



State of Housing in Portland

December 2016



PORTLAND HOUSING BUREAU

Dan Saltzman, Commissioner
Kurt Creager, Director

Housing Actions in Last 14 Months

- **City Council declares a Housing and Homelessness Emergency**
- **Housing Bureau releases \$62 million for affordable housing production and preservation**
- **City Council increases affordable housing urban renewal resources from 30% to 45%**
- **City and County expand and reform the affordable housing tax exemption program**
- **City Council adopts first-step tenant protections**
- **City Council dedicates short-term rental lodging tax revenue to affordable housing production and preservation**

Housing Actions in Last 14 Months, cont.

- **City works with State Legislature in the removal of mandatory inclusionary housing pre-emption**
- **City and County create a Joint Office of Homeless Services**
- **City Council adopts affordable housing construction excise tax**
- **Voters approve a \$258.4 million affordable housing bond**
- **Commissioner Saltzman and Housing Bureau develop a recommended mandatory inclusionary housing policy for City Council consideration**

Housing Actions in Last 14 Months, cont.

- **Over 400 rental housing units added to portfolio**
- **Over 1,900 affordable rental housing units in production pipeline**
 - 30% AMI: 354
 - 50% AMI: 324
 - 60% AMI: 1,003
 - 80% AMI: 245*
- **Over 700 home repair loans and grants**
- **Households helped with:**
 - Short-term rent assistance: over 4,000
 - Permanent supportive housing: over 3,900
 - Transitional housing: over 1,900
 - Emergency/Winter Shelter: over 4,600

*Tax exemption units, no direct financing

2015 Multifamily Production

- Roughly 4,500 units permitted
- Roughly 3,700 units produced

Multifamily Permitting
2015

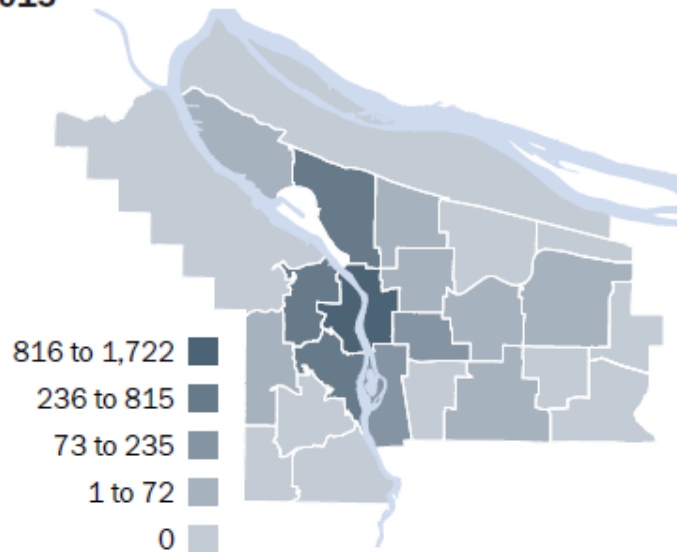
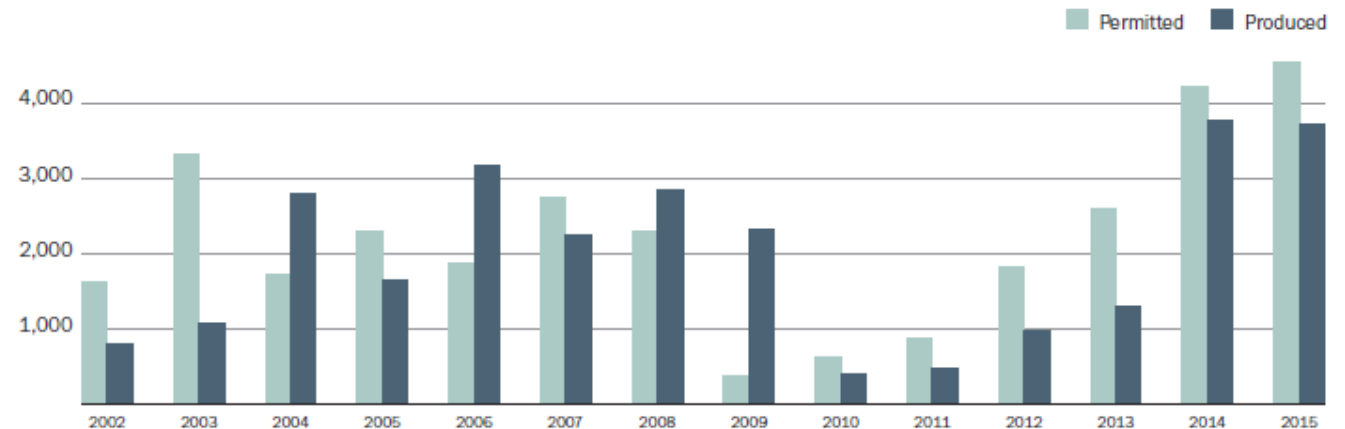


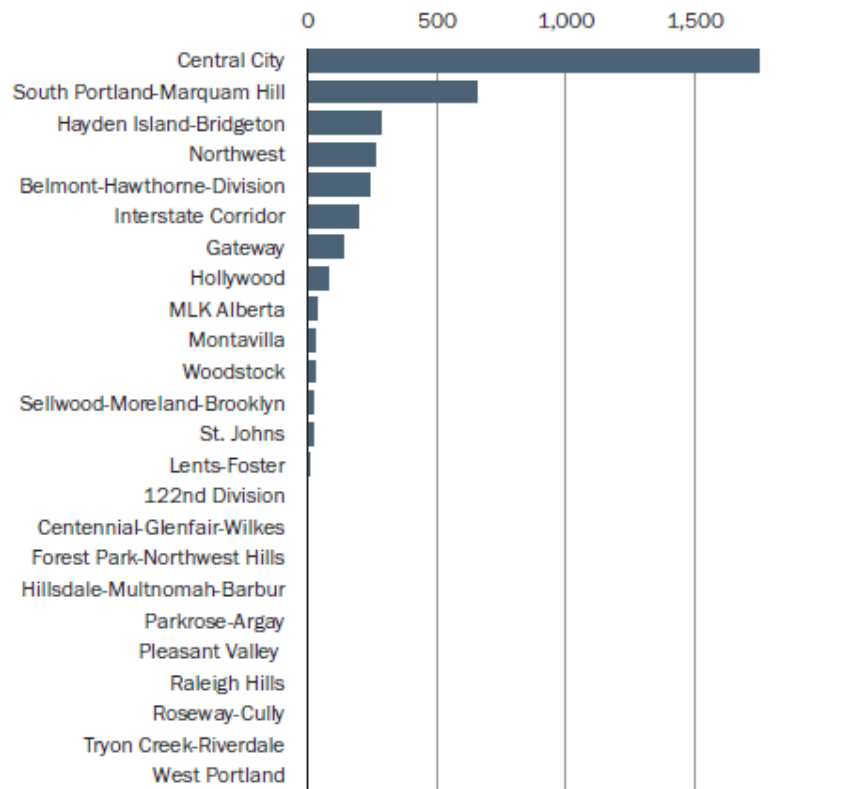
Fig. 1.15 Multifamily Unit Permits & Production, 2000-2015



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

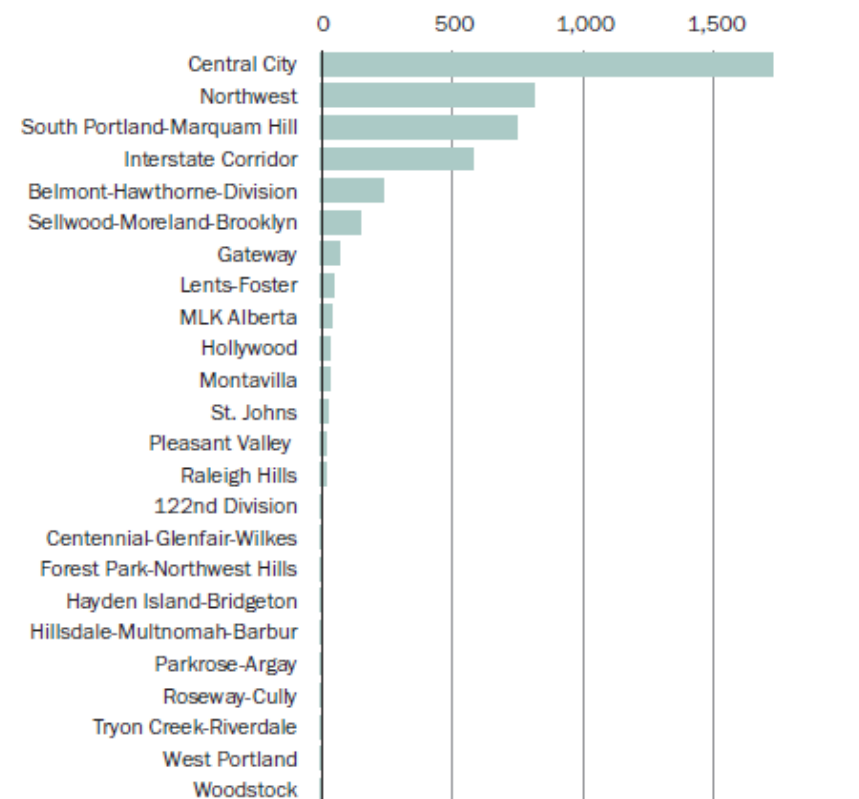
2015 Multifamily Production

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

2015 Single Family Production

- Roughly 800 units permitted
- Over 700 units produced

Single-Family Permitting
2015

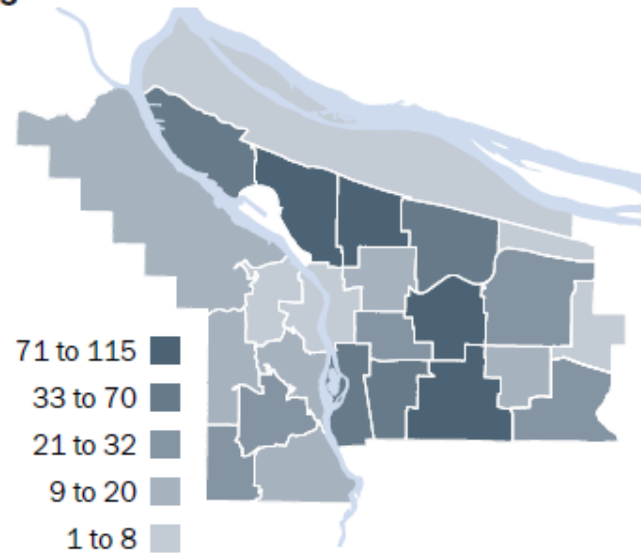
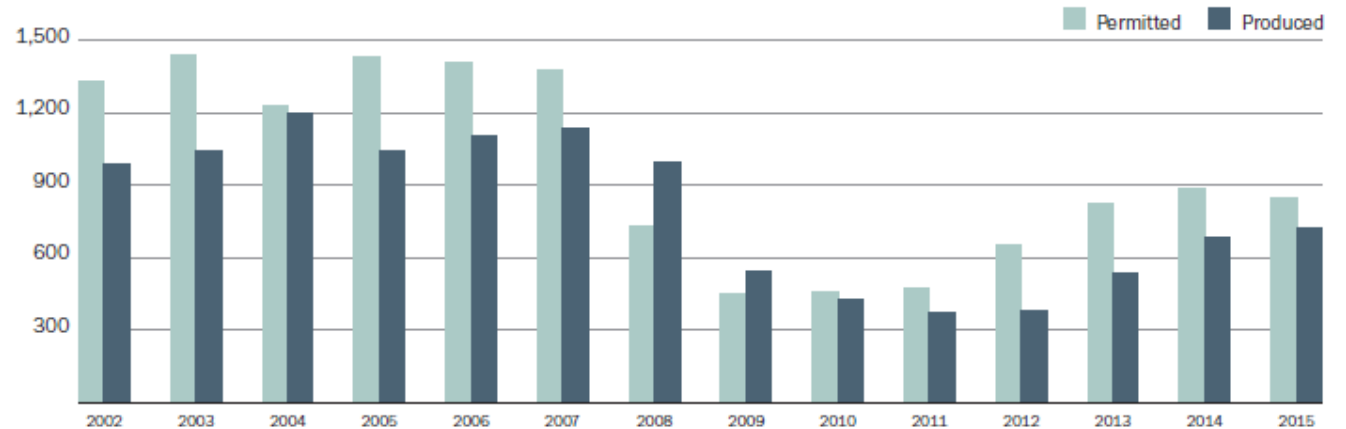


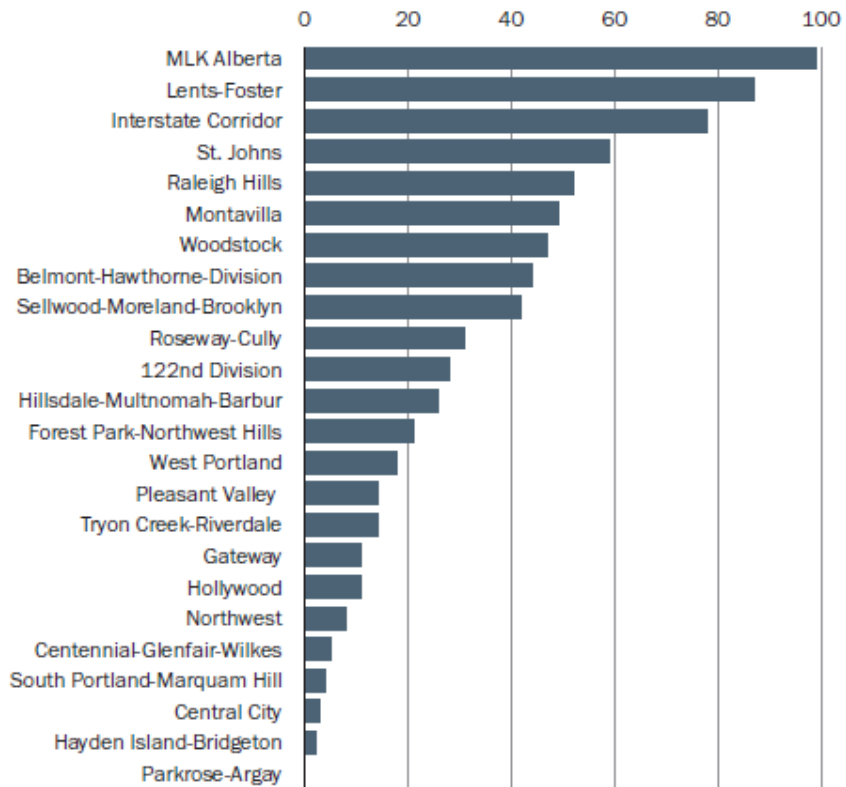
Fig. 1.16 Single-Family Unit Permits & Production, 2000-2015



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

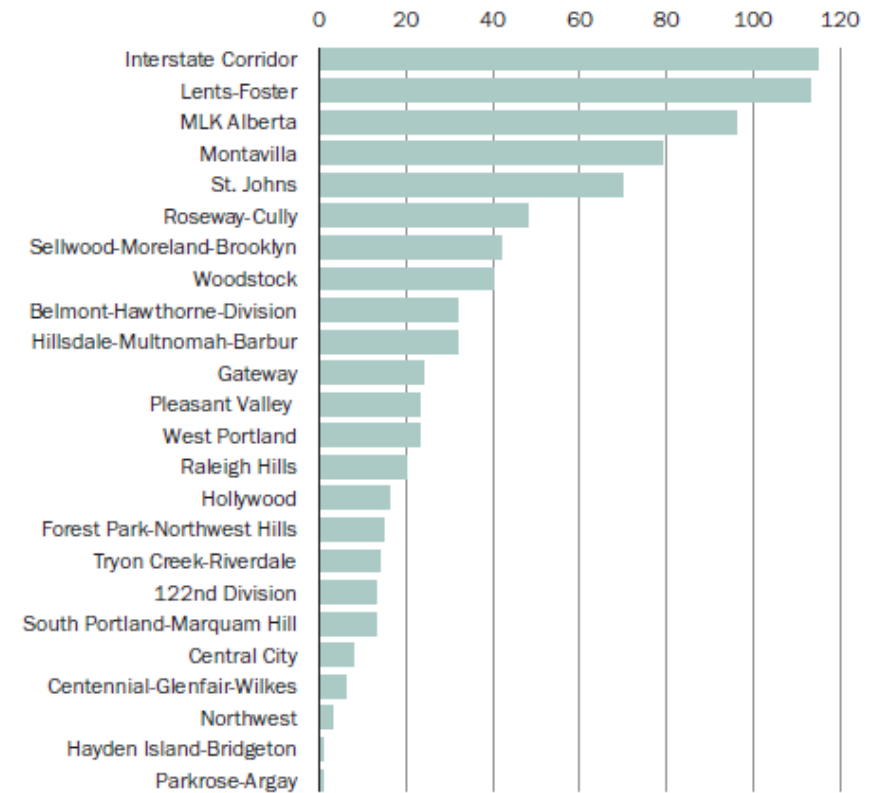
2015 Single Family Production

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



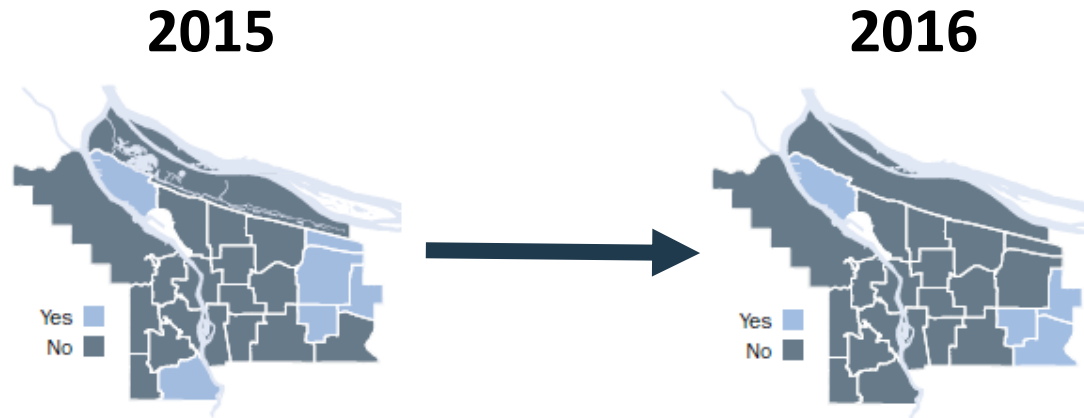
Source: City of Portland, Bureau of Development Services, 2015

Change in Rental Affordability

- Average rents **+7%** over 2015
 - **+3%** for studios
 - **+12.4%** for 1 bedrooms
 - **+18.2%** for 2 bedrooms
 - **+14.7%** for 3 bedrooms
- Studio rents **+15-60%** in East Portland and Southwest Portland
- 1-bedrooms with average rent below \$1,000, only east of 60th Ave
- East Portland and Southwest Portland see highest average increases

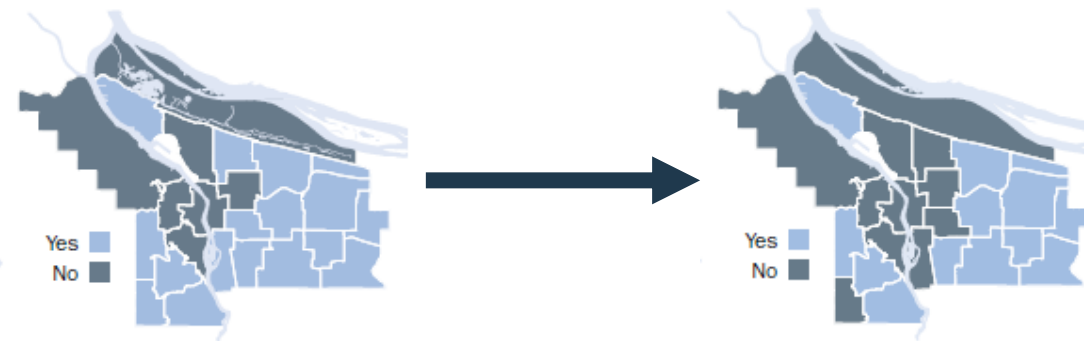
Change in Rental Affordability

3 Person Low Income Household
(60% AMI - \$39,720 per year)



-2 Neighborhoods

3 Person Moderate Income Household
(80% AMI - \$52,950 per year)



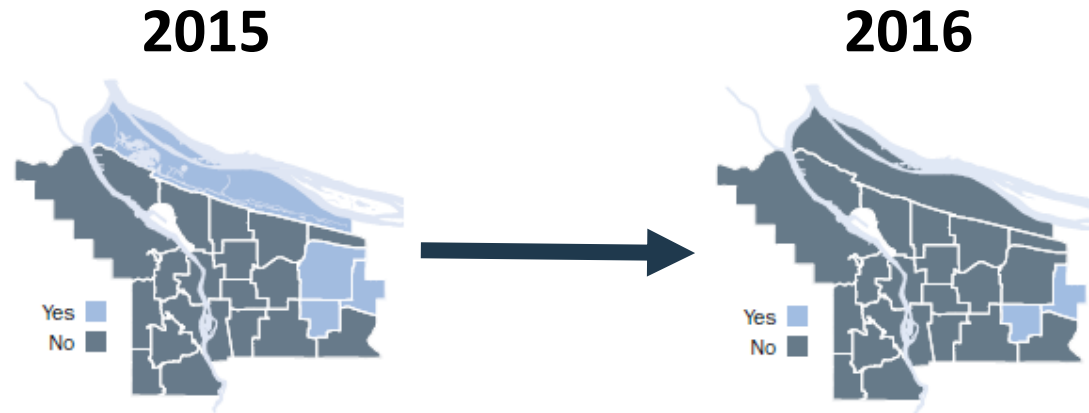
-4 Neighborhoods

Change in Owner Affordability

- Median home sales prices **+44%** from 2011 to 2015
 - **+79%** in Lents-Foster
 - **+62%** in Interstate and Gateway
 - **+59%** in St. Johns
 - **+57%** in 122nd-Division
- 2015 median home sales price **above \$400,000** in over half of neighborhoods
- East Portland neighborhood home sales price increase between 2014 and 2015 between **10-20%**

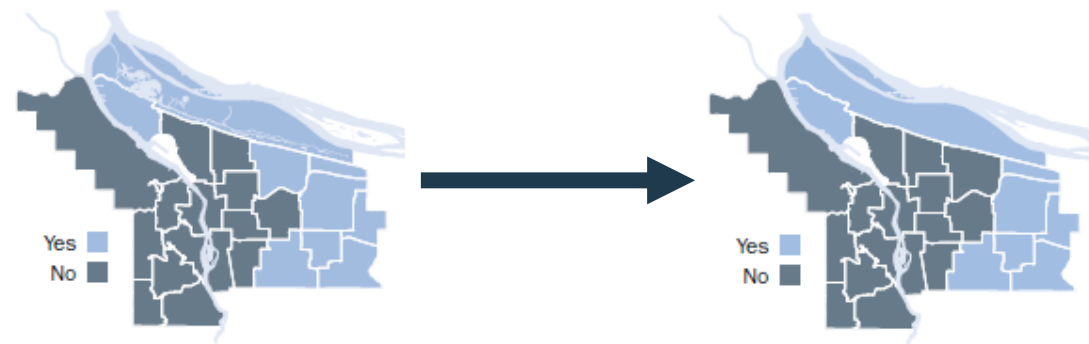
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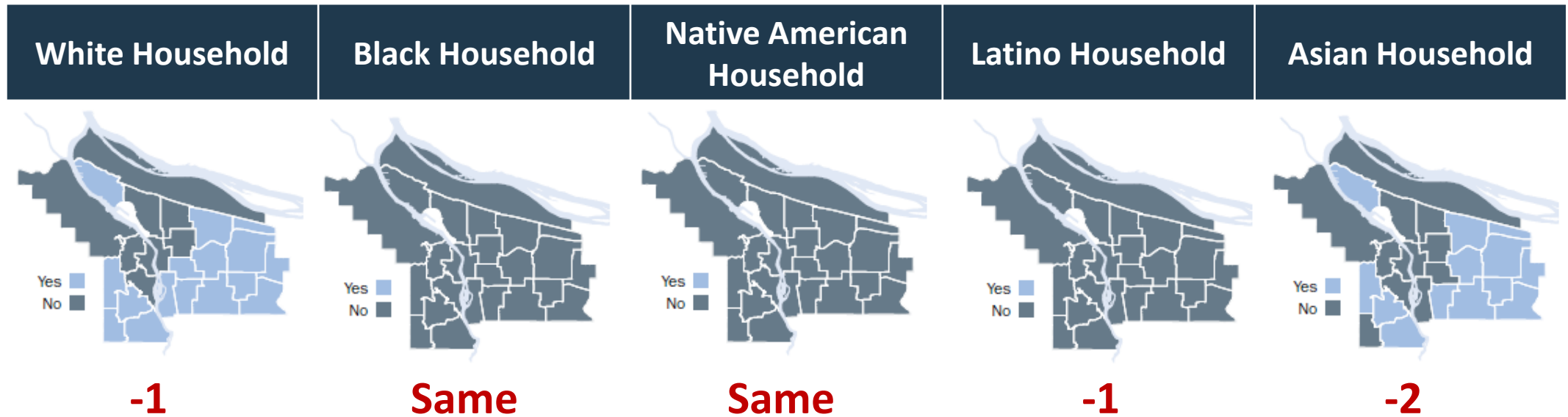
-2 Neighborhoods

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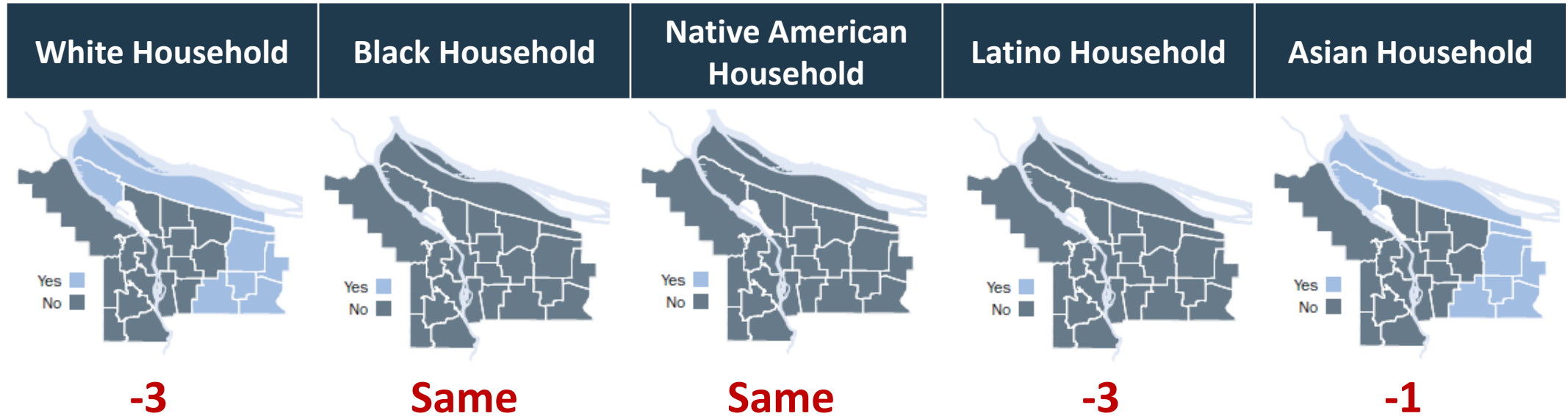
-1 Neighborhood

Rental Affordability for Communities of Color



Change in Number of Affordable Neighborhoods

Owner Affordability for Communities of Color



Change in Number of Affordable Neighborhoods

Housing Actions, Next Steps

- **GO bond implementation, bond oversight committee appointment**
- **Mandatory inclusionary housing implementation**
- **Affordable housing permit process improvements**
- **Creation of tenant-landlord services office**
- **Mandatory rental registration and inspections**
- **Additional tenant protection services**
- **TIF lift implementation**
- **Work with Government Relations on state and federal legislative agenda**
- **Continued collaboration with Joint Office and Multnomah County**



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