	-	-
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2015\$)



Neighborhood Profile

Pleasant Valley



Population & Income	Population		Median Income		Poverty Rate	
	2000	2014	*2000	2014	2000	2014
TOTAL	10,761	16,324	\$69,358	\$55,810	8.1%	20%
White	9,363	11,223	\$69,466	\$60,523	7.6%	11%
Black	217	1,340	-	\$32,857	-	81%
Asian	1,009	1,816	-	\$81,976	8.0%	12%
Hispanic-Latino	454	1,848	-	\$36,200	12.6%	33%
Hawaiian-Pacific Islander	-	-	-	-	-	-
Native American	214	97	-	-	-	-

*(2015\$)

Households	2000	2014
Households Total	3,742	5,107
Single-Person Households	661	883
Households with Children	1,440	2,105
Foreign-Born Individuals	1,468	3,685
Persons Exp. Disabilities	1,897	2,213
Persons 65 and Older	1,261	1,687

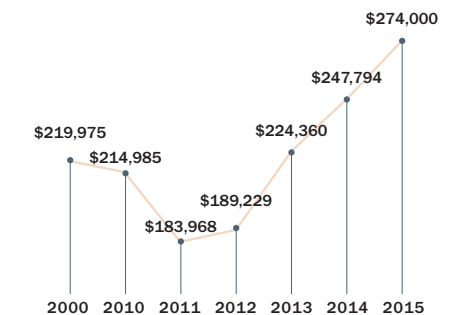
Housing Stock & Production	2000	2010	2011	2012	2013	2014	2015
Housing Units: Total Units	3,921	5,372	5,378	5,391	5,401	5,427	5,441
Housing Units: Single-Family	2,896	4,048	4,054	4,067	4,075	4,101	4,115
Housing Units: Multifamily	1,025	1,324	1,324	1,324	1,326	1,326	1,326
Regulated Affordable Housing Units	20	-	55	-	-	-	55
City Funded Regulated Affordable Housing Units	-	36	36	36	36	36	36
New Residential Permits: Total Units	-	6	16	12	21	20	23
New Residential Permits: Single-Family Units	-	6	16	12	21	20	23
New Residential Permits: Multifamily Units	-	-	-	-	-	-	-

Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	735	-	68	374	150	N/A
Average Monthly Rent	\$1,043	-	\$815	\$990	\$1,244	N/A
Rental Unit Vacancy Rate	3.4%	-	3.1%	3.6%	2.9%	N/A

Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	-	YES	YES	YES	YES
3-Person Extremely Low-Income	-	NO	NO	NO	NO
3-Person Low-Income	-	YES	YES	NO	NO
3-Person Moderate-Income	-	YES	YES	YES	YES
Couple with Family	-	YES	YES	YES	YES
White	-	YES	YES	YES	YES
Black	-	NO	NO	NO	NO
Latino	-	YES	NO	NO	NO
Native American	-	NO	NO	NO	NO
Asian	-	YES	YES	YES	YES
Senior	-	YES	NO	NO	NO
Single Mother	-	NO	NO	NO	NO
Foreign-Born	-	YES	YES	NO	NO

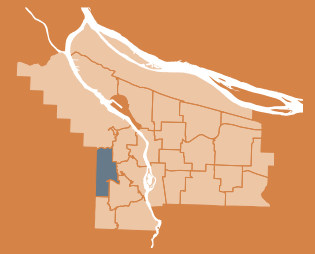
Homeownership Rates	2000	2014
TOTAL	75.8%	64.6%
White	76.3%	69.8%
Black	-	16.6%
Asian	-	82.9%
Hispanic-Latino	-	13.3%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2015\$)



Neighborhood Profile

Raleigh Hills



Population & Income	Population		Median Income		Poverty Rate	
	2000	2014	*2000	2014	2000	2014
TOTAL	13,742	14,178	\$88,910	\$93,303	4.3%	8%
White	12,941	12,655	\$85,024	\$95,457	3.9%	7%
Black	210	261	-	-	-	-
Asian	459	507	-	-	7.3%	6%
Hispanic-Latino	484	635	-	-	6.5%	11%
Hawaiian-Pacific Islander	34	16	-	-	-	-
Native American	133	104	-	-	-	-

*(2015\$)

Households	2000	2014
Households Total	5,709	6,010
Single-Person Households	1,559	1,768
Households with Children	1,764	1,823
Foreign-Born Individuals	1,302	1,257
Persons Exp. Disabilities	1,751	1,397
Persons 65 and Older	2,131	2,503

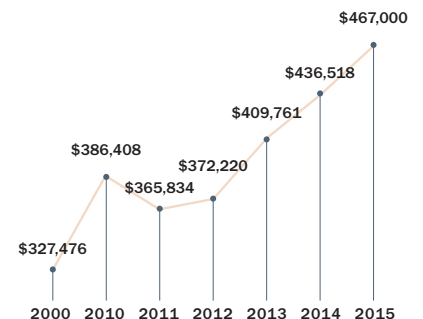
Housing Stock & Production	2000	2010	2011	2012	2013	2014	2015
Housing Units: Total Units	5,620	5,872	5,881	5,884	5,907	5,923	5,945
<i>Housing Units: Single-Family</i>	4,451	4,663	4,672	4,675	4,683	4,699	4,721
<i>Housing Units: Multifamily</i>	1,169	1,209	1,209	1,209	1,224	1,224	1,224
Regulated Affordable Housing Units	97	-	97	-	-	-	111
<i>City Funded Regulated Affordable Housing Units</i>	-	-	-	-	14	14	14
New Residential Permits: Total Units	-	8	7	22	14	25	42
<i>New Residential Permits: Single-Family Units</i>	-	8	7	7	14	25	20
<i>New Residential Permits: Multifamily Units</i>	-	-	-	15	-	-	22

Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	735	96	191	356	92	N/A
Average Monthly Rent	\$1,143	\$950	\$1,012	\$1,170	\$1,389	N/A
Rental Unit Vacancy Rate	5.1%	7.5%	4.0%	4.7%	6.2%	N/A

Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	YES	NO	NO
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	YES	NO	NO	NO	NO
3-Person Moderate-Income	YES	YES	YES	NO	NO
Couple with Family	YES	YES	YES	YES	NO
White	YES	YES	YES	YES	NO
Black	NO	NO	NO	NO	NO
Latino	NO	NO	NO	NO	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	YES	YES	NO	NO
Senior	NO	NO	NO	NO	NO
Single Mother	NO	NO	NO	NO	NO
Foreign-Born	YES	YES	NO	NO	NO

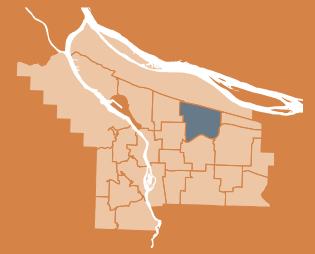
Homeownership Rates	2000	2014
TOTAL	73.5%	72.6%
White	75.8%	74.1%
Black	-	-
Asian	-	-
Hispanic-Latino	-	-
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2015\$)



Neighborhood Profile

Roseway-Cully



Population & Income	Population		Median Income		Poverty Rate	
	2000	2014	*2000	2014	2000	2014
TOTAL	34,622	38,923	\$58,353	\$53,024	13.4%	18%
White	25,800	27,255	\$60,624	\$55,518	9.6%	13%
Black	2,595	3,467	\$52,756	\$41,458	26.7%	34%
Asian	3,994	2,773	\$58,094	\$55,384	18.4%	19%
Hispanic-Latino	3,638	5,063	\$44,772	\$36,062	34.9%	42%
Hawaiian-Pacific Islander	254	78	-	-	-	-
Native American	831	288	-	-	-	-

*(2015\$)

Households	2000	2014
Households Total	13,547	15,132
Single-Person Households	3,854	4,641
Households with Children	4,261	4,053
Foreign-Born Individuals	6,209	5,335
Persons Exp. Disabilities	6,302	4,197
Persons 65 and Older	3,709	3,919

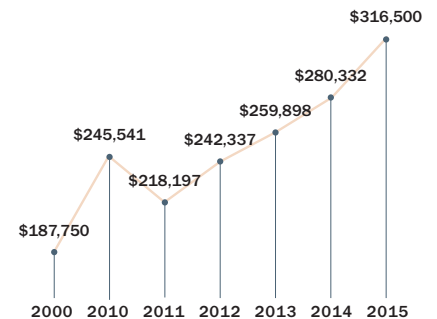
Housing Stock & Production	2000	2010	2011	2012	2013	2014	2015
Housing Units: Total Units	14,652	15,720	15,742	15,800	15,828	15,853	15,884
<i>Housing Units: Single-Family</i>	10,868	11,221	11,243	11,263	11,283	11,306	11,337
<i>Housing Units: Multifamily</i>	3,784	4,499	4,499	4,537	4,545	4,547	4,547
Regulated Affordable Housing Units	427	-	1,334	-	-	-	1,387
<i>City Funded Regulated Affordable Housing Units</i>	228	813	813	813	813	814	814
New Residential Permits: Total Units	-	16	21	29	19	28	48
<i>New Residential Permits: Single-Family Units</i>	-	16	21	29	19	28	48
<i>New Residential Permits: Multifamily Units</i>	-	-	-	-	-	-	-

Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	1,047	8	491	459	89	N/A
Average Monthly Rent	\$973	\$680	\$847	\$1,054	\$1,175	N/A
Rental Unit Vacancy Rate	2.6%	1.3%	2.8%	1.9%	1.7%	N/A

Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	YES	YES	NO
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	YES	YES	NO	NO	NO
3-Person Moderate-Income	YES	YES	YES	YES	NO
Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	YES	YES	NO
Black	YES	NO	NO	NO	NO
Latino	YES	YES	NO	NO	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	YES	YES	YES	NO
Senior	YES	YES	NO	NO	NO
Single Mother	YES	NO	NO	NO	NO
Foreign-Born	YES	YES	NO	NO	NO

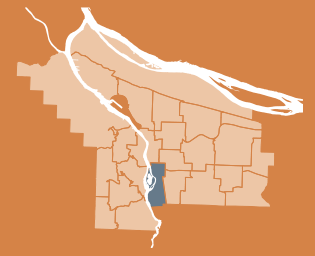
Homeownership Rates	2000	2014
TOTAL	67.2%	63.3%
White	72.9%	67.8%
Black	38.4%	33.2%
Asian	57.7%	63.6%
Hispanic-Latino	28.7%	35.7%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2015\$)



Neighborhood Profile

Sellwood-Moreland-Brooklyn



Population & Income	Population		Median Income		Poverty Rate	
	2000	2014	*2000	2014	2000	2014
TOTAL	16,027	18,040	\$52,470	\$57,378	12.1%	14%
White	14,604	15,773	\$53,837	\$57,659	10.2%	14%
Black	518	108	-	-	-	-
Asian	744	690	-	-	15.5%	24%
Hispanic-Latino	642	1390	-	\$29,140	26.9%	26%
Hawaiian-Pacific Islander	74	12	-	-	-	-
Native American	352	66	-	-	-	-

*(2015\$)

Households	2000	2014
Households Total	7,728	8316
Single-Person Households	2,928	3069
Households with Children	1,628	1852
Foreign-Born Individuals	1,208	1131
Persons Exp. Disabilities	2,623	2180
Persons 65 and Older	1,677	1909

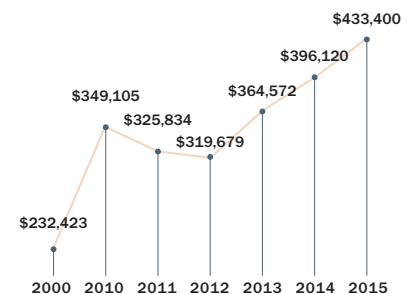
Housing Stock & Production	2000	2010	2011	2012	2013	2014	2015
Housing Units: Total Units	7,888	8,314	8,331	8,356	8,379	8,585	8,649
<i>Housing Units: Single-Family</i>	4,377	4,592	4,609	4,628	4,651	4,691	4,733
<i>Housing Units: Multifamily</i>	3,511	3,722	3,722	3,728	3,728	3,894	3,916
Regulated Affordable Housing Units	587	-	616	-	-	-	617
<i>City Funded Regulated Affordable Housing Units</i>	19	85	85	85	85	85	85
New Residential Permits: Total Units	-	15	29	35	195	111	190
<i>New Residential Permits: Single-Family Units</i>	-	15	23	34	42	43	42
<i>New Residential Permits: Multifamily Units</i>	-	-	6	1	153	68	148

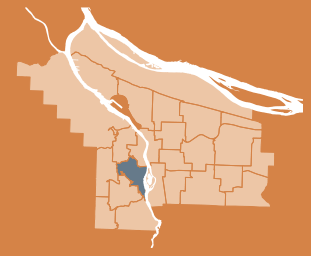
Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	949	37	475	431	6	N/A
Average Monthly Rent	\$1,231	\$1,159	\$1,035	\$1,408	-	N/A
Rental Unit Vacancy Rate	7.8%	10.3%	10.6%	9.0%	-	N/A

Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	NO	-	NO
3-Person Extremely Low-Income	NO	NO	NO	-	NO
3-Person Low-Income	NO	NO	NO	-	NO
3-Person Moderate-Income	YES	YES	NO	-	NO
Couple with Family	YES	YES	YES	-	YES
White	YES	YES	YES	-	NO
Black	NO	NO	NO	-	NO
Latino	NO	NO	NO	-	NO
Native American	NO	NO	NO	-	NO
Asian	YES	YES	NO	-	NO
Senior	NO	NO	NO	-	NO
Single Mother	NO	NO	NO	-	NO
Foreign-Born	NO	NO	NO	-	NO

Homeownership Rates	2000	2014
TOTAL	47.7%	47.3%
White	49.5%	48.5%
Black	-	-
Asian	-	-
Hispanic-Latino	-	21.8%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2015\$)





Neighborhood Profile

South Portland-Marquam Hill

Population & Income	Population		Median Income		Poverty Rate	
	2000	2014	*2000	2014	2000	2014
TOTAL	9,890	13,787	\$75,146	\$80,537	10.3%	13%
White	9,136	11,420	\$73,662	\$82,730	9.3%	13%
Black	171	301	-	-	-	-
Asian	577	1,246	-	\$89,932	21.7%	9%
Hispanic-Latino	285	648	-	-	-	10%
Hawaiian-Pacific Islander	33	34	-	-	-	-
Native American	106	138	-	-	-	-

*(2015\$)

Households	2000	2014
Households Total	5,258	7,224
Single-Person Households	2,247	2,770
Households with Children	707	921
Foreign-Born Individuals	956	1,555
Persons Exp. Disabilities	1,184	1,077
Persons 65 and Older	1,282	2,138

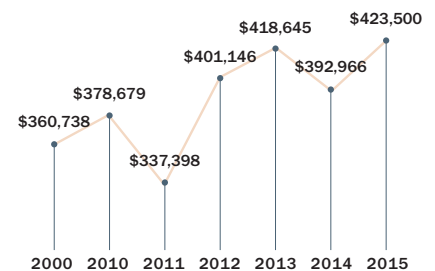
Housing Stock & Production	2000	2010	2011	2012	2013	2014	2015
Housing Units: Total Units	5,328	7,352	7,356	7,568	7,721	7,979	8,636
<i>Housing Units: Single-Family</i>	2,662	2,816	2,820	2,823	2,832	2,843	2,847
<i>Housing Units: Multifamily</i>	2,666	4,536	4,536	4,745	4,889	5,136	5,789
Regulated Affordable Housing Units	26	-	26	-	-	-	244
<i>City Funded Regulated Affordable Housing Units</i>	2	-	2	-	-	-	-
New Residential Permits: Total Units	-	4	214	12	167	343	764
<i>New Residential Permits: Single-Family Units</i>	-	4	5	12	11	3	13
<i>New Residential Permits: Multifamily Units</i>	-	-	209	-	156	340	751

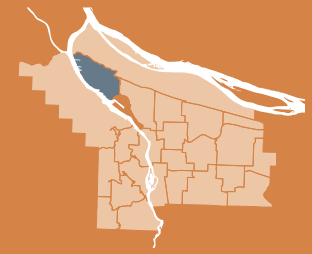
Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	2,720	717	1,329	648	26	N/A
Average Monthly Rent	\$1,563	\$1,332	\$1,405	\$2,116	\$1,462	N/A
Rental Unit Vacancy Rate	10.3%	12.2%	11.3%	9.6%	8.9%	N/A

Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	NO	NO	NO	NO	NO
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	NO	NO	NO	NO	NO
3-Person Moderate-Income	NO	NO	NO	NO	NO
Couple with Family	YES	YES	NO	YES	YES
White	YES	YES	NO	NO	NO
Black	NO	NO	NO	NO	NO
Latino	NO	NO	NO	NO	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	NO	NO	NO	NO
Senior	NO	NO	NO	NO	NO
Single Mother	NO	NO	NO	NO	NO
Foreign-Born	NO	NO	NO	NO	NO

Homeownership Rates	2000	2014
TOTAL	51.8%	46.1%
White	54.1%	48.2%
Black	-	-
Asian	-	36.2%
Hispanic-Latino	-	-
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2015\$)





Neighborhood Profile

St. Johns

Population & Income	Population		Median Income		Poverty Rate	
	2000	2014	*2000	2014	2000	2014
TOTAL	25,585	31,244	\$48,209	\$42,860	19.2%	29%
White	19,116	21,414	\$49,820	\$51,464	15.2%	20%
Black	2,648	2,616	\$26,388	\$15,136	44.0%	63%
Asian	1,783	1,083	-	-	14.1%	32%
Hispanic-Latino	3,544	4,923	\$42,925	\$31,574	24.1%	40%
Hawaiian-Pacific Islander	305	806	-	-	-	52%
Native American	1,121	403	-	-	-	-

*(2015\$)

Households	2000	2014
Households Total	9,193	10685
Single-Person Households	2,467	3035
Households with Children	3,280	2816
Foreign-Born Individuals	3,733	4238
Persons Exp. Disabilities	5,499	4320
Persons 65 and Older	2,378	2098

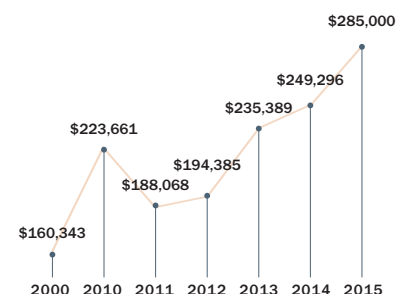
Housing Stock & Production	2000	2010	2011	2012	2013	2014	2015
Housing Units: Total Units	9,176	11,021	11,064	11,098	11,143	11,448	11,526
<i>Housing Units: Single-Family</i>	6,471	7,356	7,383	7,409	7,449	7,503	7,562
<i>Housing Units: Multifamily</i>	2,705	3,665	3,681	3,689	3,694	3,945	3,964
Regulated Affordable Housing Units	654	-	1,185	-	-	-	1,236
<i>City Funded Regulated Affordable Housing Units</i>	238	297	297	303	303	303	303
New Residential Permits: Total Units	-	88	45	50	309	96	96
<i>New Residential Permits: Single-Family Units</i>	-	36	40	50	64	65	70
<i>New Residential Permits: Multifamily Units</i>	-	52	5	-	245	31	26

Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	1,150	246	288	524	92	N/A
Average Monthly Rent	\$999	\$1,156	\$871	\$955	\$1,208	N/A
Rental Unit Vacancy Rate	5.0%	14.2%	3.4%	3.2%	4.9%	N/A

Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	YES	YES	YES
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	NO	YES	YES	NO	NO
3-Person Moderate-Income	YES	YES	YES	YES	YES
Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	YES	YES	YES
Black	NO	NO	NO	NO	NO
Latino	NO	YES	NO	NO	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	YES	YES	YES	YES
Senior	NO	YES	NO	NO	NO
Single Mother	NO	NO	NO	NO	NO
Foreign-Born	NO	YES	YES	NO	NO

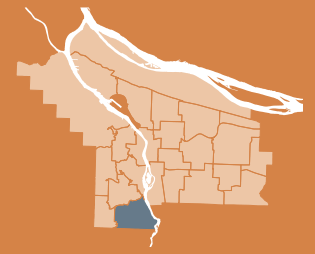
Homeownership Rates	2000	2014
TOTAL	56.2%	52.0%
White	63.3%	59.0%
Black	19.7%	15.0%
Asian	-	-
Hispanic-Latino	28.2%	24.2%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2015\$)



Neighborhood Profile

Tryon Creek-South Terwilliger



Population & Income	Population		Median Income		Poverty Rate	
	2000	2014	*2000	2014	2000	2014
TOTAL	10,258	10,316	\$113,551	\$112,328	4.6%	6%
White	9,671	9,515	\$105,247	\$112,105	3.9%	6%
Black	125	15	-	-	-	-
Asian	542	416	-	-	-	-
Hispanic-Latino	210	338	-	-	-	-
Hawaiian-Pacific Islander	62	10	-	-	-	-
Native American	86	22	-	-	-	-

*(2015\$)

Households	2000	2014
Households Total	3,638	3,707
Single-Person Households	736	879
Households with Children	1,319	1,099
Foreign-Born Individuals	681	796
Persons Exp. Disabilities	930	548
Persons 65 and Older	1,040	1207

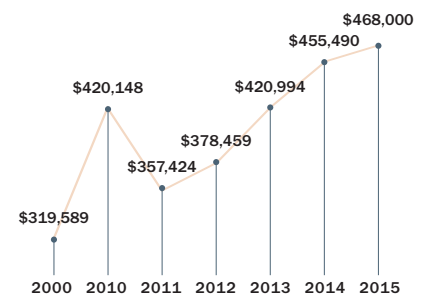
Housing Stock & Production	2000	2010	2011	2012	2013	2014	2015
Housing Units: Total Units	3,662	3,914	3,923	3,935	3,949	3,960	3,974
<i>Housing Units: Single-Family</i>	3,412	3,656	3,665	3,677	3,691	3,702	3,716
<i>Housing Units: Multifamily</i>	250	258	258	258	258	258	258
Regulated Affordable Housing Units	-	-	-	-	-	-	-
<i>City Funded Regulated Affordable Housing Units</i>	-	-	-	-	-	-	-
New Residential Permits: Total Units	-	12	15	12	14	16	14
<i>New Residential Permits: Single-Family Units</i>	-	12	14	12	14	16	14
<i>New Residential Permits: Multifamily Units</i>	-	-	1	-	-	-	-

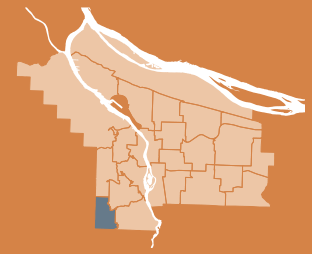
Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	43	2	12	29	-	N/A
Average Monthly Rent	\$1,193	\$849	\$1,046	\$1,279	-	N/A
Rental Unit Vacancy Rate	7.0%	0.0%	16.7%	350.0%	-	N/A

Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	YES	-	NO
3-Person Extremely Low-Income	NO	NO	NO	-	NO
3-Person Low-Income	YES	NO	NO	-	NO
3-Person Moderate-Income	YES	YES	YES	-	NO
Couple with Family	YES	YES	YES	-	NO
White	YES	YES	YES	-	NO
Black	NO	NO	NO	-	NO
Latino	YES	NO	NO	-	NO
Native American	NO	NO	NO	-	NO
Asian	YES	YES	YES	-	NO
Senior	YES	NO	NO	-	NO
Single Mother	NO	NO	NO	-	NO
Foreign-Born	YES	NO	NO	-	NO

Homeownership Rates	2000	2014
TOTAL	88.4%	88.0%
White	88.6%	87.6%
Black	-	-
Asian	-	-
Hispanic-Latino	-	-
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2015\$)





Neighborhood Profile

West Portland

Population & Income	Population		Median Income		Poverty Rate	
	2000	2014	*2000	2014	2000	2014
TOTAL	12,726	13,176	\$82,112	\$75,427	6.6%	10%
White	11,493	11,216	\$82,609	\$77,882	5.3%	7%
Black	363	812	-	-	-	51%
Asian	667	694	-	-	8.5%	6%
Hispanic-Latino	593	381	-	-	18.8%	-
Hawaiian-Pacific Islander	-	-	-	-	-	-
Native American	168	73	-	-	-	-

*(2015\$)

Households	2000	2014
Households Total	5,444	5,753
Single-Person Households	1,588	1,701
Households with Children	1,571	1,418
Foreign-Born Individuals	1,367	1,527
Persons Exp. Disabilities	1,428	1,055
Persons 65 and Older	1,045	1,900

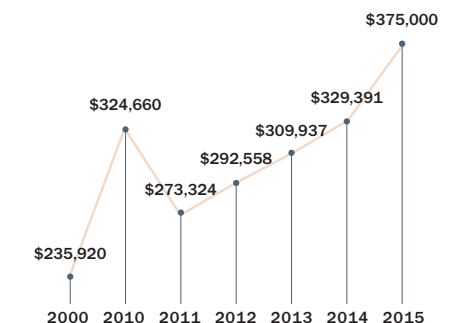
Housing Stock & Production	2000	2010	2011	2012	2013	2014	2015
Housing Units: Total Units	5,647	5,976	5,981	5,987	5,993	6,005	6,023
<i>Housing Units: Single-Family</i>	3,956	4,250	4,255	4,261	4,267	4,279	4,297
<i>Housing Units: Multifamily</i>	1,691	1,726	1,726	1,726	1,726	1,726	1,726
Regulated Affordable Housing Units	-	-	21	-	-	-	21
<i>City Funded Regulated Affordable Housing Units</i>	-	-	-	-	-	-	-
New Residential Permits: Total Units	-	8	8	5	15	15	23
<i>New Residential Permits: Single-Family Units</i>	-	8	8	5	15	15	23
<i>New Residential Permits: Multifamily Units</i>	-	-	-	-	-	-	-

Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	1,105	25	264	691	125	N/A
Average Monthly Rent	\$1,333	\$923	\$1,066	\$1,381	\$1,672	N/A
Rental Unit Vacancy Rate	4.1%	6.4%	3.9%	3.8%	5.5%	N/A

Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	NO	NO	NO
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	YES	NO	NO	NO	NO
3-Person Moderate-Income	YES	YES	NO	NO	NO
Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	YES	NO	NO
Black	NO	NO	NO	NO	NO
Latino	NO	NO	NO	NO	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	YES	NO	NO	NO
Senior	YES	NO	NO	NO	NO
Single Mother	NO	NO	NO	NO	NO
Foreign-Born	YES	NO	NO	NO	NO

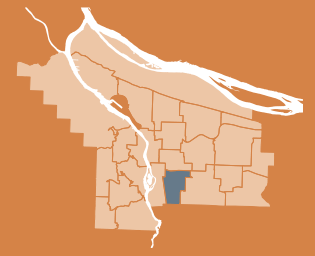
Homeownership Rates	2000	2014
TOTAL	72.3%	69.5%
White	74.2%	74.0%
Black	-	-
Asian	-	-
Hispanic-Latino	-	-
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2015\$)



Neighborhood Profile

Woodstock



Population & Income	Population		Median Income		Poverty Rate	
	2000	2014	*2000	2014	2000	2014
TOTAL	23,529	25,452	\$56,550	\$55,391	11.9%	16%
White	20,681	21,280	\$57,135	\$58,199	11.3%	13%
Black	651	890	-	-	-	75%
Asian	1,869	1,586	\$56,709	-	8.6%	19%
Hispanic-Latino	1,162	1,433	-	-	16.0%	18%
Hawaiian-Pacific Islander	132	27	-	-	-	-
Native American	455	235	-	-	-	-

*(2015\$)

Households	2000	2014
Households Total	9,887	10,573
Single-Person Households	3,238	3,305
Households with Children	2,468	2,341
Foreign-Born Individuals	2,762	2,163
Persons Exp. Disabilities	3,830	2,954
Persons 65 and Older	3,082	2,810

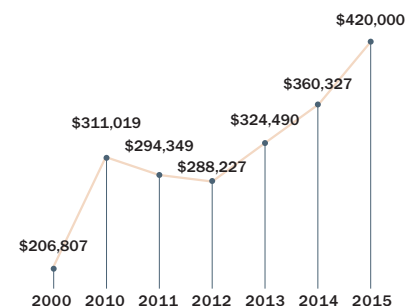
Housing Stock & Production	2000	2010	2011	2012	2013	2014	2015
Housing Units: Total Units	10,049	10,407	10,434	10,446	10,475	10,517	10,588
<i>Housing Units: Single-Family</i>	6,652	6,867	6,890	6,900	6,927	6,957	7,004
<i>Housing Units: Multifamily</i>	3,397	3,540	3,544	3,546	3,548	3,560	3,584
Regulated Affordable Housing Units	182	-	308	-	-	-	313
<i>City Funded Regulated Affordable Housing Units</i>	5	135	135	135	135	135	135
New Residential Permits: Total Units	-	21	14	27	60	66	40
<i>New Residential Permits: Single-Family Units</i>	-	21	14	27	34	62	40
<i>New Residential Permits: Multifamily Units</i>	-	-	-	-	26	4	-

Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	1,527	122	645	713	47	N/A
Average Monthly Rent	\$1,138	\$927	\$1,014	\$1,261	\$1,314	N/A
Rental Unit Vacancy Rate	3.9%	3.5%	3.2%	4.5%	3.4%	N/A

Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	YES	YES	NO
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	YES	NO	NO	NO	NO
3-Person Moderate-Income	YES	YES	YES	YES	NO
Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	YES	YES	NO
Black	NO	NO	NO	NO	NO
Latino	NO	NO	NO	NO	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	YES	YES	YES	NO
Senior	YES	NO	NO	NO	NO
Single Mother	NO	NO	NO	NO	NO
Foreign-Born	YES	YES	NO	NO	NO

Homeownership Rates	2000	2014
TOTAL	57.3%	53.8%
White	60.1%	55.8%
Black	-	-
Asian	50.1%	69.8%
Hispanic-Latino	-	-
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2015\$)



City of Portland Policy Targets

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Section 1

Citywide Policy Targets

Guide to Citywide Policy Targets

Policy Targets

2035 Comprehensive Plan

Geography	Citywide
Year Established	2016
Year Complete	2035
Plan Version	Comprehensive Plan; Adopted 2016 Ordinance No. 187832



- Target**
NOT MEETING
Allow and support a robust and diverse supply of affordable, accessible housing to meet the needs of older adults and people with disabilities, especially in centers, station areas, and other places that are proximate to services and transit.
- Target**
NOT MEETING
Enhance renter health, safety, and stability through education, expansion of enhanced inspections, and support of regulations and incentives that protect tenants and prevent involuntary displacement.
- Target**
NOT MEETING
Remove potential regulatory barriers to housing choice for people in protected classes to ensure freedom of choice in housing type, tenure, and location.
- Target**
NOT MEETING
Evaluate plans and investments, significant new infrastructure, and significant new development for the potential to increase housing costs for, or cause displacement of communities of color, low and moderate income households, and renters. Identify and implement strategies to mitigate the anticipated impacts.
- Target**
NOT MEETING
When plans and investments are expected to create neighborhood change, limit the involuntary displacement of those who are under served and under represented. Use public investments and programs, and coordinate with nonprofit housing organizations (such as land trusts and housing providers) to create permanently affordable housing and to mitigate the impacts of market pressures that cause involuntary displacement.

City Plan

A City of Portland planning/policy document that establishes affordable housing policy targets, and the associated geographic area.

Policy Targets

Defined and measurable affordable housing goals established within the document, as well as the timeframe, current status, and progress toward reaching the goal.

2035 Comprehensive Plan

Geography Citywide
Year Established 2016
Year Complete 2035
Plan Version *Comprehensive Plan;
Adopted 2016
Ordinance No. 187832*



Target

**NOT
MEETING**

Allow and support a robust and diverse supply of affordable, accessible housing to meet the needs of older adults and people with disabilities, especially in centers, station areas, and other places that are proximate to services and transit.

Target

**NOT
MEETING**

Enhance renter health, safety, and stability through education, expansion of enhanced inspections, and support of regulations and incentives that protect tenants and prevent involuntary displacement.

Target

**NOT
MEETING**

Remove potential regulatory barriers to housing choice for people in protected classes to ensure freedom of choice in housing type, tenure, and location.

Target

**NOT
MEETING**

Evaluate plans and investments, significant new infrastructure, and significant new development for the potential to increase housing costs for, or cause displacement of communities of color, low and moderate income households, and renters. Identify and implement strategies to mitigate the anticipated impacts.

Target

**NOT
MEETING**

When plans and investments are expected to create neighborhood change, limit the involuntary displacement of those who are under served and under represented. Use public investments and programs, and coordinate with nonprofit housing organizations (such as land trusts and housing providers) to create permanently affordable housing and to mitigate the impacts of market pressures that cause involuntary displacement.

2035 Comprehensive Plan cont.

Target

Support and coordinate with community organizations to hold land in reserve for affordable housing, as an anti displacement tool, and for other community development purposes.

MEETING

Target

Locate new affordable housing in areas that have high/medium levels of opportunity in terms of access to active transportation, jobs, open spaces, high quality schools, and supportive services and amenities.

MEETING

Target

Strive to produce and fund at least 10,000 new regulated affordable housing units citywide by 2035 that will be affordable to households in the 0-80 percent AMI bracket.

**NOT
MEETING**

Target

Encourage development or financial or regulatory mechanisms to achieve the regulated affordable housing target set forth for 2035.

**NOT
MEETING**

Target

Use inclusionary zoning and other regulatory tools to effectively link the production of affordable housing to the production of market rate housing. Work to remove regulatory barriers that prevent the use of such tools.

**NOT
MEETING**

Target

Prevent homelessness and reduce the time spent being homeless by allowing and striving to provide a continuum of safe and affordable housing opportunities and related supportive services including but not limited to rent assistance, permanent supportive housing, transitional housing, micro housing communities, emergency shelters, temporary shelters such as warming centers, and transitional campgrounds/rest areas.

**NOT
MEETING**

Section 2


Central City Policy Targets

Guide to Central City Policy Targets

Policy Targets

Central City 2035: Concept

Geography	Central City
Year Established	2012
Year Complete	2035
Plan Version	Central City 2035 Concept Plan October 2012 Resolution No. 36970



Target → Preserve and add to the existing affordable housing supply of the Central City to maintain and grow the racial, ethnic and economic diversity of the Central City.

MEETING

In 2012 the City maintained 5,877 units of regulated affordable housing in the Central City. This number has increased to 7,100 in 2015.

Target → Continue to develop new affordable housing in the Central City so that approximately 30% of the total housing in the Central City is affordable to households between 0% and 80% MFI.

MEETING

The City currently maintains 7,100 regulated affordable units below 80% MFI in the Central City and a market survey estimates 2,100 market rate units below 80% MFI for a total of 9,200 or 36% of the total housing in the Central City.

Target → Increase the supply of housing affordable to working households in the 50% to 80% MFI bracket, households for whom the Central City's access to jobs and transit can be particularly beneficial.

MEETING

The City currently maintains tax exemption programs to incentivize the development of regulated affordable rental housing up to 80% MFI and provide financing to incentivize the development of regulated affordable rental housing up to 60% MFI.

Target → For public affordable housing resources, prioritize funding for housing programs and investment to meet the unmet needs of extremely low and very low-income households (0-50% MFI).

MEETING

The City currently targets its financial resources for affordable rental housing at households earning up to 60% MFI.

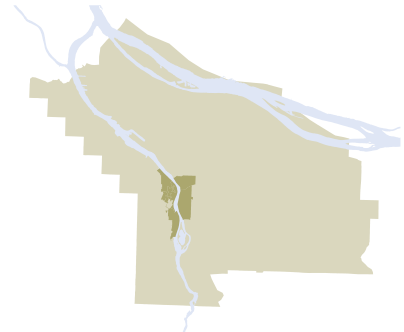
Central City Plan

A City of Portland planning/policy document that establishes affordable housing policy targets, and the associated geographic area.

Policy Targets

Defined and measurable affordable housing goals established within the document, as well as the timeframe, current status, and progress toward reaching the goal.

Central City 2035: Concept



Geography Central City
Year Established 2012
Year Complete 2035
Plan Version *Central City 2035 Concept Plan*
October 2012
Resolution No. 36970

Target

Preserve and add to the existing affordable housing supply of the Central City to maintain and grow the racial, ethnic and economic diversity of the Central City.

MEETING

In 2012 the City maintained 5,877 units of regulated affordable housing in the Central City. This number has increased to 7,978 in 2015.

Target

Continue to develop new affordable housing in the Central City so that approximately 30% of the total housing in the Central City is affordable to households between 0% and 80% AMI.

MEETING

The City currently maintains 7,100 regulated affordable units below 80% AMI in the Central City and a market survey estimates 2,156 market rate units below 80% AMI for a total of 9,200 or 36% of the total housing in the Central City.

Target

Increase the supply of housing affordable to working households in the 50% to 80% AMI bracket, households for whom the Central City's access to jobs and transit can be particularly beneficial.

MEETING

The City currently maintains tax exemption programs to incentivize the development of regulated affordable rental housing up to 80% AMI and provide financing to incentivize the development of regulated affordable rental housing up to 60% AMI.

Target

For public affordable housing resources, prioritize funding for housing programs and investment to meet the unmet needs of extremely low and very low-income households (0-50% AMI).

MEETING

The City currently targets its financial resources for affordable rental housing at households earning up to 60% AMI.

Central City 2035: Concept cont.

Target

Provide housing and services that directly assist at-risk populations and allow people to transition to more stable living conditions.

MEETING

The City currently provides housing assistance, transitional housing, and shelter housing to between 13,000 and 14,000 individuals each year.

Target

NOT MEETING

Align plans, investments and other policy tools to support improving homeownership rates and location choice for people of color and other groups who have been historically under-served and under-represented in the Central City.

The City does not currently administer homeownership programming in the Central City.

Target

MEETING

Develop a diversity of housing types compatible with the needs of families with children, students, seniors and special needs residents.

The City currently funds a variety of affordable housing projects in response to various needs throughout the community.

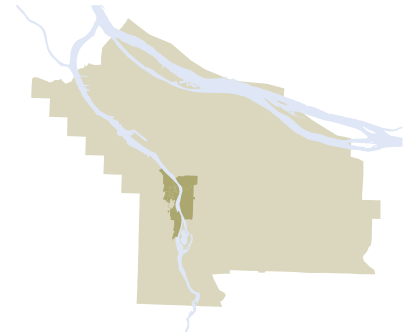
Target

MEETING

Incent increased participation of private sector in participating in strategies to increase supply of workforce, student and senior housing in and near Central City.

The City currently administers tax and fee exemption programs, as well as gap financing programs, to incentivize affordable housing in and near Central City.

Central City 2035: SE Quadrant



Geography Central City, SE Quadrant
Year Established 2015
Year Complete 2035
Plan Version *Central City 2035 SE Quadrant Plan,
July 2015
Resolution No. 37147*

Target Update the Central City Housing Inventory by 2016 and conduct periodic updates on a regular basis.

MEETING *The City now reports on the housing stock, production, and affordability on an annual basis.*

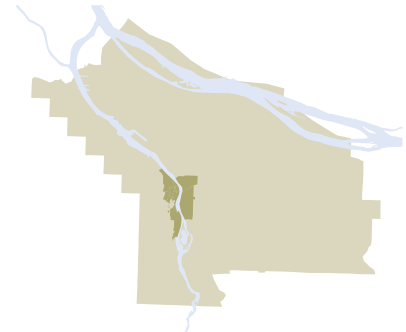
Target Pursue opportunities for affordable housing and well as mixed-income housing projects within the Clinton Station area, with a focus on lands currently owned by the City of Portland.

NOT MEETING *Affordable housing programming within the Clinton Station area is not yet under development.*

Target Develop a sustainable source(s) of funding to create and preserve affordable housing throughout the Central City that aligns with geographic scope and time horizon of the City's affordable housing goals.

NOT MEETING *Existing resource forecasts and regulatory mechanisms are insufficient to meet City production target.*

Central City 2035: West Quadrant

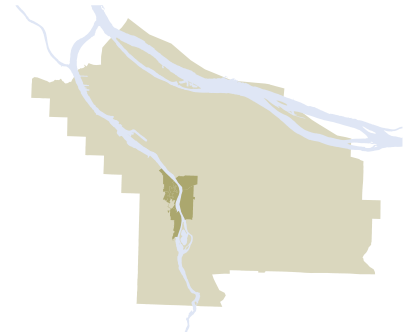


Geography Central City, West Quadrant
Year Established 2015
Year Complete 2035
Plan Version Central City 2035 West Quadrant Plan
March 2015
Resolution No. 37115

- Target**
NOT MEETING
Develop and implement an affordable housing strategy for the West End that preserves or replaces existing affordable housing, including buildings that are privately owned.
West End affordable housing preservation strategy not yet developed.
- Target**
NOT MEETING
Restructure FAR bonus system to increase affordable housing production including family friendly units.
Voluntary inclusionary zoning programs are under development.
- Target**
MEETING
Create incentives and programs to increase affordable housing that supports families.
The City currently uses gap financing and tax and fee exemption programs to incentivize family supported regulated affordable housing development.
- Target**
MEETING
Provide a housing tax abatement program for Old Town/China Town.
The City currently maintains a tax exemption program that can be utilized in Old Town/China Town.
- Target**
MEETING
Implement incentives that encourage new housing in the Naito Parkway/riverfront area.
The City expanded the capacity and modified requirements of the Multiple Unit Limited Tax Exemption program (MULTE) to increase participation by private developers. All properties along the Naito Parkway/riverfront area are within the MULTE eligible boundary.

Central City 2035: N/NE Quadrant

Geography Central City, N/NE Quadrant
Year Established 2012
Year Complete 2035
Plan Version *Central City 2035 N/NE Quadrant Plan
October 2012
Resolution No. 36972*



Target

Develop regulatory tools to encourage housing development and the inclusion of affordable housing.

**NOT
MEETING**

Mandatory inclusionary zoning programs are under development.

Target

Develop affordable rental housing through investment of TIF Set Aside funds and other programs.

MEETING

Tax Increment Financing Set-Aside for Affordable Housing Policy dedicates, at a minimum, 45% of all increment funds to affordable housing.

Target

Support connections between district employers and employee housing within the district through employer-assisted housing programs and coordinated mixed-use development, particularly employer-assisted housing for service level workers employed within the district.

**NOT
MEETING**

The City does not currently administer employer-assisted housing programming.

Central City No Net Loss

Geography Central City
Year Established 2001
Year Complete No end date
Plan Version City Council Resolution 36021



Target

NOT MEETING

The City of Portland will maintain no less than 8,286 rental housing units affordable to households who earn from 0-60% of the area median income within Central City.

When adopted in 2002, the City estimated 8,286 rental units in the Central City were affordable to households earning less than 60% of the area median income. A recent survey identified 7,937 rent-regulated units and 156 market-rate units affordable at 60% AMI. While the number of regulated affordable units has increased by 2,547 units since 2002, the Central City has seen continued loss of affordability in market-rate units. The majority of affordable units in both regulated and market-rate properties are smaller units serving one- and two-person households. Family-sized affordable units are limited.

No Net Loss Rental Housing Units, 0-60% AMI	Regulated Units		Market Units		Total Units	
	2002	2016	2002	2016	2002	2016
Central Eastside	160	421	464	68	624	489
Downtown	3,197	3,386	1,048	19	4,245	3,405
Goose Hollow	548	490	785	35	1,333	525
Lloyd District	-	266	97	-	97	266
River District	1,485	3,165	502	34	1,987	3,199
South Waterfront	-	209	-	-	-	209
Central City	5,390	7,937	2,896	156	8,286	8,093

Section 3

Urban Renewal Area Policy Targets

Guide to Urban Renewal Area Policy Targets

Policy Targets

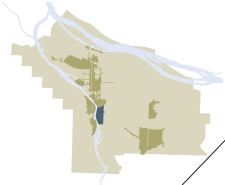
Central Eastside

Geography Central Eastside URA

Year Established 1986

Year Complete 2018

Plan Version Central Eastside Urban Renewal Area Housing Strategy, 2003



Target → Preserve or replace 88 regulated affordable rental housing units between 0-30% AMI.

NOT MEETING The City currently maintains 67 regulated affordable rental units between 0-30% AMI.

Target → Preserve or replace 494 regulated affordable rental housing units between 31-50% AMI.

NOT MEETING The City currently maintains 87 regulated affordable rental units between 31-50% AMI.

Target → Preserve or replace 248 regulated affordable rental housing units between 51-60% AMI.

NOT MEETING The City currently maintains 135 regulated affordable rental units between 51-60% AMI.

Target → Preserve or replace 75 special needs housing units.

NOT MEETING The City currently maintains 45 permanent supportive housing units at the Clifford Apartments.

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016*
Housing Units: Total Units	1,349	1,361	1,443	1,443	1,551	1,613	-
Housing Units: Single-Family	136	136	136	136	136	136	-
Housing Units: Multifamily	1,213	1,225	1,307	1,307	1,415	1,477	-
Regulated Affordable Housing Units: Total Units	164	252	252	252	252	309	+131
0-30% Regulated Units	22	67	67	67	67	67	+100
31-50% Regulated Units	69	87	87	87	87	87	-
51-60% Regulated Units	53	78	78	78	78	135	+6
61-80% Regulated Units	20	20	20	20	20	20	+25

*Production pipeline, Fall 2016

Urban Renewal Area Housing Plan

A City of Portland planning/policy document that establishes affordable housing policy targets, and the associated geographic area.

Policy Targets

Defined and measurable affordable housing goals established within the document, as well as the timeframe, current status, and progress toward reaching the goal.

Housing Stock & Production

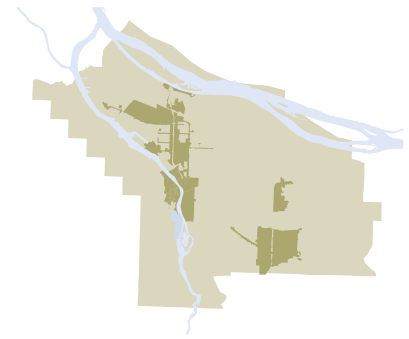
Urban Renewal Area housing stock by unit type, and City regulated affordable housing units and production values for the years 2000, and 2010–2014. All regulated unit counts listed for the Urban Renewal Areas refer only to units in the City of Portland’s portfolio and pipeline.

Housing Unit Data Source: Multnomah County, Tax Lot Data, 2015

Regulated Unit Data Source: Metro, Inventory of Regulated Affordable Housing, 2011

Permit Data Source: City of Portland, Bureau of Development Services, 2015

Affordable Housing Set-Aside



Geography Urban Renewal Areas
Year Established 2006
Year Complete No end date
Plan Version City Council Resolution 36404

Target
MEETING The City will dedicate an aggregate citywide minimum of 40% of all tax increment financing within urban renewal areas, with the exception of Airport Way and Willamette Industrial, to the development, reservation and rehabilitation of affordable housing from 2006 through the lifetime of the district.

As of the 2016-17 City fiscal year the city aggregate set-aside level is 40%.

Target
MEETING The City will dedicate, at a minimum, an average of 22% of all tax increment financing within the Central Eastside Urban Renewal Area to the development, reservation and rehabilitation of affordable housing from 2006 through the lifetime of the district.

As of the 2016-17 City fiscal year the city aggregate set-aside level is 22%.

Target
MEETING The City will dedicate, at a minimum, an average of 21% of all tax increment financing within the Downtown Waterfront Urban Renewal Area to the development, preservation and rehabilitation of affordable housing from 2006 through the lifetime of the district.

As of the 2015-16 City fiscal year the district aggregate set-aside level is 21%.

Target
MEETING The City will dedicate, at a minimum, an average of 33% of all tax increment financing within the Gateway Regional Center Urban Renewal Area to the development, reservation and rehabilitation of affordable housing from 2006 through the lifetime of the district.

As of the 2016-17 City fiscal year the city aggregate set-aside level is 33%.

Target
MEETING The City will dedicate, at a minimum, an average of 55% of all tax increment financing within the Interstate Corridor Urban Renewal Area to the development, reservation and rehabilitation of affordable housing from 2006 through the lifetime of the district.

As of the 2016-17 City fiscal year the city aggregate set-aside level is 55%.

Affordable Housing Set-Aside cont.

Target

MEETING

The City will dedicate, at a minimum, an average of 38% of all tax increment financing within the Lents Town Center Urban Renewal Area to the development, reservation and rehabilitation of affordable housing from 2006 through the lifetime of the district.

As of the 2016-17 City fiscal year the city aggregate set-aside level is 38%.

Target

MEETING

The City will dedicate, at a minimum, an average of 44% of all tax increment financing within the North Macadam Urban Renewal Area to the development, reservation and rehabilitation of affordable housing from 2006 through the lifetime of the district.

As of the 2016-17 City fiscal year the city aggregate set-aside level is 44%.

Target

MEETING

The City will dedicate, at a minimum, an average of 26% of all tax increment financing within the Oregon Convention Center Urban Renewal Area to the development, preservation and rehabilitation of affordable housing from 2006 through the lifetime of the district.

As of the 2015-16 City fiscal year the district aggregate set-aside level is 26%.

Target

MEETING

The City will dedicate, at a minimum, an average of 36% of all tax increment financing within the River District Urban Renewal Area to the development, reservation and rehabilitation of affordable housing from 2006 through the lifetime of the district.

As of the 2016-17 City fiscal year the city aggregate set-aside level is 36%.

Target

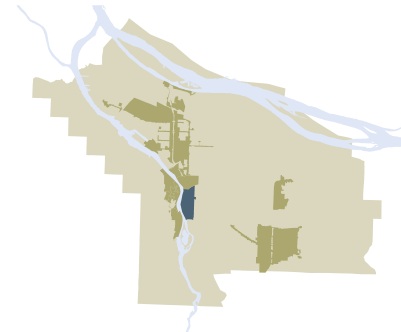
MEETING

The City will dedicate, at a minimum, an average of 61% of all tax increment financing within the South Park Blocks Urban Renewal Area to the development, reservation and rehabilitation of affordable housing from 2006 through the lifetime of the district.

As of the 2016-17 City fiscal year the city aggregate set-aside level is 61%.

Central Eastside

Geography Central Eastside URA
Year Established 1986
Year Complete 2018
Plan Version Central Eastside Urban Renewal Area
 Housing Strategy, 2003



- Target** Preserve or replace 88 regulated affordable rental housing units between 0-30% AMI.

NOT MEETING The City currently maintains 67 regulated affordable rental units between 0-30% AMI.
- Target** Preserve or replace 494 regulated affordable rental housing units between 31-50% AMI.

NOT MEETING The City currently maintains 87 regulated affordable rental units between 31-50% AMI.
- Target** Preserve or replace 248 regulated affordable rental housing units between 51-60% AMI.

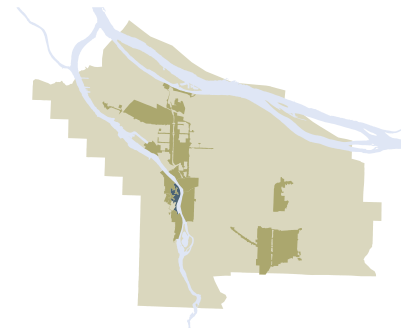
NOT MEETING The City currently maintains 135 regulated affordable rental units between 51-60% AMI.
- Target** Preserve or replace 75 special needs housing units.

NOT MEETING The City currently maintains 45 permanent supportive housing units at the Clifford Apartments.

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016*
Housing Units: Total Units	1,349	1,361	1,443	1,443	1,551	1,613	-
Housing Units: Single-Family	136	136	136	136	136	136	-
Housing Units: Multifamily	1,213	1,225	1,307	1,307	1,415	1,477	-
Regulated Affordable Housing Units: Total Units	164	252	252	252	252	309	+102
0-30% Regulated Units	22	67	67	67	67	67	+10
31-50% Regulated Units	69	87	87	87	87	87	+66
51-60% Regulated Units	53	78	78	78	78	135	+26
61-80% Regulated Units	20	20	20	20	20	20	-

*Production pipeline, Fall 2016

Downtown Waterfront



Geography Downtown Waterfront URA
Year Established 1984
Year Complete 2008
Plan Version *Downtown Housing Inventory and Policy Analysis, 2000*

Target Preserve or replace 25-50 regulated affordable rental housing units between 0-30% AMI within the South Park Blocks and Downtown Waterfront Urban Renewal Areas.

MEETING

The City currently maintains 668 regulated affordable rental units between 0-30% AMI.

Target Preserve or replace 175-200 regulated affordable rental housing units between 31-50% AMI within the South Park Blocks and Downtown Waterfront Urban Renewal Areas.

MEETING

The City currently maintains 1,021 regulated affordable rental units between 31-50% AMI.

Target Preserve or replace 75-100 regulated affordable rental housing units between 51-60% AMI within the South Park Blocks and Downtown Waterfront Urban Renewal Areas.

MEETING

The City currently maintains 916 regulated affordable rental units between 51-60% AMI.

Target Produce and preserve 50-100 regulated affordable rental housing units between 61-80% AMI within the South Park Blocks and Downtown Waterfront Urban Renewal Areas.

MEETING

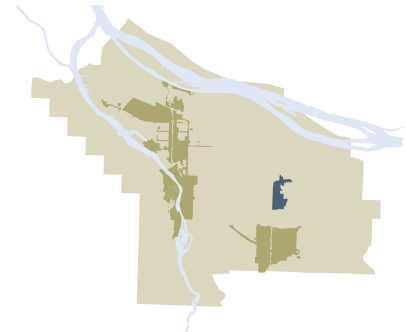
The City currently maintains 131 regulated affordable rental units between 61-80% AMI.

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016*
Housing Units: Total Units	4,063	4,063	4,105	4,185	4,185	4,247	-
<i>Housing Units: Single-Family</i>	-	-	-	-	-	-	-
<i>Housing Units: Multifamily</i>	4,063	4,063	4,105	4,185	4,185	4,247	-
Regulated Affordable Housing Units: Total Units	1,505	1,505	1,653	1,691	1,691	1,707	+153
<i>0-30% Regulated Units</i>	455	455	455	455	455	455	-
<i>31-50% Regulated Units</i>	557	557	663	701	701	701	+58
<i>51-60% Regulated Units</i>	458	458	500	500	500	500	+95
<i>61-80% Regulated Units</i>	35	35	35	35	35	51	-

*Production pipeline, Fall 2016

Gateway Regional Center

Geography Gateway Regional Central URA
Year Established 2001
Year Complete 2022
Plan Version Gateway Regional Center
 Housing Strategy, 2003



Target

NOT MEETING

Assist in the production of between 800 and 1,000 units over the life of the District and adjust the following preliminary targets over time: 2003 to 2008 - 200 units; 2009 to 2014 - 300 units; 2015 to 2020 - 500 units.

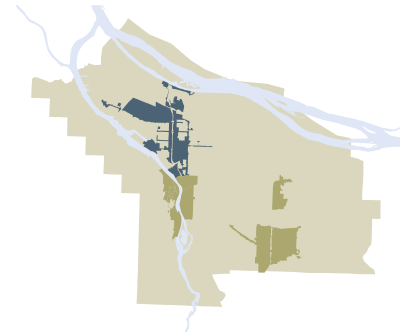
The City currently maintains 265 regulated affordable rental units.

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016*
Housing Units: Total Units	2,753	2,753	2,753	2,880	2,990	2,991	-
Housing Units: Single-Family	454	454	454	454	454	455	-
Housing Units: Multifamily	2,299	2,299	2,299	2,426	2,536	2,536	-
Regulated Affordable Housing Units: Total Units	198	198	198	198	265	265	+25
0-30% Regulated Units	21	21	21	21	25	25	-
31-50% Regulated Units	46	46	46	46	46	46	-
51-60% Regulated Units	131	131	131	131	194	194	+25
61-80% Regulated Units	-	-	-	-	-	-	-

*Production pipeline, Fall 2016

Interstate Corridor

Geography Interstate Corridor URA
Year Established 2000
Year Complete 2021
Plan Version Interstate Corridor Urban Renewal Area
 Housing Strategy, 2002



Target Maintain the existing 1,400 regulated affordable rental units.

MEETING The City currently maintains 1,583 regulated affordable rental units at or below 60% AMI with estimates of roughly 1,000 additional non-city funded regulated affordable units.

Target Add 2,000 regulated affordable rental units for households earning up to 60% area median income by 2020.

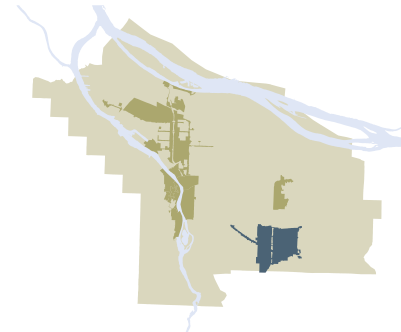
NOT MEETING The City currently maintains 1,583 regulated affordable rental units at or below 60% AMI.

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016*
Housing Units: Total Units	17,851	18,064	18,204	18,422	19,451	19,887	-
Housing Units: Single-Family	9,856	9,897	9,931	9,998	10,085	10,167	-
Housing Units: Multifamily	7,995	8,167	8,273	8,424	9,366	9,720	-
Regulated Affordable Housing Units: Total Units	1,305	1,373	1,450	1,530	1,577	1,583	+337
0-30% Regulated Units	93	100	100	103	150	152	+91
31-50% Regulated Units	443	502	556	575	575	575	+61
51-60% Regulated Units	731	733	755	813	813	817	+128
61-80% Regulated Units	38	38	39	39	39	39	+57

*Production pipeline, Fall 2016

Lents Town Center

Geography Lents Town Center URA
Year Established 1998
Year Complete 2020
Plan Version Lents Town Center Housing Strategy, 2000



- Target** Provide 100-170 home purchase loans by 2005.

MEETING The City has provided down payment assistance loans to 204 new homeowners.
- Target** Provide 30-50 Community Land Trust Loans by 2005.

NOT MEETING The City has provided financing for 29 new land trust homes for first time homebuyers.
- Target** Provide 100-200 homeowner repair loans by 2005.

NOT MEETING The City has provided funding for 53 home repair loans.
- Target** Rehabilitate 75-125 regulated affordable rental units at or below 60% AMI by 2005.

MEETING The City has rehabilitated 155 regulated affordable rental units at or below 60% AMI.
- Target** Produce 150-250 regulated affordable rental units at or below 60% AMI by 2005.

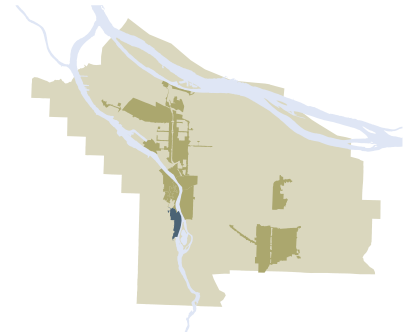
MEETING The City has produced 242 regulated affordable rental units at or below 60% AMI.

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016*
Housing Units: Total Units	10,968	10,990	11,012	11,046	11,097	11,124	-
Housing Units: Single-Family	6,719	6,741	6,763	6,788	6,831	6,858	-
Housing Units: Multifamily	4,249	4,249	4,249	4,258	4,266	4,266	-
Regulated Affordable Housing Units: Total Units	332	371	390	400	400	400	+306
0-30% Regulated Units	101	108	111	111	111	111	+45
31-50% Regulated Units	127	155	171	171	171	171	+50
51-60% Regulated Units	101	105	105	115	115	115	+211
61-80% Regulated Units	3	3	3	3	3	3	-

*Production pipeline, Fall 2016

North Macadam

Geography North Macadam
Year Established 1999
Year Complete 2000
Plan Version *North Macadam Housing Development Strategy, 2003*



- Target** Retain 166 regulated affordable rental housing units between 0-30% AMI by the year 2020.

NOT MEETING *The City currently maintains 42 regulated affordable rental units between 0-30% AMI.*
- Target** Retain 211 regulated affordable rental housing units between 31-50% AMI by the year 2020.

NOT MEETING *The City currently maintains 40 regulated affordable rental units between 31-50% AMI.*
- Target** Retain 102 regulated affordable rental housing units between 51-60% AMI by the year 2020.

MEETING *The City currently maintains 167 regulated affordable rental units between 51-60% AMI.*
- Target** Retain 103 regulated affordable rental housing units between 61-80% AMI by the year 2020.

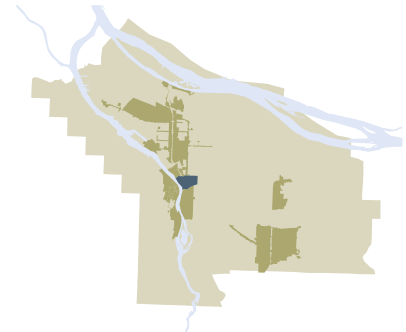
NOT MEETING *The City currently maintains 0 regulated affordable rental units between 61-80% AMI.*

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016*
Housing Units: Total Units	4,506	4,506	4,744	4,862	5,028	5,621	-
<i>Housing Units: Single-Family</i>	43	43	43	43	43	43	-
<i>Housing Units: Multifamily</i>	4,463	4,463	4,701	4,819	4,985	5,578	-
Regulated Affordable Housing Units: Total Units	40	40	40	249	249	249	+224
<i>0-30% Regulated Units</i>	-	-	-	42	42	42	+90
<i>31-50% Regulated Units</i>	40	40	40	40	40	40	-
<i>51-60% Regulated Units</i>	-	-	-	167	167	167	+134
<i>61-80% Regulated Units</i>	-	-	-	-	-	-	-

*Production pipeline, Fall 2016

Oregon Convention Center

Geography Oregon Convention Center URA
Year Established 1989
Year Complete 2013
Plan Version Lloyd District Housing Strategy, 2003



Target

NOT MEETING

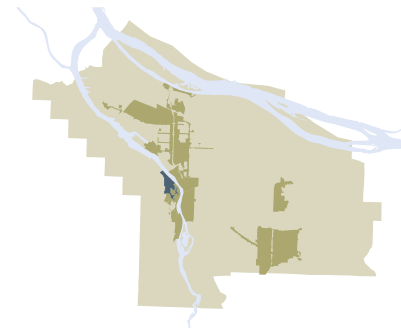
Assist in the preservation and replacement of 300 affordable housing units and the development of 900 net new units for household at or below 60% AMI, to meet the goal of preserving or replacing 1,200 units.

The City currently maintains 204 regulated affordable rental units at or below 60% AMI.

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016*
Housing Units: Total Units	1,389	1,389	1,449	1,449	1,449	2,292	-
<i>Housing Units: Single-Family</i>	32	32	32	32	32	32	-
<i>Housing Units: Multifamily</i>	1,357	1,357	1,417	1,417	1,417	2,260	-
Regulated Affordable Housing Units: Total Units	175	175	175	175	175	222	+127
<i>0-30% Regulated Units</i>	-	-	-	-	-	1	+20
<i>31-50% Regulated Units</i>	175	175	175	175	175	203	+3
<i>51-60% Regulated Units</i>	-	-	-	-	-	18	+104
<i>61-80% Regulated Units</i>	-	-	-	-	-	-	-

*Production pipeline, Fall 2016

River District



Geography River District URA
Year Established 1998
Year Complete 2021
Plan Version River District Housing Implementation Strategy, June 1999, Resolution No. 35802

- Target** Retain 359 regulated affordable rental housing units between 0-30% AMI by the year 2020.

MEETING The City currently maintains 399 regulated affordable rental units between 0-30% AMI.
- Target** Retain 365 regulated affordable rental housing units between 31-50% AMI by the year 2020.

NOT MEETING The City currently maintains 348 regulated affordable rental units between 31-50% AMI.
- Target** Retain 440 regulated affordable rental housing units between 51-80% AMI by the year 2020.

MEETING The City currently maintains 515 regulated affordable rental units between 51-60% AMI.

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016*
Housing Units: Total Units	5,031	5,196	5,386	5,516	5,999	6,545	-
Housing Units: Single-Family	2	2	2	2	2	2	-
Housing Units: Multifamily	5,029	5,194	5,384	5,514	5,997	6,543	-
Regulated Affordable Housing Units: Total Units	745	1,013	1,055	1,135	1,135	1,262	+139
0-30% Regulated Units	262	391	391	391	391	399	+30
31-50% Regulated Units	321	321	321	321	321	348	+15
51-60% Regulated Units	119	258	300	380	380	472	+48
61-80% Regulated Units	43	43	43	43	43	43	+46

*Production pipeline, Fall 2016

South Park Blocks

Geography South Park Blocks URA
Year Established 1985
Year Complete 2008
Plan Version *Downtown Target Area
 Housing Implementation Strategy, 2001*



- Target** Preserve or replace 25-50 regulated affordable rental housing units between 0-30% AMI within the South Park Blocks and Downtown Waterfront Urban Renewal Areas.

MEETING

The City currently maintains 668 regulated affordable rental units between 0-30% AMI.
- Target** Preserve or replace 175-200 regulated affordable rental housing units between 31-50% AMI within the South Park Blocks and Downtown Waterfront Urban Renewal Areas.

MEETING

The City currently maintains 1,021 regulated affordable rental units between 31-50% AMI.
- Target** Preserve or replace 75-100 regulated affordable rental housing units between 51-60% AMI within the South Park Blocks and Downtown Waterfront Urban Renewal Areas.

MEETING

The City currently maintains 916 regulated affordable rental units between 51-60% AMI.
- Target** Produce and preserve 50-100 regulated affordable rental housing units between 61-80% AMI within the South Park Blocks and Downtown Waterfront Urban Renewal Areas.

MEETING

The City currently maintains 131 regulated affordable rental units between 61-80% AMI.

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016*
Housing Units: Total Units	2,795	2,795	2,795	2,795	2,795	3,194	-
<i>Housing Units: Single-Family</i>	4	4	4	4	4	4	-
<i>Housing Units: Multifamily</i>	2,791	2,791	2,791	2,791	2,791	3,190	-
Regulated Affordable Housing Units: Total Units	602	602	685	774	990	1029	+132
<i>0-30% Regulated Units</i>	130	130	213	213	213	213	+8
<i>31-50% Regulated Units</i>	320	320	320	320	320	320	+104
<i>51-60% Regulated Units</i>	111	111	111	200	416	416	-
<i>61-80% Regulated Units</i>	41	41	41	41	41	80	+20

*Production pipeline, Fall 2016

City of Portland Programming

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Section 1

Rental Housing

Guide to Rental Housing

Asset Portfolio

All rental units with affordability regulated by the City of Portland (ie: where the City has an affordability regulatory agreement in place with the property owner). These rental units have received some form of financial, tax, or regulatory subsidy from the City of Portland and in return are required to maintain a level of affordability that is linked to area median income levels. The length of time that units must remain affordable under the conditions of the agreement varies based on the type of subsidy received.

City Regulated Affordable Rental Units

The number of affordable rental units regulated by the City of Portland in total and at each level of affordability. Levels of affordability reflect the income levels at which the unit rents are capped (30%, 40%, 50%, 60%, or 80% of the area median income).

Financing

The City of Portland offers many forms of financial, tax, or regulatory subsidy (federal and local) to private and nonprofit organizations for the development of regulated affordable housing. This data disaggregates the number of regulated affordable units that were developed based on the combination of subsidies received.

Asset Portfolio

New Construction

The City invests primarily in the construction of new multifamily housing to increase the supply of affordable rental units. Sixty-six percent of the projects in the City's asset portfolio are new construction projects.

City Regulated Rental Units by Financing Structure*	30% AMI	40% AMI	50% AMI	60% AMI	80% AMI	Total
Total Units	1,319	374	2,099	3,515	319	7,626
Basic Financing	453	129	696	966	83	2,327
+ Section 8 Project	285	144	620	563	39	1,651
+ Tax Abatement	-	-	-	195	79	274
+ 4% Tax Credits	115	-	105	562	26	808
+ 9% Tax Credits	73	61	270	610	72	1,086
+ 4% Tax Credits and Section 8	95	28	119	225	-	467
+ 9% Tax Credits and Section 8	222	12	208	186	1	629
+ 4% Tax Credits and Tax Abatement	-	-	-	80	-	80
+ 9% Tax Credits and Tax Abatement	-	-	-	128	-	128
+ 4% Tax Credits, Section 8, and Tax Abatement	76	-	81	-	19	176
+ 9% Tax Credits, Section 8, and Tax Abatement	-	-	-	-	-	-

*Expressed as a percentage of area median income

AMI=Area Median Income

All Buildings

The City of Portland increases the availability of affordable rental housing primarily through capital investments in the construction of new residential buildings or to help acquire and rehabilitate existing buildings (“preservation”). Rents in City-subsidized units are generally restricted to serve households at or below 60 percent of the area median income (currently \$43,980 for a family of four). Partnering agencies—usually nonprofit community development corporations who own and operate the buildings—agree to maintain the affordability of housing subsidized with a loan from the City for a minimum of 60 years.

The largest share of the City’s resources for investment in affordable housing comes from local tax increment financing (TIF), which is restricted to use within the urban renewal areas (URAs). The City also invests federal resources, including the Community Development Block Grant (CDBG) and HOME funds, which can be used for development city-wide.

The other way the City contributes to the supply of affordable rental housing is through property tax and development fee exemptions (“indirect funding”) to for-profit developers who agree to offer affordable units within otherwise market-rate projects. Tax exemption projects restrict rents in a portion of new units at 60 or 80 percent of the area median income, depending on their location.

Whether a project receives direct or indirect funding, the City monitors compliance with affordability restrictions on all units annually for the life of the regulatory agreement.

City Regulated Rental Units by Financing Structure*	30% AMI	40% AMI	50% AMI	60% AMI	80% AMI	Total
Total Units	2,170	670	4,094	6,187	487	13,608
Basic Financing	696	147	1,173	1,871	228	4,115
+ Section 8 Project	564	299	1,153	1,100	66	3,182
+ Tax Abatement	87	-	108	548	50	793
+ 4% Tax Credits	192	65	299	676	40	1,272
+ 9% Tax Credits	104	39	377	707	81	1,308
+ 4% Tax Credits and Section 8	229	108	420	527	-	1,284
+ 9% Tax Credits and Section 8	222	12	483	550	3	1,270
+ 4% Tax Credits and Tax Abatement	-	-	-	80	-	80
+ 9% Tax Credits and Tax Abatement	-	-	-	128	-	128
+ 4% Tax Credits, Section 8, and Tax Abatement	76	-	81	-	19	176
+ 9% Tax Credits, Section 8, and Tax Abatement	-	-	-	-	-	-

*Expressed as a percentage of area median income

AMI=Area Median Income

City Regulated Rental Unit Production	30% AMI		40% AMI		50% AMI		60% AMI		80% AMI		Total	
	NC	P	NC	P	NC	P	NC	P	NC	P	NC	P
2016	9	49	-	-	57	-	241	-	-	-	362	49
2015	8	2	-	-	-	54	174	100	-	-	182	156
2014	47	-	-	-	39	-	-	325	-	-	86	325

Note: Regulated affordable units added to asset portfolio totals when construction is complete

NC=New Construction P=Preservation & Rehabilitation

New Construction

The City invests primarily in the construction of new multifamily housing to increase the supply of affordable rental units. Sixty-six percent of the projects in the City’s asset portfolio are new construction projects.

City Regulated Rental Units by Financing Structure*	30% AMI	40% AMI	50% AMI	60% AMI	80% AMI	Total
Total Units	1,319	374	2,099	3,515	319	7,626
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+ 9% Tax Credits and Section 8	222	12	208	186	1	629
+ 4% Tax Credits and Tax Abatement	-	-	-	80	-	80
+ 9% Tax Credits and Tax Abatement	-	-	-	128	-	128
+ 4% Tax Credits, Section 8, and Tax Abatement	76	-	81	-	19	176
+ 9% Tax Credits, Section 8, and Tax Abatement	-	-	-	-	-	-

*Expressed as a percentage of area median income

AMI=Area Median Income

King Parks Apartments

Est. Completion	September 2015
Total Units	70
Location	6431 NE MLK Blvd., Interstate URA

Units by Income Level

Total Affordable Units	69
30% AMI	24
40% AMI	24
50% AMI	-
60% AMI	45
80% AMI	-
Market Rate	1

AMI=Area Median Income

Units by Type

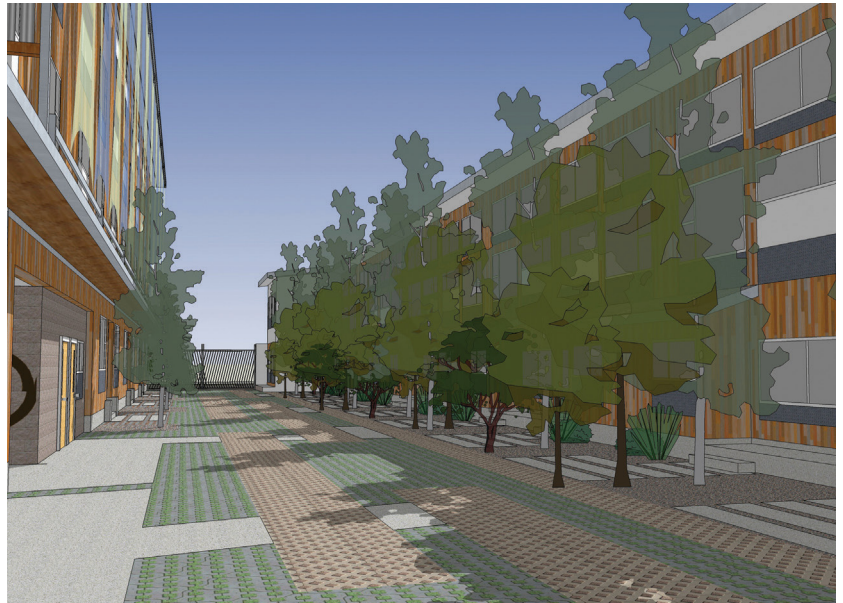
Studio	-
1-Bedroom	20
2-Bedroom	38
3-Bedroom	12
4-Bedroom	-

Financing

Total Project Cost	\$20,185,473
Portland Housing Bureau	\$4,500,000

Project Partners

PCRI, *Sponsor*
 Merryman Barnes, *Architect*
 Colas, *Construction Firm*
 Cascade, *Property Management*



In accordance with the N/NE Neighborhood Housing Strategy, the King Parks Apartments will provide 70 new units of affordable housing for households that have been displaced from North and Northeast Portland—or longtime residents of the area who are at risk of displacement now. Project sponsor PCRI plans to conduct tenant outreach in partnership with community-serving organizations, including Self-Enhancement, Inc., the Urban League of Portland, and Portland African American Leadership Forum.

The planned mix of unit sizes will serve individuals, families, and seniors earning up to 60 percent of the area median income (currently less than \$36,650 annually for a family of four).

The design features two buildings with a secured shared courtyard area. A four-story building fronting Martin Luther King Jr. Blvd will include a laundry room on each floor, a community space, and offices. Across the courtyard, a two-story building will feature three-bedroom townhouses.

With twenty-eight parking spaces, secure bike parking, and its close proximity to mass transit options, the King Parks Apartments will accommodate households who rely on a variety of transportation methods.

Preservation

Renovating and retrofitting affordable rental properties provides safer and more sustainable homes for low-income households, and preserves the affordability of renovated units by placing a regulatory agreement on properties that might otherwise be susceptible to market pressures. Preservation projects account for forty-four percent of the City's portfolio.

City Regulated Rental Units by Financing Structure*	30% AMI	40% AMI	50% AMI	60% AMI	80% AMI	Total
Total Units	849	297	1,998	2,646	207	5,997
Basic Financing	241	18	453	891	145	1,748
+ Section 8 Project	279	155	533	550	27	1,544
+ Tax Abatement	87	-	108	314	10	519
+ 4% Tax Credits	77	38	221	128	14	478
+ 9% Tax Credits	31	6	107	97	9	250
+ 4% Tax Credits and Section 8	134	80	301	302	-	817
+ 9% Tax Credits and Section 8	-	-	275	364	2	641
+ 4% Tax Credits and Tax Abatement	-	-	-	-	-	-
+ 9% Tax Credits and Tax Abatement	-	-	-	-	-	-
+ 4% Tax Credits, Section 8, and Tax Abatement	-	-	-	-	-	-
+ 9% Tax Credits, Section 8, and Tax Abatement	-	-	-	-	-	-

*Expressed as a percentage of area median income

AMI=Area Median Income

Square Manor

Est. Completion	January 2018
Total Units	101
Location	12020 SE Gladstone & 9110 NE Hassalo St.

Units by Income Level

Total Affordable Units	101
30% AMI	54
40% AMI	-
50% AMI	29
60% AMI	18
80% AMI	-
Market Rate	-

AMI=Area Median Income

Units by Type

Studio	-
1-Bedroom	24
2-Bedroom	54
3-Bedroom	24
4-Bedroom	-

Financing

Total Project Cost	\$18,184,837
Portland Housing Bureau	\$1,083,043
HOME / CDBG / General	\$1,000,000

Project Partners

Home Forward, *Sponsor*
MWA, *Architect*
LMC, *Construction Firm*
Quantum, *Property Management*



The renovation and rehabilitation of two Home Forward projects—Gladstone Square and Multnomah Manor—will preserve 101 units of affordable housing, and improve water infiltration issues and failing water supply lines for the low- and moderate-income families that currently call them home.

Originally constructed in 1997, Gladstone Square currently provides 48 units of affordable housing to very-low income families earning 30-60 percent of the area median income (\$24,300–\$43,980 for a family of four). The significantly older Multnomah Manor, built in 1969, provides 54 units of affordable housing to low- and moderate-income families earning 50-80 percent of the area median income (\$36,650–\$58,650 for a family of four). The planned rehabilitation will repair water infiltration at Gladstone Square and replace water supply lines at Multnomah Manor. By combining the City’s investment with private investment through the use of Low Income Housing Tax Credits, Home Forward will be able to ensure the affordability of this housing for an additional 20 years.

0-30% AMI

Sixteen percent City-regulated units are targeted to serve the lowest-income households, including those exiting or at risk of homelessness. In order to provide units with rents restricted at or below 30 percent of area median income (currently \$22,000 a year for a family of four), greater levels of subsidy are needed to cover a project's operating costs. Leveraging other sources of funding such as federal Low-Income Housing Tax Credits and rent assistance through Project Based Section 8 and Veterans Affairs Supportive Housing (VASH) vouchers, often help projects achieve deeper affordability.

City Regulated Rental Units by Financing Structure*	30% AMI	40% AMI	50% AMI	60% AMI	80% AMI	Total
Total Units	2,170	138	1,148	1,242	44	4,742
Basic Financing	696	39	314	197	19	1,265
+ Section 8 Project	564	51	189	178	0	982
+ Tax Abatement	87	-	-	139	-	226
+ 4% Tax Credits	192	37	160	92	25	506
+ 9% Tax Credits	104	11	169	289	-	573
+ 4% Tax Credits and Section 8	229	-	170	174	-	573
+ 9% Tax Credits and Section 8	222	-	146	173	-	541
+ 4% Tax Credits and Tax Abatement	-	-	-	-	-	-
+ 9% Tax Credits and Tax Abatement	-	-	-	-	-	-
+ 4% Tax Credits, Section 8, and Tax Abatement	76	-	-	-	-	76
+ 9% Tax Credits, Section 8, and Tax Abatement	-	-	-	-	-	-

*Expressed as a percentage of area median income

AMI=Area Median Income

North Williams Center

Est. Completion	September 2018
Total Units	61
Location	2124 N Williams Street, Interstate URA

Units by Income Level

Total Affordable Units	61
30% AMI	40
40% AMI	-
50% AMI	4
60% AMI	17
80% AMI	-
Market Rate	-

AMI=Area Median Income

Units by Type

Studio	-
1-Bedroom	11
2-Bedroom	32
3-Bedroom	18
4-Bedroom	-

Financing

Total Project Cost	\$19,045,032
Portland Housing Bureau	\$4,500,000

Project Partners

Bridge Housing, *Sponsor*
Ankrom Moisan, *Architect*
Pinnacle, *Property Management*



This 61-unit apartment community planned for Multnomah County property in North Portland will leverage 40 Project-Based Section 8 vouchers from Home Forward to serve very low- and low-income families, with priority given to longtime and displaced residents of the North and Northeast Portland.

When completed, the four-story N. Williams Center will form a “U” shape around a landscaped courtyard. Other site features include community gardens, a children’s area, a chicken coop, and gathering spaces for residents. Stacked units and surface lot parking contribute to a highly efficient building design.

BRIDGE Housing Corporation intends to retain the nonprofit service organization Albertina Kerr, a current site occupant, to continue providing art and garden programs for the developmentally disabled and expand programming to residents. Up to 10 units may be reserved for income-qualifying families with a developmentally disabled member of their household. In addition, BRIDGE will layer in supportive services intended to increase the financial security of residents and help them maintain successful tenancies. A community focus combined with supportive services is consistent with the stated community priorities captured in the N/NE Neighborhood Housing Strategy.

Mixed Income

Buildings that offer housing units at a range of income levels serve neighborhoods and communities by helping to mitigate residential segregation and concentrated pockets of poverty. For building owners, the mix of income levels can help off-set the lower rents charged for units regulated at 60 percent of area median income and below.

City Regulated Rental Units by Financing Structure*	30% AMI	40% AMI	50% AMI	60% AMI	80% AMI	Total
Total Units	73	16	457	1,172	238	1,956
Basic Financing	15	16	195	482	149	857
+ Section 8 Project	40	-	117	45	-	202
+ Tax Abatement	-	-	100	57	89	246
+ 4% Tax Credits	8	-	45	279	-	332
+ 9% Tax Credits	10	-	-	76	-	86
+ 4% Tax Credits and Section 8	-	-	-	233	-	233
+ 9% Tax Credits and Section 8	-	-	-	-	-	-
+ 4% Tax Credits and Tax Abatement	-	-	-	-	-	-
+ 9% Tax Credits and Tax Abatement	-	-	-	-	-	-
+ 4% Tax Credits, Section 8, and Tax Abatement	-	-	-	-	-	-
+ 9% Tax Credits, Section 8, and Tax Abatement	-	-	-	-	-	-

*Expressed as a percentage of area median income

AMI=Area Median Income

Mixed Income

Block 45

Est. Completion	February 2019
Total Units	204
Location	1010 NE Grand, Oregon Convention Center URA

Units by Income Level

Total Affordable Units	140
30% AMI	20
40% AMI	-
50% AMI	8
60% AMI	104
80% AMI	-
Market Rate	108

AMI=Area Median Income

Units by Type

Studio	68
1-Bedroom	99
2-Bedroom	37
3-Bedroom	-
4-Bedroom	-

Financing

Total Project Cost	\$55,776,019
Portland Housing Bureau	\$5,100,000

Project Partners

Home Forward, *Sponsor*
 Lever Architecture, *Consultant*
 LRS Architects, *Architect*
 O'Neill/Walsh, *Construction Firm*



This mixed-income, mixed-use development planned for a City-owned site near the Oregon Convention Center will provide new housing opportunities for a broad diversity of Portlanders. The 204-unit development will include 140 units of affordable housing, some of which will be reserved for vulnerable populations, including chronically homeless persons and survivors of domestic violence.

In partnership with Multnomah County Domestic Violence Coordination Office, the Gateway Center, and other agencies, the Domestic Violence Coordinated Access housing system will offer housing placement and retention support. Residents will also be able to receive self-sufficiency training, credit repair, job placement, employment referrals, and home-buying education through Home Forward’s GOALS program.

Site features will include ground-level retail space fronting the MAX line, above-ground retail parking, bike storage, and a rooftop terrace or garden space for residents.

Rental Unit Production

Fall 2016 Snapshot

City Regulated Rental Unit Production Pipeline

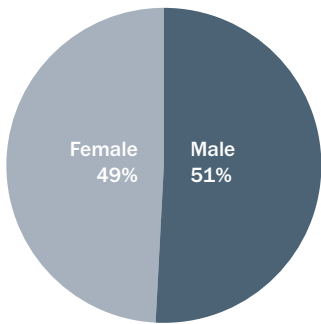
	30% AMI	50% AMI	60% AMI	80% AMI	Market*	Total	Project Type
Construction							
9101 Foster	-	-	16	-	38	54	NC
Broadway Tower	-	-	-	20	40	60	NC
Hazelwood Plaza	-	-	25	-	36	61	NC
Hill Park	14	-	25	-	-	39	NC
Mississippi Avenue Apts	-	-	-	30	122	152	NC
NAYA Generations	2	-	38	-	-	40	NC
North Hollow Apts	-	-	-	24	97	121	NC
St Francis Park	10	66	26	-	-	102	NC
Pre-Development							
14th & Glisan	-	-	-	46	184	230	NC
14th & NW Raleigh St	30	15	48	-	-	93	NC
72nd & Foster	20	50	31	-	-	101	NC
Block 45	20	8	104	-	108	240	NC
Cathedral Flats	-	-	5	-	19	24	NC
Gladstone Square / Multnomah Manor	54	29	18	-	-	101	P
Grant Warehouse	24	15	41	-	-	80	NC
Interstate	3	28	20	-	-	51	NC
King Parks	24	-	45	-	1	70	NC
KOTI - Block 290	-	-	-	30	120	150	NC
Koz 16th & Marshall	-	-	26	-	101	127	NC
Koz 4th & Grant	-	-	21	-	87	108	NC
KOZ SW Yamhill	-	-	6	-	24	30	NC
N Williams Center	40	4	17	-	-	61	NC
New Meadows	-	14	-	-	1	15	NC
NW 17th & Kearney	-	-	-	28	111	139	NC
NW 17th & Pettygrove	-	-	-	40	157	197	NC
Oliver Station	6	-	120	-	-	126	NC
Powell Apartments	-	-	6	-	24	30	NC
Redwood Apartments	-	-	10	-	40	50	NC
Riverplace Parcel 3	90	-	113	-	161	364	NC
Stark I & II	-	37	125	-	-	162	NC
The Henry	-	58	95	-	-	153	P
Vancouver Avenue Apts	-	-	-	27	109	136	NC
Woody Guthrie	17	-	22	-	50	68	NC
Total Units	354	324	1003	245	1630	3535	

Note: Regulated affordable units added to asset portfolio totals when construction is complete
 *Market rate rental units received no public subsidy

NC=New Construction P=Preservation & Rehabilitation

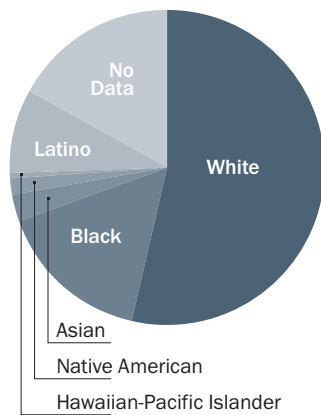
Rental Housing

Head of Households



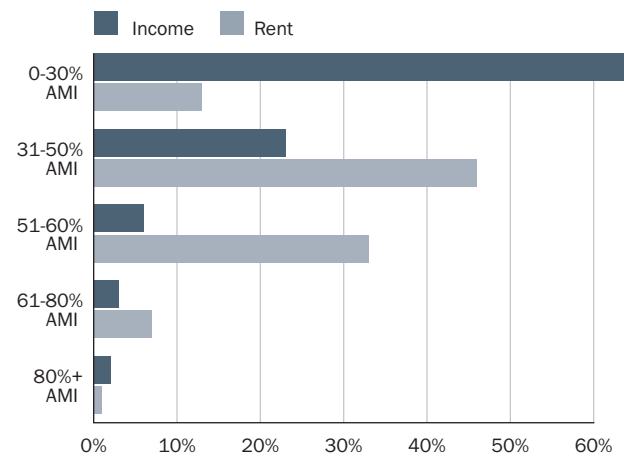
Male	51%
Female	49%

Racial Composition



White	53.78%
Black	15.68%
Asian	2.65%
Native American	1.86%
Hawaiian-Pacific Islander	0.45%
Latino	8.55%
Other	0.05%
No Data	16.79%

Household Income vs. Rent Levels



	Income	Rent
0-30% AMI	66%	13%
31-50% AMI	23%	46%
51-60% AMI	6%	33%
61-80% AMI	3%	7%
80+ AMI	2%	1%

For example, 66% of households in PHB’s rental housing earn at a level of 0-30% of the area median income (AMI), and 13% of households pay rent that is considered affordable for earners at the same level.

Section 2

Homeownership

Guide to Homeownership

Loan Portfolio

Homeownership

Through programs and investments focused on increasing access to homeownership and retention of owned homes, the City of Portland helps low- and moderate-income households realize the many benefits of owning a home. Since 2010, the City has issued down payment assistance loans for first-time homebuyers and home repair loans to support existing homeowners struggling to manage the costs of maintaining a home. These loans generally require no payments and accrue no interest, in order to maximize financial stability for low-income households.

The City also funds education and counseling programs to create mortgage-ready households, support first-time homebuyers, and prevent foreclosure, as well grants to improve the health and livability of owned homes. These programs are administered through community-serving organizations to reach underserved populations.

The City also directly administers several federal and local programs to promote homeownership and increase the supply of affordable homes. These include the Mortgage Credit Certificate (MCC) program, which increases the buying power of first-time homebuyers by reducing their federal income tax obligation, as well as System Development Charge (SDC) and property tax exemptions to incentivize the development of new affordable ownership homes.

Homeownership Loans by Financing Instrument	Below 50% AMI	51-80% AMI	81%+ AMI	Total
Total Homeownership Loans	495	540	26	1,061
Home Buyer Assistance Loan	50	239	25	314
Home Repair Loan	458	335	1	794

AMI=Area Median Income

Homeownership Production by Program	Below 50% AMI			51-80% AMI			81%+ AMI			Total		
	2013	2014	2015	2013	2014	2015	2013	2014	2015	2013	2014	2015
Home Buyer Assistance Loan	3	12	4	16	27	7	-	-	-	19	35	17
Home Repair Loan	10	8	9	11	8	21	-	-	-	21	16	30
Home Repair Grant	528	476	600	67	59	92	-	-	1	595	532	693
Lead Hazard Reduction	227	N/A	N/A	14	N/A	N/A	-	N/A	N/A	241	N/A	N/A
Mortgage Credit Certificate	3	3	-	27	20	23	59	57	81	89	80	104
SDC Exemption Program	43	33	14	38	51	24	61	56	30	142	138	68
Homeownership Tax Exemption	45	24	23	38	41	26	55	44	32	138	109	81

AMI=Area Median Income

Loan Portfolio

All current single-family homeownership and home repair loans issued by the City of Portland (documented by an affordability covenant or lien on individual properties) to individual households to support homeownership access or retention. The terms of the loan vary based on the instrument used.

Homeownership Loans by Financing Instrument

The number of loans within the loan portfolio by loan type and income level of the household served (shown as a percentage of the area median income).

Homeownership Production

The number of households assisted by City of Portland homeownership programming, by income levels and program tools.

Homeownership

Through programs and investments focused on increasing access to homeownership and retention of owned homes, the City of Portland helps low- and moderate-income households realize the many benefits of owning a home. Since 2010, the City has issued down payment assistance loans for first-time homebuyers and home repair loans to support existing homeowners struggling to manage the costs of maintaining a home. These loans generally require no payments and accrue no interest, in order to maximize financial stability for low-income households.

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Homeownership Tax Exemption	45	24	23	38	41	26	55	44	32	138	109	81

AMI=Area Median Income

Program Demographics

Homeownership

	Home Buyer Assistance Loan			Home Repair Loan			Home Repair Grant			Lead Hazard Reduction		
	2013	2014	2015	2013	2014	2015	2013	2014	2015	2013	2014	2015
White	46%	54%	24%	78%	71%	34%	64%	58%	52%	86%	N/A	N/A
Black	23%	37%	53%	17%	21%	59%	28%	24%	27%	3%	N/A	N/A
Asian	-	3%	-	6%	7%	-	3%	4%	4%	6%	N/A	N/A
Hispanic-Latino	23%	23%	18%	-	-	7%	3%	4%	5%	1%	N/A	N/A
Hawaiian-Pacific Islander	-	3%	-	-	-	-	1%	-	1%	-	N/A	N/A
Native American	4%	3%	-	-	-	-	4%	8%	10%	3%	N/A	N/A
African, Middle Eastern or Slavic	na	-	5%	N/A	-	-	-	2%	1%	N/A	N/A	N/A

	Mortgage Credit Certificate			SDC Exemption			Homeownership Tax Exemption		
	2013	2014	2015	2013	2014	2015	2013	2014	2015
White	52%	81%	84%	42%	46%	49%	40%	38%	32%
Black	34%	7%	4%	7%	6%	2%	8%	7%	8%
Asian	4%	1%	7%	40%	33%	42%	41%	36%	49%
Hispanic-Latino	-	6%	5%	6%	8%	4%	7%	9%	2%
Hawaiian-Pacific Islander	-	-	-	1%	-	-	2%	1%	-
Native American	-	5%	-	1%	1%	1%	1%	1%	1%
African, Middle Eastern or Slavic	N/A	15%	-	N/A	8%	2%	N/A	9%	8%

Source: Homeless Management Information System (HMIS): Accessed October 2016

Section 3

Homelessness

Guide to Homelessness

Program Demographics Homelessness

The City of Portland funds programs designed to prevent and end homelessness for families and individuals. These programs are provided through contracts with various nongovernmental and other public entities, who perform a range of services that address the diverse needs of people experiencing homelessness. Funded services including short-term rent assistance, eviction prevention and housing placement, emergency shelter, and transitional housing.

The local effort to end homelessness is carried out under the umbrella of A Home for Everyone, a collaborative effort by Multnomah County, the City of Portland, the City of Gresham, Home Forward, and other community partners. Beginning in July 2016, an intergovernmental agreement with Multnomah County brought homeless services staff from the City and County together to create the Joint Office of Homeless Services (JOHS), housed within Multnomah County. The Joint Office will receive funding and policy direction from both the City of Portland and Multnomah County. Management of City homeless services contracts is carried out through the JOHS.

Homelessness Services

The number of individuals by race and ethnicity that were assisted through each type of homeless service funded by the City of Portland.

Services by Program	Short Term Rent Assistance			Housing Permanent Supportive Housing			Transitional Housing Transitional Housing Units			Shelter Beds Emergency / Winter Shelter		
	2013	2014	2015	2013	2014	2015	2013	2014	2015	2013	2014	2015
TOTAL	5,560	4,814	4,062	2,716	2,685	3,996	3,306	2,897	1,910	3,051	3,592	4,692
White	1,736	1,436	2,365	1,549	1,496	2,879	1,732	1,629	1,473	1,663	1,889	3,301
Black	1,574	1,483	1,274	597	658	1,057	689	690	413	705	979	1,169
Asian	151	146	201	52	50	82	43	57	33	56	101	110
Hispanic-Latino	1,660	199	1,289	331	54	497	371	67	162	343	218	562
Hawaiian-Pacific Islander	292	199	148	44	54	95	70	67	26	112	218	198
Native American	488	487	512	298	292	520	264	343	190	297	426	640

Homelessness

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Services by Program	Housing			Transitional Housing			Shelter Beds					
	■ Short Term Rent Assistance			■ Permanent Supportive Housing			■ Transitional Housing Units			■ Emergency / Winter Shelter		
	2013	2014	2015	2013	2014	2015	2013	2014	2015	2013	2014	2015
TOTAL	5,560	4,814	4,062	2,716	2,685	3,996	3,306	2,897	1,910	3,051	3,592	4,692
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Black	1,574	1,483	1,274	597	658	1,057	689	690	413	705	979	1,169
Asian	151	146	201	52	50	82	43	57	33	56	101	110
Hispanic-Latino	1,660	199	1,289	331	54	497	371	67	162	343	218	562
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City of Portland Program Funding

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134	Tax Increment Revenue
135	Tax Increment Expenditure

Summary of Bureau Budget

	Actual FY 2013-14	Actual FY 2014-15	Actual* FY 2015-16	Adopted FY 2016-17
Resources				
External Revenues				
Charges for Services	\$350,337	\$515,911	\$657,587	\$541,800
Intergovernmental	\$26,789,294	\$37,442,139	\$40,209,161	\$81,213,329
Bond & Note	-	\$3,515,000	-	\$14,400,000
Miscellaneous	\$8,183,211	\$15,261,239	\$5,757,593	\$2,909,674
<i>Total External Revenues</i>	\$35,322,842	\$56,734,289	\$46,624,341	\$99,064,803
Internal Revenues				
General Fund Discretionary	\$10,793,770	\$13,127,076	\$19,399,479	\$28,625,144
Fund Transfers - Revenue	\$55,012	\$1,070,000	\$2,674,554	\$1,200,000
Interagency Revenue	\$76,891	\$79,701	\$51,054	\$100,964
<i>Total Internal Revenues</i>	\$10,925,673	\$14,276,777	\$22,125,087	\$29,926,108
Beginning Fund Balance	\$4,690,343	\$10,001,301	\$1,641,174	\$12,455,619
TOTAL RESOURCES	\$50,938,858	\$81,012,367	\$70,390,603	\$141,446,530

Requirements

Bureau Expenditures				
Personnel Services	\$5,495,241	\$5,727,573	\$6,477,638	\$6,986,371
External Materials & Services	\$31,900,148	\$51,263,561	\$57,212,798	\$128,571,853
Internal Materials & Services	\$1,024,341	\$1,144,488	\$1,532,598	\$1,502,511
<i>Total Bureau Expenditures</i>	\$38,419,730	\$58,135,622	\$65,223,034	\$137,060,735
Fund Expenditures				
Debt Service	\$1,430,346	\$1,381,301	\$1,513,414	\$2,759,769
Contingency	-	-	\$2,891,500	\$1,112,675
Fund Transfers - Expense	\$1,087,481	\$624,487	\$762,654	\$513,351
<i>Total Fund Expenditures</i>	\$2,517,827	\$2,005,788	\$5,167,568	\$4,385,795
Ending Fund Balance	\$10,001,301	\$20,870,957	-	-
TOTAL REQUIREMENTS	\$50,938,858	\$81,012,367	\$70,390,602	\$141,446,530

Programs

Administration & Support	\$5,561,582	\$6,047,872	\$6,640,069	\$6,966,939
Economic Opportunity	\$2,412,778	\$2,271,157	\$2,176,531	\$2,132,200
Homeowner Access & Retention	\$5,959,405	\$5,672,514	\$10,315,691	\$11,000,352
Housing Access & Stabilization	\$13,818,034	\$15,924,277	\$20,884,641	\$28,615,182
Housing Production & Preservation	\$10,667,931	\$28,219,802	\$25,206,102	\$88,346,062
TOTAL PROGRAMS	\$38,419,730	\$58,135,622	\$65,223,034	\$137,060,735

*Unaudited

Bureau Revenue Forecast

	Actual FY 2013-14	Actual FY 2014-15	Actual FY 2015-16	Adopted FY 2016-17
Tax Increment Financing	\$11,097,585	\$22,368,089	\$15,712,530	\$85,219,321
Federal: CDBG	\$8,071,736	\$14,390,482	\$9,730,245	\$11,640,779
Federal: HOME	\$3,334,440	\$3,269,749	\$5,088,444	\$4,362,982
Federal: Other	\$4,190,387	\$4,422,663	\$3,505,191	\$4,199,936
Housing Investment Fund	\$1,924,653	\$2,673,136	\$2,263,729	\$19,578,983
General Fund One-Time	\$524,654	\$1,192,501	\$5,942,913	\$9,846,302
General Fund Ongoing	\$10,124,808	\$11,630,960	\$11,840,172	\$16,499,241
Housing Bond				\$50,000,000
Construction Excise Tax				\$2,689,200

Tax Increment Revenue

		Actual *FY 2015-16	Adopted **FY 2016-17
Central Eastside	Cumulative Housing	\$5,486,647	\$15,223,453
	Cumulative Set-Aside Base	\$42,894,008	\$69,003,436
	<i>Percent of Set-Aside Base</i>	13%	22%
Downtown Waterfront	Cumulative Housing	\$17,314,207	\$15,223,453
	Cumulative Set-Aside Base	\$91,402,338	\$69,003,436
	<i>Percent of Set-Aside Base</i>	19%	21%
Gateway	Cumulative Housing	\$9,361,865	\$19,179,550
	Cumulative Set-Aside Base	\$27,690,327	\$70,989,044
	<i>Percent of Set-Aside Base</i>	34%	27%
Interstate	Cumulative Housing	\$34,814,172	\$120,369,903
	Cumulative Set-Aside Base	\$116,533,848	\$246,190,628
	<i>Percent of Set-Aside Base</i>	30%	49%
Lents Town Center	Cumulative Housing	\$25,085,336	\$62,863,888
	Cumulative Set-Aside Base	\$83,019,358	\$165,917,825
	<i>Percent of Set-Aside Base</i>	30%	38%
North Macadam	Cumulative Housing	\$28,875,237	\$52,275,237
	Cumulative Set-Aside Base	\$79,548,117	\$143,793,222
	<i>Percent of Set-Aside Base</i>	36%	36%
Convention Center	Cumulative Housing	\$11,210,429	\$20,471,486
	Cumulative Set-Aside Base	\$78,564,626	\$78,564,626
	<i>Percent of Set-Aside Base</i>	14%	26%
River District	Cumulative Housing	\$80,241,140	\$120,729,047
	Cumulative Set-Aside Base	\$219,941,034	\$335,457,967
	<i>Percent of Set-Aside Base</i>	36%	36%
South Park Blocks	Cumulative Housing	\$31,347,713	\$37,210,742
	Cumulative Set-Aside Base	\$61,090,678	\$61,090,678
	<i>Percent of Set-Aside Base</i>	51%	61%
Education	Cumulative Housing	\$82,875	\$82,875
	Cumulative Set-Aside Base	\$978,808	\$978,808
	<i>Percent of Set-Aside Base</i>	8%	8%
TOTAL	Cumulative Housing Expenditures	\$230,552,520	\$467,692,297
	Cumulative Set-Aside Base	\$723,030,515	\$1,263,388,572
	<i>Total Percent of Set-Aside Base</i>		

* FY 2015-16 data reflects FY 2005-06 through 2015-16

** FY 2021-22 data reflects FY 2016-17 through 2021-22

Tax Increment Expenditure

		0-30% Rental	31-60% Rental	31-60% Ownership	61-100% Ownership	Community Facilities	Other	Total
Central Eastside	2006 to 2010	\$1.25 M	\$1.58 M	-	-	\$2.00 M	-	\$3.25 M
	2010 to 2015	\$0.41 M	\$1.58 M	-	-	-	-	\$0.41 M
	<i>District Total</i>	\$1.65 M	\$3.16 M	-	-	\$2.00 M	-	\$3.66 M
Downtown Waterfront	2006 to 2010	\$11.15 M	\$2.41 M	-	\$0.01 M	\$0.14 M	\$0.10 M	\$11.39 M
	2010 to 2015	\$0.13 M	\$5.93 M	-	-	-	-	\$0.14 M
	<i>District Total</i>	\$11.28 M	\$8.34 M	-	\$0.01 M	\$0.14 M	\$0.10 M	\$11.53 M
Gateway	2006 to 2010	-	\$0.82 M	-	-	\$0.17 M	\$2.12 M	\$2.29 M
	2010 to 2015	\$0.42 M	\$12.42 M	-	\$0.12 M	-	\$0.01 M	\$0.55 M
	<i>District Total</i>	\$0.42 M	\$13.25 M	-	\$0.12 M	\$0.17 M	\$2.13 M	\$2.84 M
Interstate Corridor	2006 to 2010	\$2.48 M	\$8.06 M	\$0.32 M	\$5.18 M	\$0.01 M	-	\$7.67 M
	2010 to 2015	\$0.73 M	\$14.40 M	-	\$5.75 M	\$3.14 M	\$0.21 M	\$9.83 M
	<i>District Total</i>	\$3.21 M	\$22.45 M	\$0.32 M	\$10.93 M	\$3.15 M	\$0.21 M	\$17.50 M
Lents Town Center	2006 to 2010	\$0.84 M	-	\$7.31 M	\$5.61 M	\$0.07 M	\$0.04 M	\$6.56 M
	2010 to 2015	\$1.78 M	-	\$11.30 M	\$5.11 M	-	\$0.50 M	\$7.39 M
	<i>District Total</i>	\$2.62 M	-	\$18.61 M	\$10.72 M	\$0.07 M	\$0.54 M	\$13.95 M
North Macadam	2006 to 2010	-	\$7.56 M	-	-	-	\$7.22 M	\$7.22 M
	2010 to 2015	\$4.22 M	\$26.01 M	-	-	-	\$0.01 M	\$4.24 M
	<i>District Total</i>	\$4.22 M	\$33.58 M	-	-	-	\$7.23 M	\$11.45 M
Convention Center	2006 to 2010	\$0.32 M	\$2.81 M	-	\$0.77 M	\$0.03 M	\$0.01 M	\$1.14 M
	2010 to 2015	\$0.44 M	\$3.77 M	-	\$0.30 M	-	\$0.05 M	\$0.79 M
	<i>District Total</i>	\$0.76 M	\$6.58 M	-	\$1.07 M	\$0.03 M	\$0.07 M	\$1.93 M
River District	2006 to 2010	\$1.18 M	\$19.80 M	-	-	\$5.22 M	-	\$6.40 M
	2010 to 2015	\$20.63 M	\$24.87 M	-	-	\$10.25 M	\$0.13 M	\$31.01 M
	<i>District Total</i>	\$21.81 M	\$44.67 M	-	-	\$15.47 M	\$0.13 M	\$37.42 M
South Park Blocks	2006 to 2010	\$16.87 M	\$2.69 M	-	-	\$0.28 M	-	\$17.15 M
	2010 to 2015	\$9.94 M	\$8.34 M	-	-	-	\$0.12 M	\$10.06 M
	<i>District Total</i>	\$26.81 M	\$11.03 M	-	-	\$0.28 M	\$0.12 M	\$27.21 M
TOTAL		\$72.79 M	\$143.06 M	\$18.93 M				\$72.79 M

Expressed in millions of dollars.

Methodology & Sources

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Methodology

Part 1.01 Population, Households, and Income

Population, household, income, homeownership, and racial composition data derived from the 2000 Decennial Census, the 2010 Decennial Census, the 2013 1-year estimates from the American Community Survey, and the 2008-2013 5-year estimates from the American Community Survey—tables B01003, B02008, B02009, B02010, B02011, B02012, B03003, B05012, B11005, B11016, B17020, B19001, B19019, B19019, B19113A, B19113B, B19113C, B19113D, B19113E, B19113I, B19049, B19126, B25119, B25003, B25003A, B25003B, B25003C, B25003D, B25003E, B25003I, B25070, B25118, B25119, DP-1, DP02, DP03, DP05, H014, H016H, HCT012, P011, P015, P021, P053, P087, QT-H13, QT-P5, QT-P10, QT-P20, QT-P21, QT-P24, and S1901.

Part 1.02 Housing Stock and Production

Multifamily and single-family data derived from Multnomah County Tax Lot data. Multifamily and single-family permitting data derived from the Bureau of Planning and Sustainability and Bureau of Development Services permitting data.

Part 2.01 Rental Housing Market Affordability

Household profile data derived from the 2010-2014 American Community Survey – tables S1901, B19019, B19113A, B19113B, B19113C, B19113D, B19113E, B19113I, B19049, and B19126. A 30% share of an equal monthly proportion of the annual median household income data was derived to measure against market rent data. Market rent data derived from the CoStar Multifamily Residential Market data set. Rent data referenced the average 3rd quarter monthly asking rent for 2014 and 2015.

Part 2.02 Homeownership Market Affordability

Household profile data derived from the 2010-2014 American Community Survey—tables S1901, B19019, B19113A, B19113B, B19113C, B19113D, B19113E, B19113I, B19049, and B19126. A 30% share of an equal monthly proportion of the annual median household income data was derived to measure against market home sales data. Median home sales data derived from the Regional Multiple Listing Service data set. Home sales data reference the median home sales price in years 2000 through 2015.

Part 3 Neighborhood Profiles

Neighborhood analysis areas derived from the Bureau of Planning and Sustainability and the Portland Plan 20-Minute Neighborhood areas. Boundary lines have been adjusted to align with the closest census tract/block group/block boundary to minimize margin of error in data analysis.

Part 4.01 Citywide Policy Targets

Citywide policy targets derived from the 1980 Comprehensive Plan Goals and Policies November 2011 version. Housing Bureau staff assessed the planning documents for goals, policies, objectives, etc. that were proximally associated with affordable housing. Housing Bureau staff then determined the affordable housing goals, policies, objectives, etc. for those which had a relatively objective method for assessing progress and those were included as citywide policy targets. Multiple sources of data and information were utilized by staff to determine if the City is currently meeting or not meeting the policy targets.

Part 4.02 Central City Policy Targets

Central City policy targets derived from the Central City 2035 Concept Plan October 2012 version, the Central City Southeast Quadrant Plan July 2015 version, the Central City 2035 West Quadrant Plan March 2015 version, the Central City 2035 N/NE Quadrant Plan October 2012 version, City Council Resolution 36021, and the 1988 Central City Plan. Housing Bureau staff assessed the planning documents for goals, policies, objectives, etc. that were proximally associated with affordable housing. Housing Bureau staff then determined the affordable housing goals, policies, objectives, etc. for those which had a relatively objective method for assessing progress and those were included as citywide policy targets. Multiple sources of data and information were utilized by staff to determine if the City is currently meeting or not meeting the policy targets.

Part 4.03 Urban Renewal Area Policy Targets

Urban Renewal Area policy targets derived from the Central Eastside Urban Renewal Area Housing Strategy 2003 version, the Downtown Housing Inventory and Policy Analysis 2000 version, the Gateway Regional Center Housing Strategy 2003 version, the ICURA Housing Strategy 2002 version, the Lents Town Center Housing Strategy 2000 version, the North Macadam Housing Development Strategy 2003 version, the Lloyd District Housing Strategy 2002 version, and the River District Housing Implementation Strategy June 1999 version. Housing Bureau staff assessed the planning documents for unit production goals, policies, objectives, etc. that were associated with affordable housing and those were included as citywide policy targets. Multiple sources of data and information were utilized by staff to determine if the City is currently meeting or not meeting the policy targets.

Part 5.01 Rental Housing

Regulated affordable rental unit data derived from Portland Housing Bureau asset portfolio data sets. Regulated affordable rental unit counts are added to the production pipeline in various stages based on whether the project is under review, in pre-development, or under construction. Regulated affordable rental units shift from being reported in the production pipeline to being counted in the asset portfolio when construction is in final stages/complete and units become move-in ready.

Part 5.02 Homeownership

Homeownership data derived from Portland Housing Bureau single-family loan portfolio data sets and program outcome data sets.

Part 5.03 Homelessness

Homelessness data derived from Portland Housing Bureau program outcome data sets.

Part 6 Funding

Historical budget data, current budget data, and forecasting data derived from point in time analyses by the finance and accounting staff at the Portland Housing Bureau.

Citywide Data Sources

2000 Population

US Census Bureau 2000 Decennial Census

2010 Population

US Census Bureau 2010 Decennial Census

2013 Population

US Census Bureau 2013 ACS 1-Year Estimates

2000 Median Household Income

US Census Bureau 2000 Decennial Census

2010 Median Household Income

US Census Bureau 2010 Decennial Census

2014 Median Household Income

US Census Bureau 2010-2014

ACS 5-Year Estimates

2000 Poverty Rate

US Census Bureau 2000 Decennial Census

2010 Poverty Rate

US Census Bureau 2010 Decennial Census

2014 Poverty Rate

US Census Bureau 2010-2014

ACS 5-Year Estimates

2000 Households

US Census Bureau 2000 Decennial Census

2010 Households

US Census Bureau 2010 Decennial Census

2014 Households

US Census Bureau 2010-2014

ACS 5-Year Estimates

2000 Single-person Households

US Census Bureau 2000 Decennial Census

2010 Single-person Households

US Census Bureau 2010 Decennial Census

2014 Single-person Households

US Census Bureau 2010-2014

ACS 5-Year Estimates

2000 Households with Children

US Census Bureau 2000 Decennial Census

2010 Households with Children

US Census Bureau 2010 Decennial Census

2014 Households with Children

US Census Bureau 2010-2014

ACS 5-Year Estimates

2000 Foreign-born Individuals

US Census Bureau 2000 Decennial Census

2010 Foreign-born Individuals

US Census Bureau 2010 Decennial Census

2014 Foreign-born Individuals

US Census Bureau 2010-2014

ACS 5-Year Estimates

2000 Persons Experiencing Disabilities

US Census Bureau 2000 Decennial Census

2010 Persons Experiencing Disabilities

US Census Bureau 2010 Decennial Census

2014 Persons Experiencing Disabilities

US Census Bureau 2010-2014

ACS 5-Year Estimates

2000 Persons 65 and Older

US Census Bureau 2000 Decennial Census

2010 Persons 65 and Older

US Census Bureau 2010 Decennial Census

2014 Persons 65 and Older

US Census Bureau 2010-2014

ACS 5-Year Estimates

2000 Homeownership Rate

US Census Bureau 2000 Decennial Census

2010 Homeownership Rate

US Census Bureau 2010 Decennial Census

2014 Homeownership Rate

US Census Bureau 2010-2014

ACS 5-Year Estimates

2011 Homelessness

2013 Point-in-time Count of Homelessness

2013 Homelessness

2013 Point-in-time Count of Homelessness

2015 Homelessness

2015 Point-in-time Count of Homelessness

Housing Units

Multnomah County Tax Lot Data,

Portland Housing Bureau

Housing Units Single-Family

Multnomah County Tax Lot Data,

Portland Housing Bureau

Housing Units Multifamily

Multnomah County Tax Lot Data,

Portland Housing Bureau

Regulated Affordable Housing Units

Metro Inventor of Regulated Affordable Housing,

Portland Housing Bureau

City Funded Regulated Affordable Housing Units

Metro Inventor of Regulated Affordable Housing,

Portland Housing Bureau

New Residential Permits: Total Units

Portland Bureau of Development Services,

Portland Housing Bureau

New Residential Permits: Single-Family

Portland Bureau of Development Services,

Portland Housing Bureau

New Residential Permits: Multifamily

Portland Bureau of Development Services,

Portland Housing Bureau

Multifamily Rental Unit Survey

CoStar Market Survey Data,

Portland Housing Bureau

Median Monthly Rent

CoStar Market Survey Data,

Portland Housing Bureau

Rental Unit Vacancy Rate

CoStar Market Survey Data,

Portland Housing Bureau

Rental Affordability Estimates

CoStar Market Survey Data,

Portland Housing Bureau

Median Home Sales Price

RMLS Median Homes Sales Data,

Portland Housing Bureau

Home Ownership Affordability Estimates

RMLS Median Homes Sales Data,

Portland Housing Bureau

Neighborhood Data Sources

2000 Population

US Census Bureau 2000 Decennial Census

2010 Population

US Census Bureau 2010 Decennial Census

2014 Population

US Census Bureau 2010-2014
ACS 5-Year Estimates

2000 Median Household Income

US Census Bureau 2000 Decennial Census

2010 Median Household Income

US Census Bureau 2010 Decennial Census

2014 Median Household Income

US Census Bureau 2010-2014
ACS 5-Year Estimates

2000 Poverty Rate

US Census Bureau 2000 Decennial Census

2010 Poverty Rate

US Census Bureau 2010 Decennial Census

2014 Poverty Rate

US Census Bureau 2010-2014
ACS 5-Year Estimates

2000 Households

US Census Bureau 2000 Decennial Census

2010 Households

US Census Bureau 2010 Decennial Census

2014 Households

US Census Bureau 2010-2014
ACS 5-Year Estimates

2000 Single-person Households

US Census Bureau 2000 Decennial Census

2010 Single-person Households

US Census Bureau 2010 Decennial Census

2014 Single-person Households

US Census Bureau 2010-2014
ACS 5-Year Estimates

2000 Households with Children

US Census Bureau 2000 Decennial Census

2010 Households with Children

US Census Bureau 2010 Decennial Census

2014 Households with Children

US Census Bureau 2010-2014
ACS 5-Year Estimates

2000 Foreign-born Individuals

US Census Bureau 2000 Decennial Census

2010 Foreign-born Individuals

US Census Bureau 2010 Decennial Census

2014 Foreign-born Individuals

US Census Bureau 2010-2014
ACS 5-Year Estimates

2000 Persons Experiencing Disabilities

US Census Bureau 2000 Decennial Census

2010 Persons Experiencing Disabilities

US Census Bureau 2010 Decennial Census

2014-Persons Experiencing Disabilities

US Census Bureau 2010-2014
ACS 5-Year Estimates

2000 Persons 65 and Older

US Census Bureau 2000 Decennial Census

2010 Persons 65 and Older

US Census Bureau 2010 Decennial Census

2014-Persons 65 and Older

US Census Bureau 2010-2014
ACS 5-Year Estimates

2000 Homeownership Rate

US Census Bureau 2000 Decennial Census

2010 Homeownership Rate

US Census Bureau 2010 Decennial Census

2014 Homeownership Rate

US Census Bureau 2010-2014
ACS 5-Year Estimates

2011 Homelessness

2013 Point-in-time Count of Homelessness

2013 Homelessness

2013 Point-in-time Count of Homelessness

2015 Homelessness

2015 Point-in-time Count of Homelessness

Housing Units

Multnomah County Tax Lot Data,
Portland Housing Bureau

Housing Units Single-family

Multnomah County Tax Lot Data,
Portland Housing Bureau

Housing Units Multifamily

Multnomah County Tax Lot Data,
Portland Housing Bureau

Regulated Affordable Housing Units

Metro Inventor of Regulated Affordable Housing,
Portland Housing Bureau

City Funded Regulated Affordable Housing Units

Metro Inventor of Regulated Affordable Housing,
Portland Housing Bureau

New Residential Permits: Total Units

Portland Bureau of Development Services,
Portland Housing Bureau

New Residential Permits: Single-family

Portland Bureau of Development Services,
Portland Housing Bureau

New Residential Permits: Multifamily

Portland Bureau of Development Services,
Portland Housing Bureau

Multifamily Rental Unit Survey

CoStar Market Survey Data,
Portland Housing Bureau

Median Monthly Rent

CoStar Market Survey Data,
Portland Housing Bureau

Rental Unit Vacancy Rate

CoStar Market Survey Data,
Portland Housing Bureau

Rental Affordability Estimates

CoStar Market Survey Data,
Portland Housing Bureau

Median Home Sales Price

RMLS Median Homes Sales Data,
Portland Housing Bureau

Home Ownership Affordability Estimates

RMLS Median Homes Sales Data,
Portland Housing Bureau

Neighborhood Area Geography

	Census Tracts (FIPS Code)
122nd-Division	41051008302, 41051008400, 41051008500, 41051009000
Belmont-Hawthorne-Wilkes	41051000801, 41051001202, 41051001301, 41051000901, 41051001302, 41051001201, 41051001400
Centennial-Glenfair-Wilkes	41051009301, 41051009804, 41051009101, 41051009701, 41051009702
Central City	41051005600, 41051002100, 41051010600, 41051002303, 41051001102, 41051005500, 41051005200, 41051005100, 41051005700, 41051001101
Forest Park-Northwest Hills	41051004300, 41051007000
Gateway	41051008002, 41051009400, 41051009302, 41051009202, 41051008100, 41051008201, 41051008202, 41051008001, 41051009201
Hayden Island-Bridgeton	41051007300, 41051007202, 41051007201
Hillsdale-Multnomah-Barbur	41051006602, 41051006702, 41051006502, 41051006200, 41051006100, 41051006002
Hollywood	41051001900, 41051002000, 41051002402, 41051002501, 41051002502, 41051002600, 41051002701, 41051002702
Interstate Corridor	41051003701, 41051003401, 41051003402, 41051003501, 41051003502, 41051002203, 41051003702, 41051003801, 41051003902, 41051003803, 41051003901, 41051003802
Lents-Foster	41051000702, 41051008600, 41051000402, 41051000501, 41051008902, 41051000502, 41051000601, 41051008301, 41051008700, 41051000602, 41051008800
MLK-Alberta	41051003000, 41051003603, 41051003602, 41051003601, 41051003302, 41051003301, 41051003100, 41051002401, 41051003200
Montavilla	41051001801, 41051001601, 41051001500, 41051001602, 41051001701, 41051001702, 41051000701, 41051001802
Northwest	41051004500, 41051005000, 41051004900, 41051004800, 41051004700, 41051004602, 41051004601
Parkrose-Argay	41051009501, 41051009502, 41051007900
Pleasant Valley	41051008901, 41051009102
Raleigh Hills	41051006601, 41051006701, 41051006802, 41051006801, 41051006900
Roseway-Cully	41051002802, 41051002901, 41051002902, 41051002903, 41051007600, 41051007700, 41051007500, 41051007400
Sellwood-Moreland-Brooklyn	41051000100, 41051001000, 41051000200
South Portland-Marquam Hill	41051006001, 41051005800, 41051005900
St. Johns	41051004200, 41051004102, 41051004101, 41051004002, 41051004001
Tryon Creek-Riverdale	41051006300, 41051006402
West Portland	41051006403, 41051006501, 41051006404
Woodstock	41051000301, 41051000902, 41051000802, 41051000302, 41051000401

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