

State of Housing in Portland

An annual report on households, housing stock, and access to affordable housing in Portland.

Strategic Goals

- To inform City Council in setting housing policy and funding through:
 - First, understanding the state of households and housing in Portland as a whole
 - Second, informing the Bureau of the deficits in affordable housing units by neighborhood area and income range
 - Third, understanding the neighborhood context with respect to opportunity and displacement
 - So that, the Bureau can tailor policy and programming to more specifically meet targeted community needs

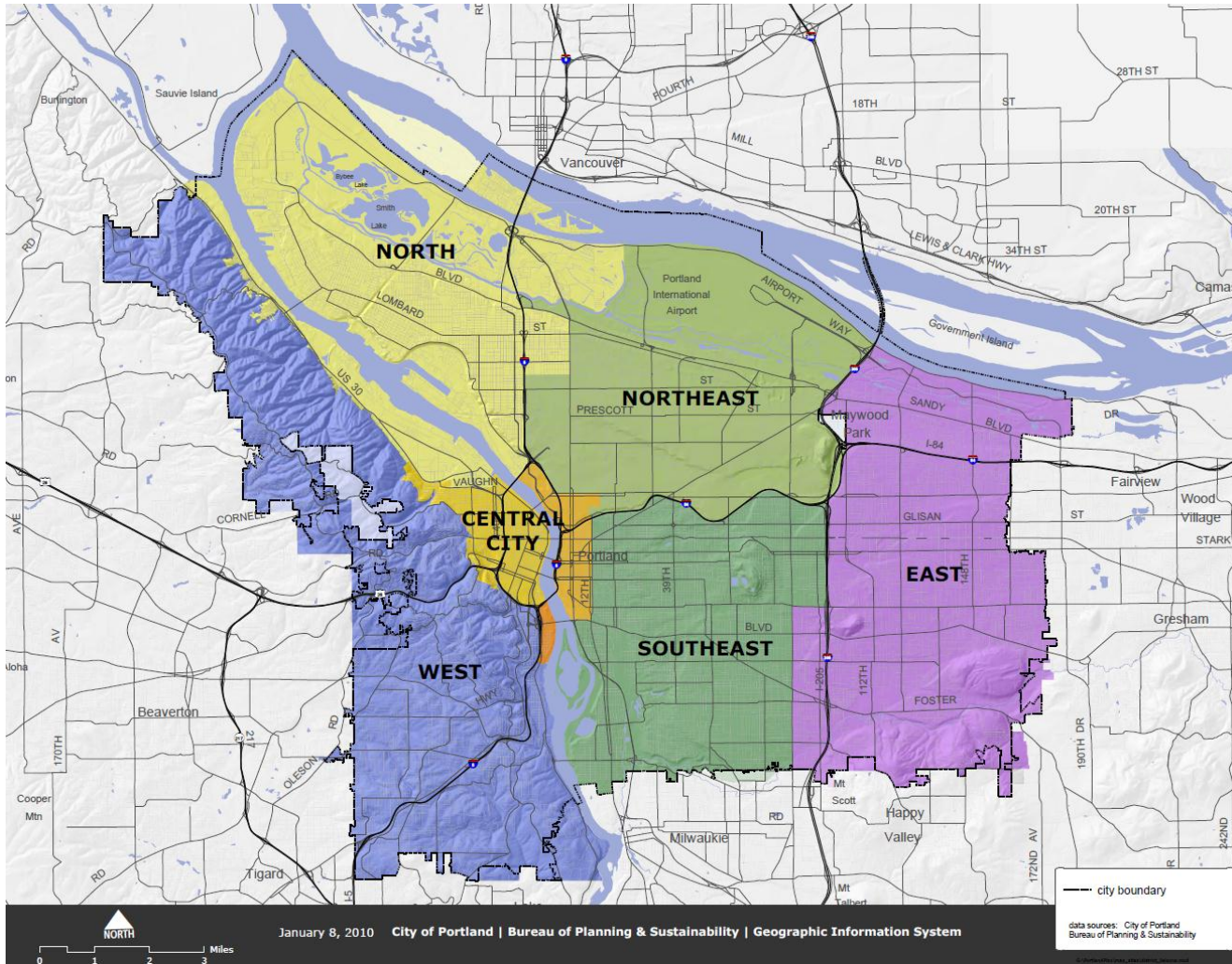
Report Overview

- Values and Context
 - *Affordability, equity, alignment of efforts, etc.*
 - *Economic landscape, income and wages, neighborhoods, etc.*
- City-wide Assessment
 - *Household profiles, income profiles, housing production, housing stock, homeownership and rentership, housing cost, affordability, opportunity, and displacement*
 - *Key findings, projections, and highlights city-wide*
 - *Review of various plan goals in the context of the analysis (Portland Plan, East Portland Action Plan, etc.)*
 - *City affordable housing policies and programming and a comparison to other cities*
- Neighborhood Area Assessments
 - *Household profiles, income profiles, housing production, housing stock, homeownership and rentership, housing cost, affordability, opportunity, and displacement*
 - *Key trends and data by neighborhood area ranking(s)*
- Bureau Reporting
 - *URA production reporting breakouts (River District, North Macadam, etc.)*
 - *Central City No Net Loss, TIF Set Aside, etc.*
 - *MULTE and LTE reporting breakouts*
 - *Dashboard and portfolio tracking*

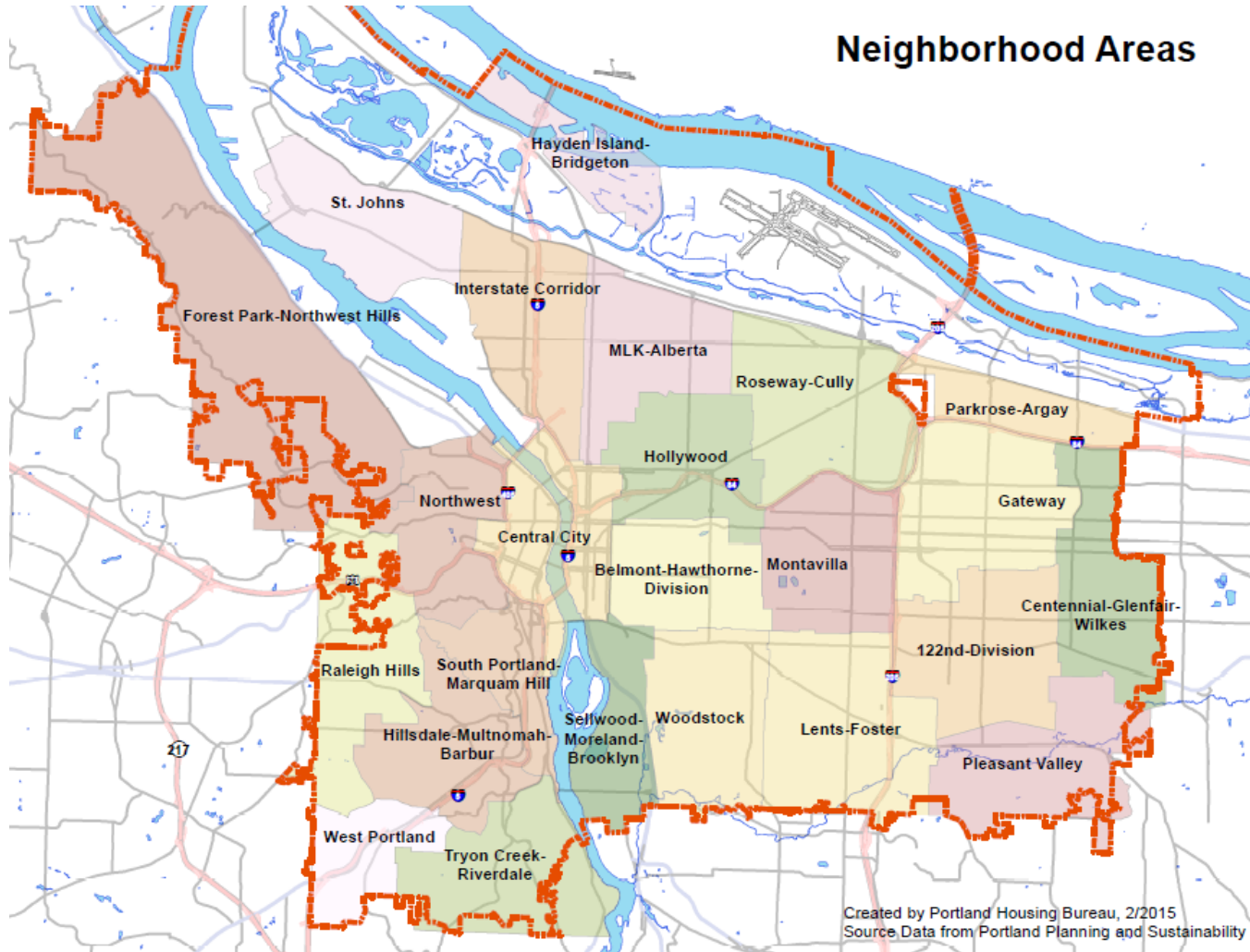
Data Elements

- Profile of data indicators associated with households, incomes, housing, and affordability.
 - City-wide look
 - District look (*6 in total*)
 - Neighborhood Areas (*24 in total*)

Districts



Neighborhood Areas



Neighborhoods Areas

- | | | |
|-------------------------------|---------------------------------|-----------------------------------|
| 1. Central City | 10. Woodstock | 18. Forest Park-Northwest Hills |
| 2. Interstate Corridor | 11. Lents-Foster | |
| 3. Hayden Island | 12. Sellwood-Moreland-Brooklyn | 19. Raleigh Hills |
| 4. St. Johns | | 20. Northwest |
| 5. Roseway-Cully | 13. Parkrose-Argay | 21. South Portland-Marquam Hill |
| 6. MLK-Alberta | 14. Gateway | |
| 7. Belmont-Hawthorne-Division | 15. 122 nd -Division | 22. Hillsdale-Multnomah-Barbur |
| 8. Hollywood | 16. Centennial-Glenfair-Wilkes | 23. West Portland |
| 9. Montavilla | 17. Pleasant Valley | 24. Tryon Creek-South Terwilliger |

Example:

Neighborhood Area #1

- The housing indicator profile illustrates:
 - A higher level of multifamily units in the production pipeline
 - A lower rental vacancy rate
 - High rent burdens
 - High neighborhood opportunity indicators
 - Dynamic displacement risk
 - And a deficit of affordable housing compared to the city as a whole for households earning \$20,000 to \$34,700 (30-50% AMI)
- The Bureau may then choose to develop a strategy focused on multifamily development for households in the \$20,000 to \$34,700 income range targeted at current residents

Example: Neighborhood Area #2

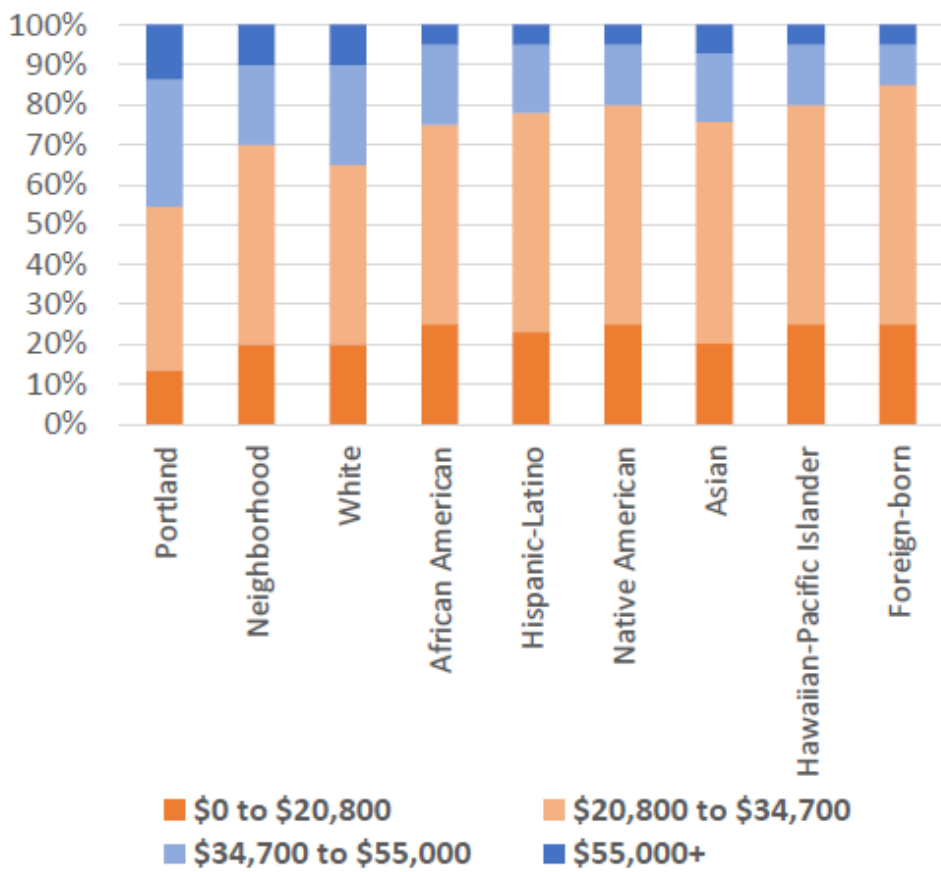
- The housing indicator profile illustrates:
 - A low level of multifamily units in place and a mid-level number in the production pipeline
 - Mid-level neighborhood opportunity indicators
 - Early Type 1 displacement risk
 - A significant disparity in homeownership rates between African-American households compared to all households
- The Bureau may then choose to develop strategies focused on single family home ownership and home repair for African-American households

Box 1: City/District/Neigh. Profile

1	City/District/Neighborhood Profile	
	2013	2000
Population	#	#
White	%	%
African American	%	%
Hispanic-Latino	%	%
Native American	%	%
Asian	%	%
Hawaiian-Pacific Islander	%	%
Population density	#	#
Foreign-born	#	#
Households	#	#
Single-person households	#	#
Households with children	#	#
Average household size	#	#
Persons with Disabilities	#	#
Persons exp. Homelessness	#	#
Median family income	#	#
Homeowners	#	#
Renters	#	#

Box 2: Income Profile

2 Income Profile



Box 3: Housing Production

3	Housing Production	2014	2013	2012	2011
New Residential Building Permits: 1 & 2 Family Dwelling		#	#	#	#
New Residential Building Permits: Multifamily Dwelling		#	#	#	#

Box 4: Housing Stock

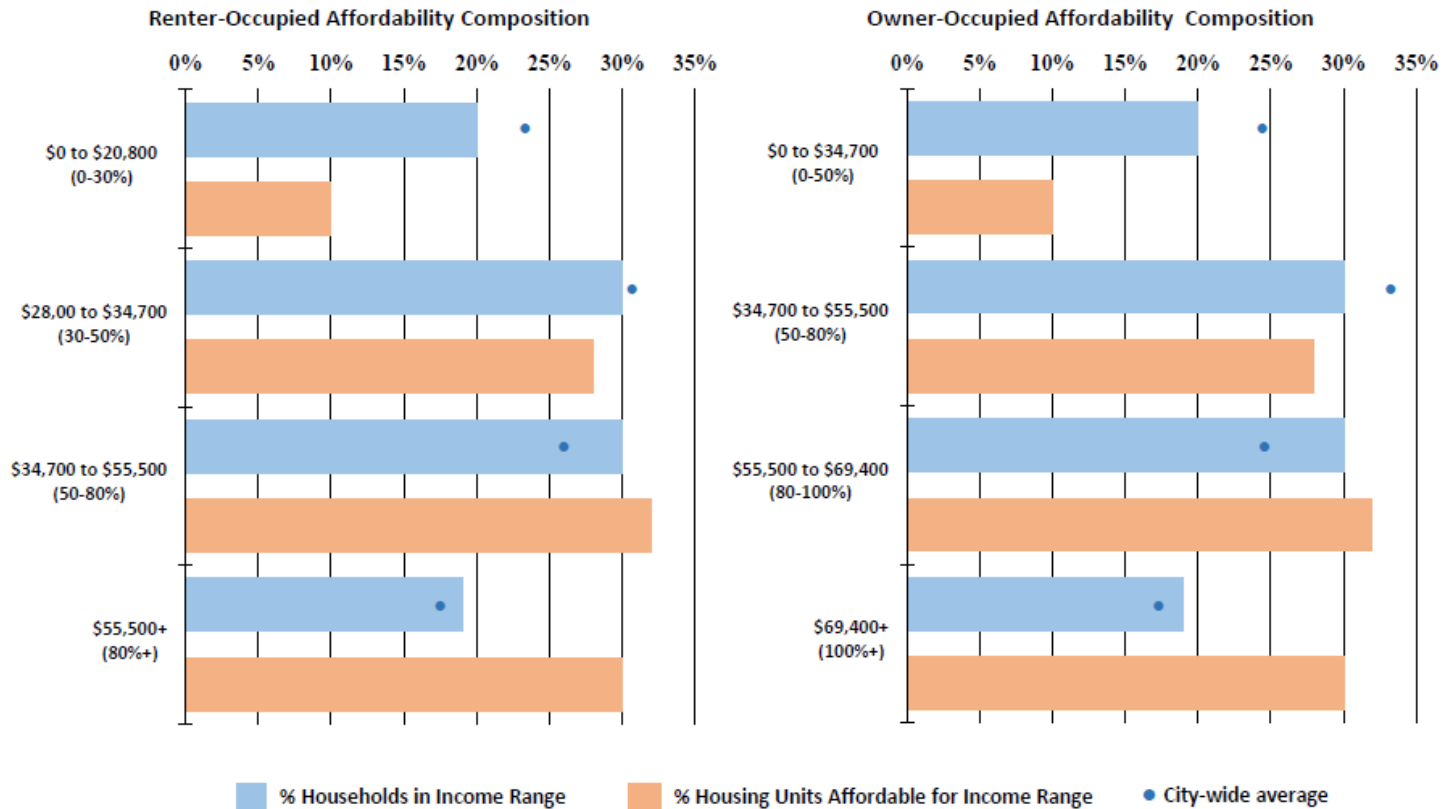
4	Housing Stock			
	2014	2013	2012	2011
Housing Units: All Units	#	#	#	#
Housing Units: Single Family	#	#	#	#
Housing Units: Multifamily	#	#	#	#
Rental Housing Units: Market Rate	#	#	#	#
Rental Housing Units: City Subsidized	#	#	#	#
Rental Housing Units: Other Publicly Subsidized	#	#	#	#
Rental Housing Units: Public Housing	#	#	#	#

Box 5: Housing Market

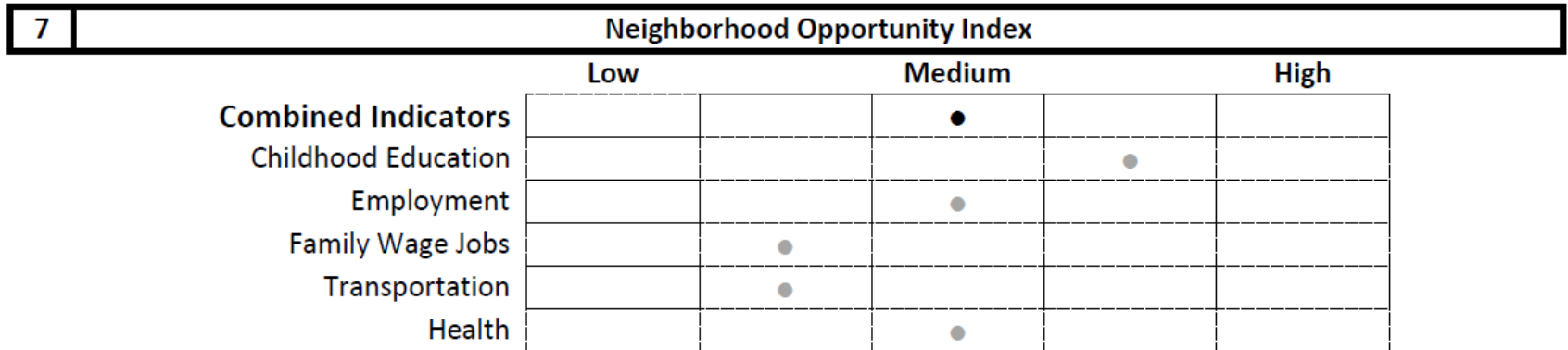
5	Housing Market			
	2014	2013	2012	2011
Homeownership Rate	%	%	%	%
White	%	%	%	%
African American	%	%	%	%
Hispanic-Latino	%	%	%	%
Native American	%	%	%	%
Asian	%	%	%	%
Hawaiian-Pacific Islander	%	%	%	%
Median Sales Price Per Unit	#	#	#	#
Rental Vacancy Rate	%	%	%	%
Median Monthly Rent	#	#	#	#
Median Rent Burden	%	%	%	%

Box 6: Affordability Estimates

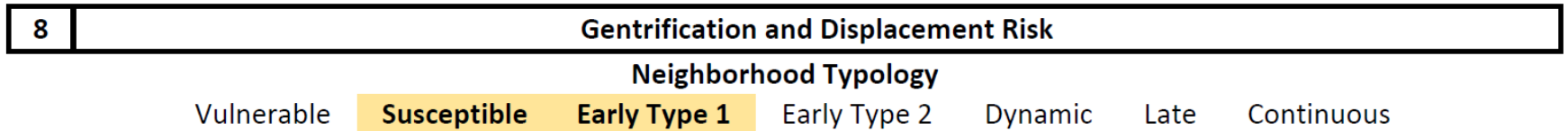
6 Housing Affordability Composition



Box 7: Opportunity Index



Box 8: Displacement Risk



Next Steps: April into October

- Elements to be added to the Annual Housing Report in Phase Two
 - Forecasting and modeling for population growth, market trends, etc.
 - Community and income range breakouts
 - Alignment with existing policy, programming, and results in communities
 - Further detail on alignment with partner jurisdictions and efforts

Key PHAC Questions

- What data and information do you, as well as PHB and City Council need to be aware of to help inform affordable housing policy and programming?
- What are the most useful elements to include in the trends and findings of the report?
- What supplemental products would be valuable to you, community partners, or other interested parties?