



Portland Housing Bureau

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City Council
Agenda Item
Staff Supplemental Report

TO: Office of Mayor Ted Wheeler

VIA: Cupid Alexander

FROM: Bimal RajBhandary, Management Analyst

DATE: December 5, 2018

RE: Accept the submission of the *State of Housing in Portland 2018 Report*.

The Portland Housing Bureau asks the City Council to accept the *State of Housing in Portland 2018 Report*. A link is provided below. This 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

<https://www.portlandoregon.gov/phb/78184>

PORTLAND HOUSING BUREAU

State of Housing in Portland

2018



**Portland
Housing Bureau**

Acknowledgements

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Mayor Ted Wheeler

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Foreword from Mayor Ted Wheeler



Dear Portlanders—

I am pleased to present the 2018 edition of the *State of Housing in Portland* report, the most comprehensive resource on housing and affordability in our city. A key theme in this year's report is the rapid growth we've experienced in recent years and the corresponding shifts in population, households, incomes, and neighborhoods we're seeing across the city.

While growth often brings new vibrancy and opportunity, when rising housing costs push our neighbors to the fringes, or out of the city altogether, our community becomes less diverse and our economy suffers.

To meet the challenges of a growing city, it's critical that we ground our work in credible data such as this—to target our solutions where we see the greatest need and where we can have the greatest impact. Over the last year, we have focused our efforts strategically along the spectrum from homelessness to homeownership to address the housing shortage, bridge the affordability gap, remove barriers to access, stabilize and protect Portlanders where they live, and to leverage the momentum in the private market to create more housing solutions.

Increasing housing options at every income level is the surest way to maintain economically diverse neighborhoods and ensure that the people who work here can afford to live here. I'm proud to say the City's affordable housing production has reached an all-time high, with more than 800 newly affordable units opened in 2018—the largest number ever produced in a single year. Portland's Housing Bond is contributing to this robust production. Since voters passed the Bond in 2016, five projects have already been identified, totaling more than 630 units completed or in progress under the Bond to date.

Beyond producing these units, we are leveraging community partnerships to increase access to them, aligning with the homeless services system and culturally specific agencies to better serve those disproportionately impacted by the housing shortage, including Communities of Color, immigrant and refugee populations, and families facing homelessness.

Overall, housing production and permitting in Portland remain higher than any point in the last 15 years. Our Inclusionary Housing program is successfully leveraging this momentum to create more affordability in the private market. In its first 18 months, the program is already creating hundreds of affordable units in private developments throughout the city—roughly the equivalent of \$32 million in public subsidies.

While homeownership remains out of reach for many Portlanders in the current market, the data is clear that this is especially true for Communities of Color, who year after year experience deep and persistent disparities in homeownership rates. In addition to our existing programs for first-time homebuyers, we are also dedicating funding from the Construction Excise Tax to support new homeownership opportunities for N/NE Preference Policy families citywide.

Working together with local and state agencies, we are increasing supportive housing and funding new, innovative models to address chronic homelessness in our community. This year the Portland Housing Bureau joined with Multnomah County and Oregon Housing and Community Services in a first-of-its-kind partnership to fund a pilot that will innovate and modernize the Single-Room Occupancy housing model, integrate housing design with supportive services, and create a replicable cost-efficient model for the future.

As Mayor, I firmly believe the success of our city is tied to the vibrancy, diversity, and affordability of our neighborhoods. As Commissioner in charge of housing, I will continue to push for housing opportunities at all income levels so that we remain a vibrant city.

My thanks to the Portland Housing Bureau for their work producing this exhaustive report and providing a valuable resource to guide us in our work to make Portland a city where we all have the opportunity to live, work, and thrive.

Sincerely,

Mayor Ted Wheeler

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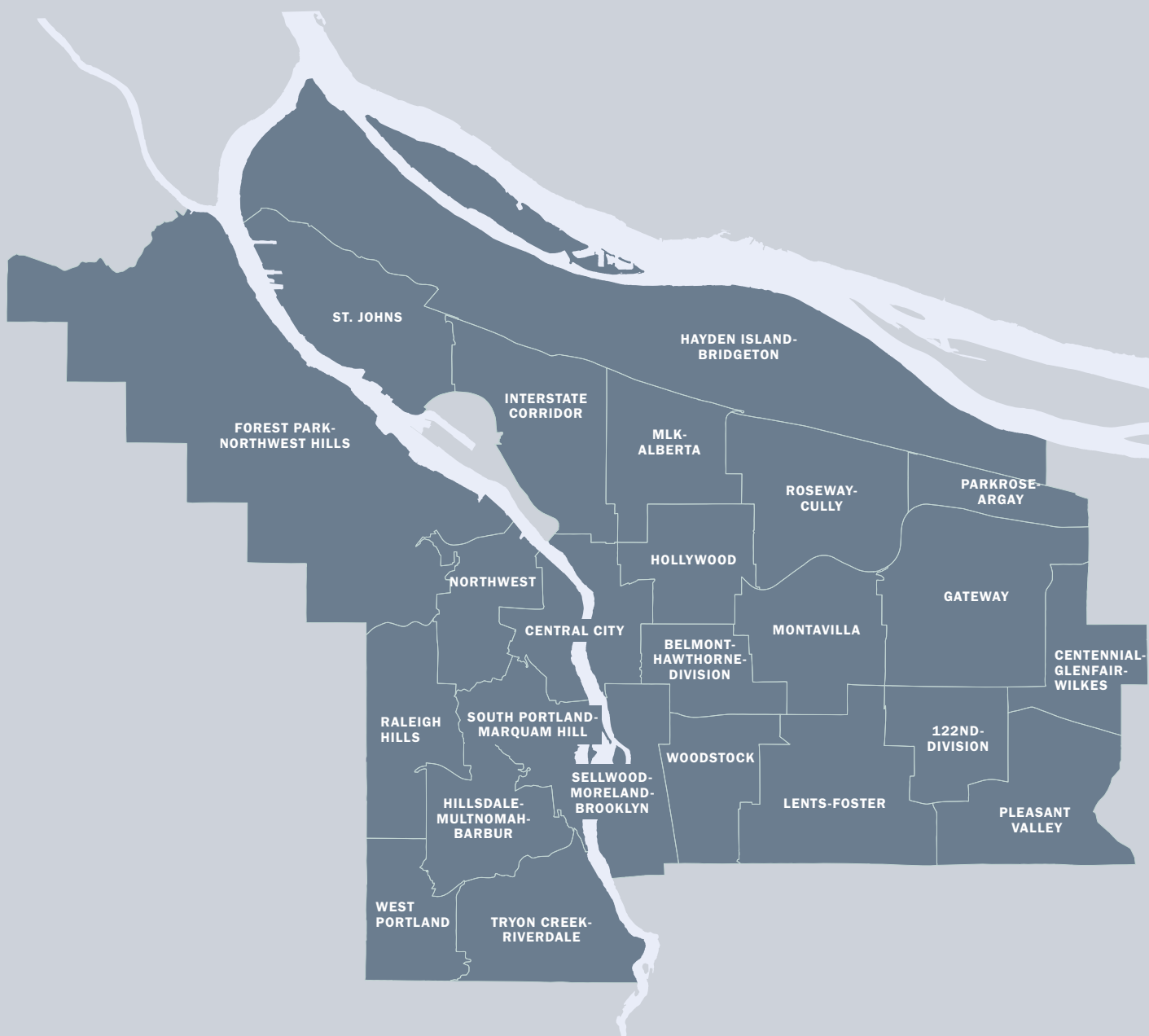
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Executive Summary

The *State of Housing in Portland* report is published annually to provide stakeholders and policy makers with a comprehensive look at Portland's housing market by neighborhood, housing type, and affordability using the latest available data. While primarily focused on the housing market and the people impacted by it, this report also examines the City of Portland's policies and programs to address rental and homeownership affordability, tenant protections, and homelessness.

In recent years, Portland has rapidly evolved into a more populous and prosperous city than compared to the decade-long change from 2000 to 2010. Oregon as a state is enjoying tight labor markets and rapid income gains. Notably, the expansion has been transformational in the Portland area, which has become a center for jobs and high productivity workers since the Great Recession. According to Oregon state economists, Portland ranks 5th out of the top 100 largest Metropolitan Statistical Areas for growth in real median household income and growth in educational attainment, since 2007. In spite of this growth, the prosperity is not shared by all segments of the population. This report highlights the disparities borne by renters and Communities of Color. Given the recent and accelerated nature of changes in the city, this year's report focuses on the demographic and housing trends during the last five-year period ranging from 2011 to 2016.

Demographic Drivers

Population & Households

Currently Portland is the 26th most populous city in the United States and the 5th largest city on the west coast. Within the last five years, Portland has moved up two spots—from 28th to 26th. Between 2000 and 2010 Portland grew by 54,655 people. That puts the average annual growth rate at just under 1 percent. In comparison, Portland grew by 44,046 people between 2011 and 2016—that puts the average annual growth rate about 1.5 percent—a much faster rate of growth. Unlike the population growth, formation of households is occurring at a slower pace. Between 2000 and 2010, households grew 11 percent while between 2011 and 2016, households grew by 4 percent. The noticeable shift is the increasing share of non-family households.

At the neighborhood level, the Central City, MLK-Alberta, Lents-Foster, and East Portland are gaining the greatest number of population growth but in terms of most households growth Northwest, Central City, South Portland-Marquam Hill, and Interstate Corridor are gaining the greatest number.

Income

Recent economic gains in the job market and steady migration of young educated professionals is fast transforming Portland into a higher cost city. Just between 2016 and 2011, the number and share of households in Portland that make \$100,000 or more increased by well over 11,000 with the share going up from 23 percent to 27 percent. In spite of the increase of income overall, a closer look at the data still reveals a different picture for many Portlanders based on their race and household type. Most Communities of Color show stagnant or in some cases decreasing incomes when adjusted for inflation. Renters still haven't achieved their pre-recession income levels, while homeowners have easily surpassed pre-recession levels.

Housing Stock & Production

Annual production and permitting levels are higher than at any point in the last 15 years. Multifamily permitting in 2017 set a historic high at over 6,000 permits. Permitting continues to exceed production levels, offering an indication that the city will continue to see growth in the number of new housing units being added to the stock in 2019.

Homeownership Rate

Homeownership rates in general have decreased in the last few years. This decrease varies by race and ethnicity. All but two communities—the Hispanic-Latino community and Native American community—experienced decreased homeownership rates from 2011-2016.

Rentership

Rentership continues to increase steadily in Portland as seen from the increase to 47 percent in 2016 from 46 percent in 2011. Portland appears to be heading toward an even split between renter and homeowner households.

Racial Diversity

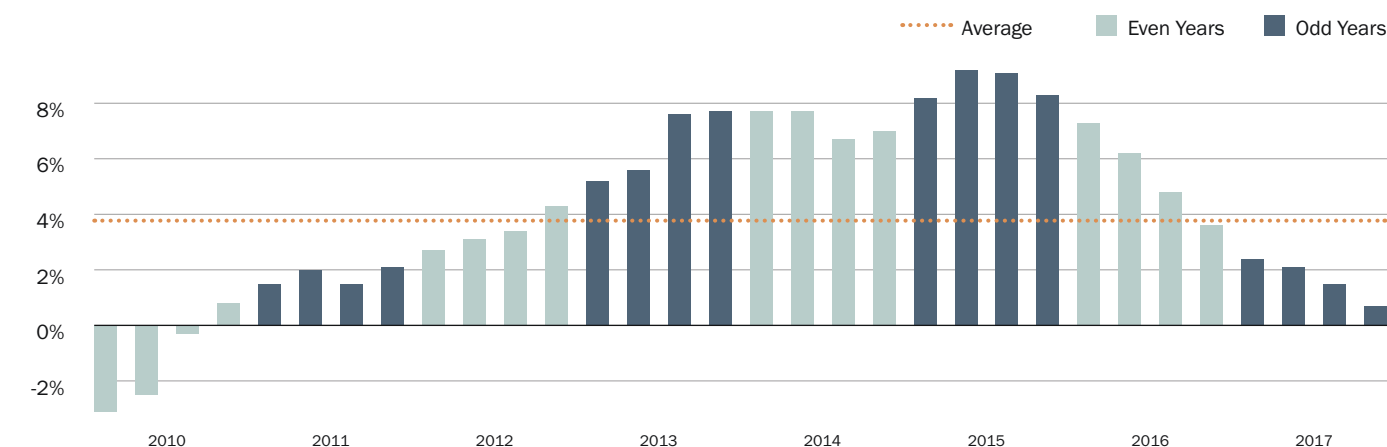
The city of Portland overall has grown increasingly racially diverse in current years. All of the neighborhoods have grown more than ten percent in non-White population, with 7 neighborhoods with more than 25 percent. The rate of change in the share of the non-White population is not uniform throughout the city. Interstate Corridor, St. Johns, and MLK showed decreases in the share of Population of Color.

Affordability

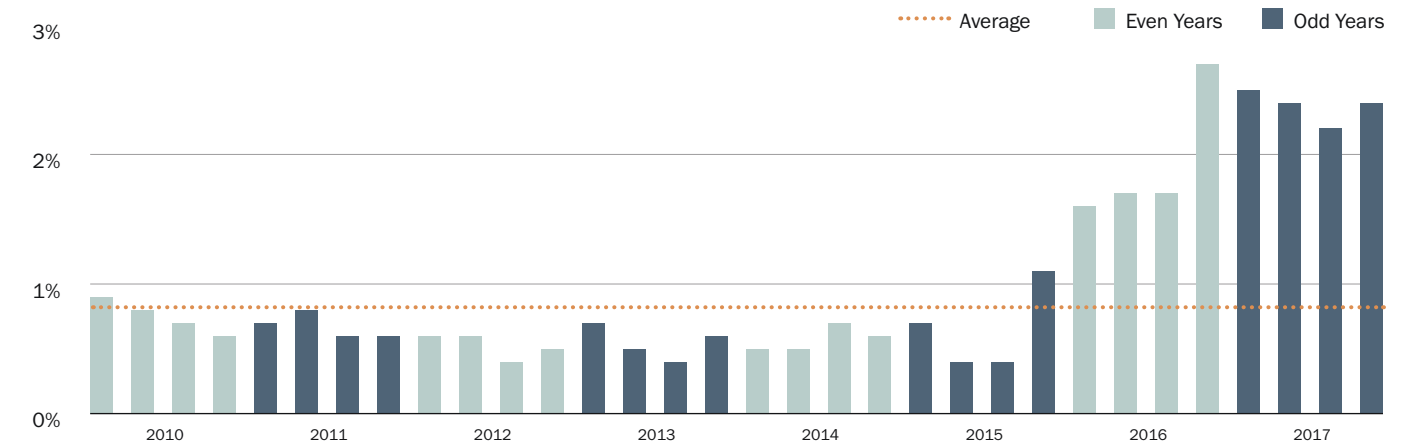
Rental Affordability

In 2015 the overall rent growth in Portland was an average of 8 to 9 percent—one of the highest in the nation. Rent growth slowed in 2016 to an average rate of 7 percent over the previous year. In 2017, after years of citywide rent increases, Portland saw a slight softening in rents with a smaller overall rent growth of 2 percent. This softening has continued into 2018, with second quarter rent growth at just over 2 percent. The average rental unit now charges \$1,430 per month, which is \$32 higher than the previous year.

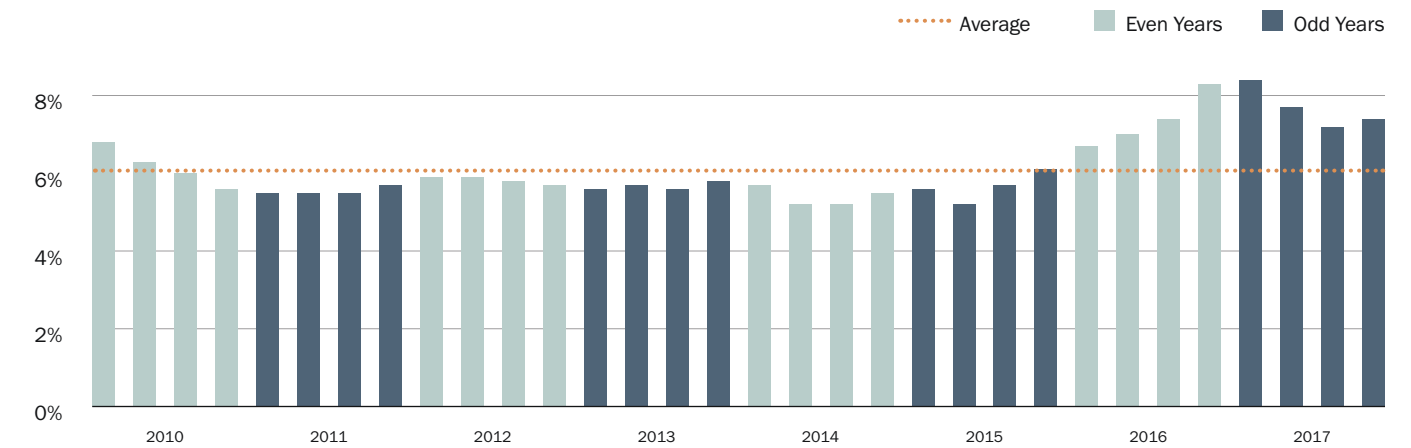
Fig. 0.01 Percent Change in Rent per Year, 2010-2017 (Quarterly Data)



Source: CoStar 2018

Fig. 0.02 Rent Concession Rates, 2010-2017 (Quarterly Data)

Source: CoStar 2018

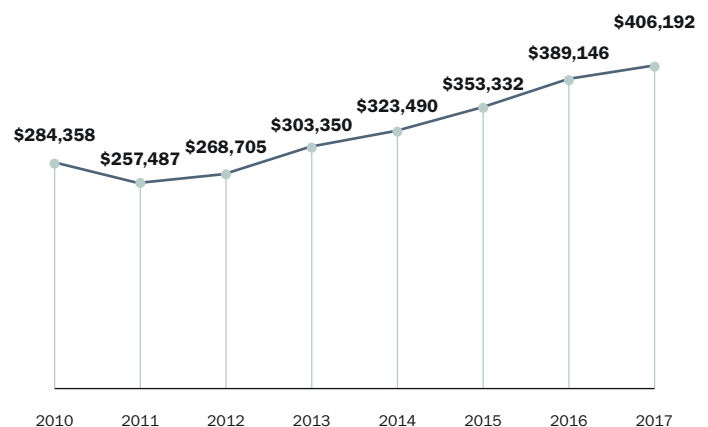
Fig. 0.03 Vacancy Rates, 2010-2017 (Quarterly Data)

Source: CoStar 2018

Homeownership Affordability

In 2017, the median home sales price in Portland exceeded \$400,000 in over two-thirds (68 percent) of the neighborhoods in the city. A homebuyer looking to buy a home below \$300,000 would only have two neighborhoods to search in, Centennial-Glenfair-Wilkes in East Portland and the Hayden Island-Bridgeton neighborhood in North Portland.

The median sales price citywide rose from \$257,487 in 2011 to \$406,192 in 2017, an increase of 58 percent, or over \$148,000. The Lents-Foster neighborhood continued to see the most significant increase in median home sales price, which grew nearly 113 percent between 2011 and 2017. Sixteen neighborhoods saw increases greater than 50 percent in median home sales price. Increases in home prices and rents in many East Portland neighborhoods continue to raise serious concerns over potential involuntary economic displacement, as well as housing access and stability.

Fig. 0.04 Increase in Home Prices (2017 \$)

Source: RMLS 2018

Portland Demographics & Housing Stock

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Section 1

Population, Households & Income

Portland grew by more than 44,000 people (or by 8 percent) between 2011 and 2016 according to the latest available American Community Survey (ACS) estimates from the U.S. Census Bureau. The current population is over 620,500.

- ▶ With a total population of 620,500 people, Portland is now the 26th most populous city in the United States and the fifth largest city on the West Coast.
- ▶ In the five years between 2011 and 2016, Portland's population grew at an average rate of 1.5 percent per year—a more accelerated growth rate than in the previous 10 years.
- ▶ Household growth in Portland is increasing at a slower rate, with non-family and single-person households representing the majority of Portland households.
- ▶ Portland is becoming a wealthier city, with households making \$100,000+ increasing while the share of lower-income households has declined.
- ▶ While incomes have risen overall, disparities in income growth by race and ethnicity persist, with median income levels increasing only among White households.
- ▶ Citywide, racial diversity increased in nearly every neighborhood between 2011 and 2016, with the exception of MLK-Alberta, Interstate Corridor, and St. Johns. This is particularly true in Outer East and Southeast Portland neighborhoods, where the non-White population made up between 10 and 40 percent in 2016.
- ▶ Homeownership rates in general have decreased. However, Hispanic and Native American homeownership rates have stayed consistent or shown slight increases.

Population

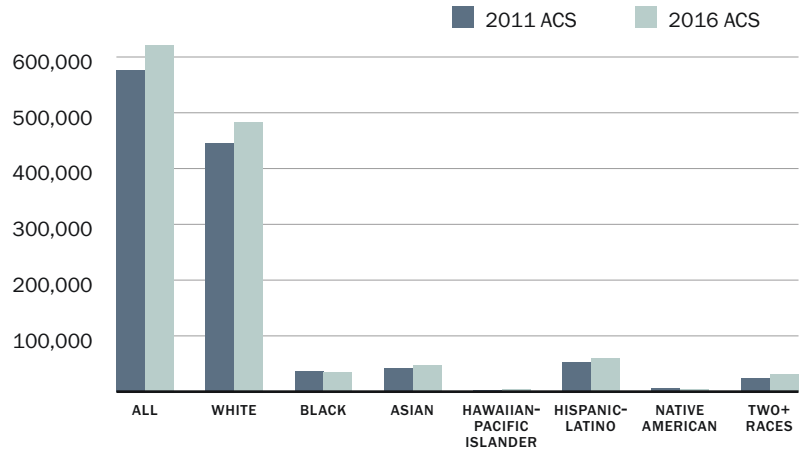
Portland’s overall population grew by more than 44,000 individuals (or by 8 percent) between 2011 and 2016. The Central City, North/Northeast, and East Portland saw the largest population increases, accounting for more than 50 percent of the city’s population growth.

The increase in population growth seems to be significant for the City’s White, Asian, Hawaiian-Pacific Islanders, and Hispanic-Latino population.

The population is aging as the median age increased from 35.9 years in 2011 to 36.8 years in 2016. As Portland’s population continues to age, “aging in place” may assume importance in the housing market.

In addition to the six races and ethnicities mentioned, there has been a significant increase among those who identified as belonging to two or more races.

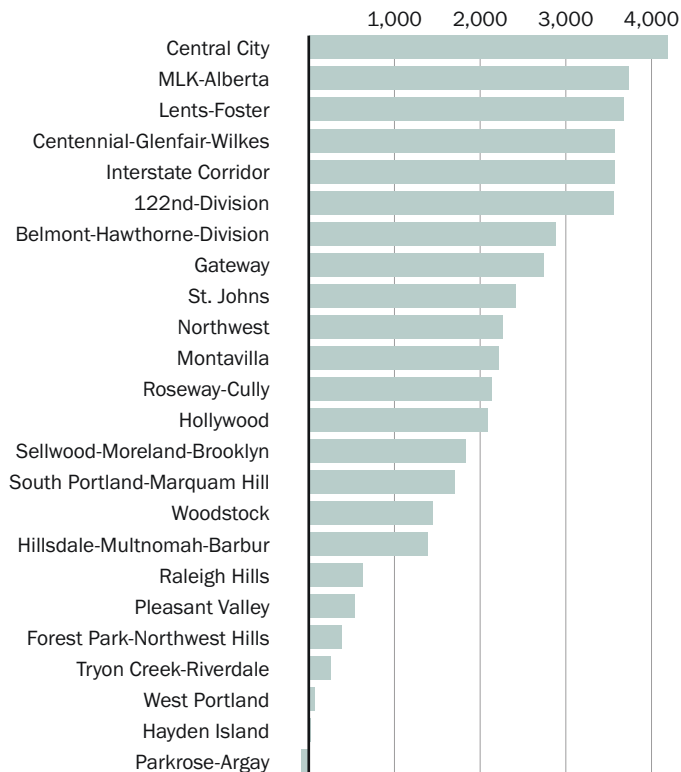
Fig. 1.1 Population by Race & Ethnicity



Source: U.S. Census Bureau – 2011 5-Year ACS Estimates, 2016 5-Year ACS Estimates

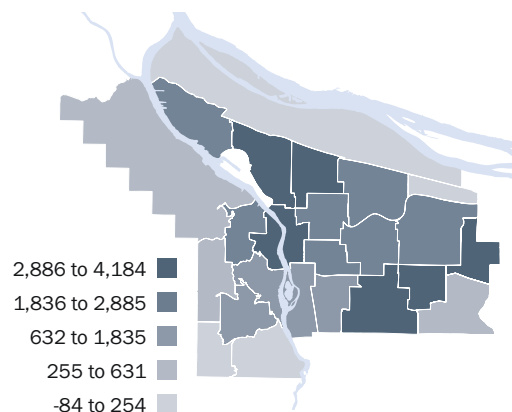
Notes: Race Alone Date, Hispanic-Latino can be of any race

Fig. 1.2 Population Growth by Neighborhood, 2011-2016



Source: U.S. Census Bureau – 2011 5-Year ACS Estimates, 2016 5-Year ACS Estimates

Change in Population by Neighborhood 2011-2016



Households

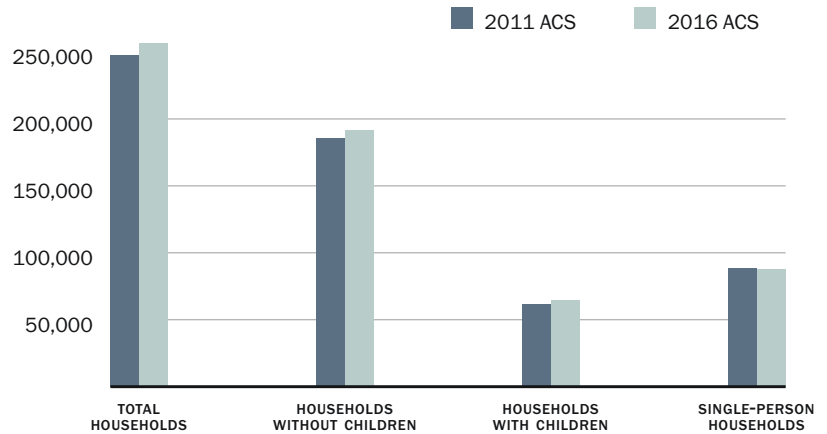
Portland added 8,700 households between 2011 and 2016 for a total of 256,432 households. This is an increase of 4 percent in the number of households overall.

The Northwest, Central City, South Portland-Marquam Hill, and parts of East Portland gained the most households, the majority of which were households without children.

Among households that increased, the households without children saw the largest increase. Single-person households continued to represent one-third of Portland's households during the observed time period.

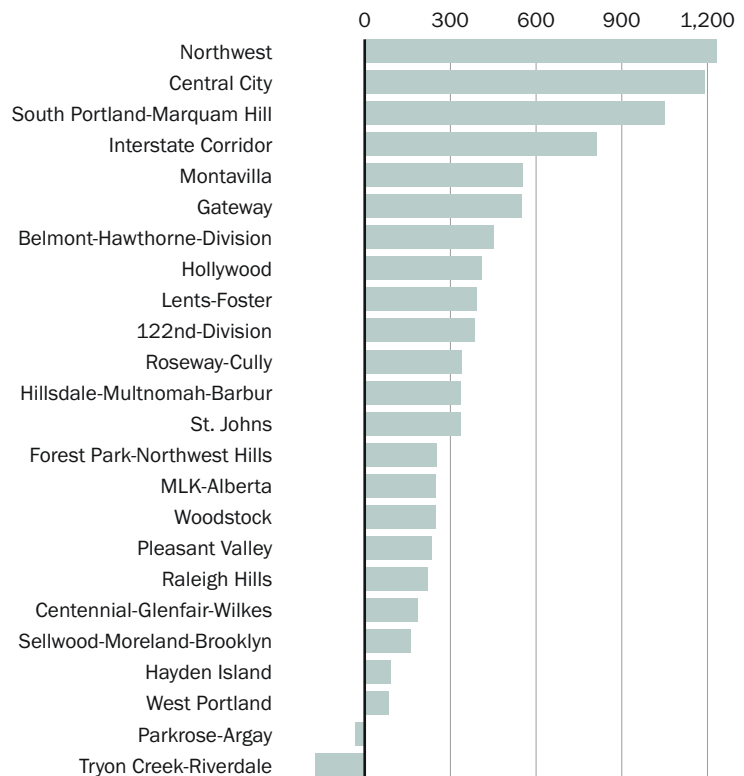
The increase in the Northwest, Central City and South Portland is due to an increase in households without children.

Fig. 1.3 Number of Households



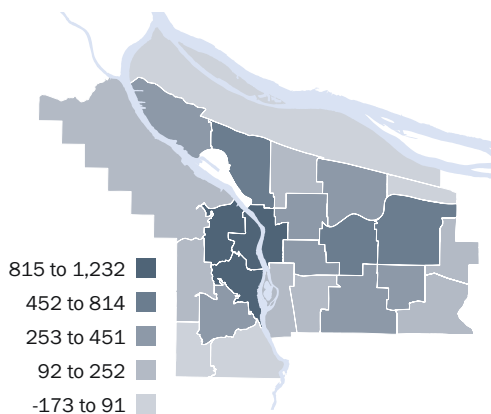
Source: U.S. Census Bureau – 2011 5-Year ACS Estimates, 2016 5-Year ACS Estimates

Fig. 1.4 Household Growth by Neighborhood, 2011-2016



Source: U.S. Census Bureau – 2011 5-Year ACS Estimates, 2016 5-Year ACS Estimates

Growth in Number of Households by Neighborhood 2011-2016



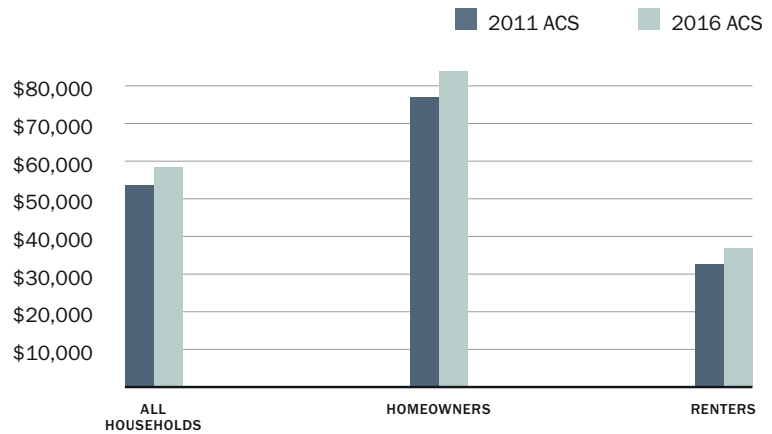
Income

Portland's median household income went up by \$4,860 between 2011 and 2016.

Median income levels for renters and homeowners in Portland have grown since 2011. The median renter income is \$36,883 per year. Median homeowner incomes are \$83,708 in 2016, exceeding the 2011 level by approximately \$5,000. While median renter incomes increased slightly, they have consistently lagged behind homeowner incomes.

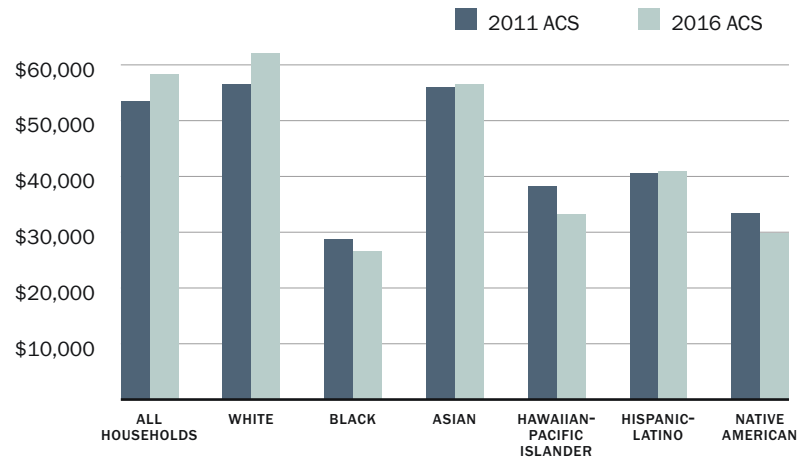
While incomes have risen overall, disparities in income growth by race and ethnicity have continued to persist, with median income levels increasing only among White households, and decreasing among African American, Hawaiian-Pacific Islander, and Native American populations.

Fig. 1.5 Median Household Income (MHI) by Housing Tenure (2016 Adjusted \$)



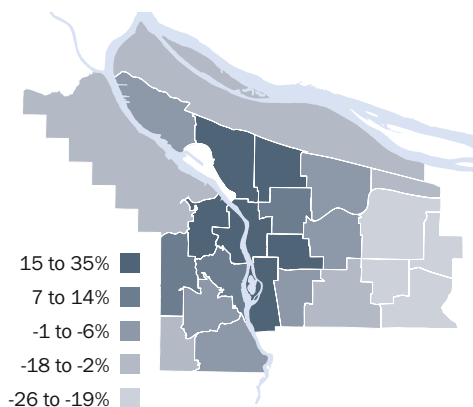
Source: U.S. Census Bureau – 2011 5-Year ACS Estimates, 2016 5-Year ACS Estimates

Fig. 1.6 Median Household Income (MHI) by Race & Ethnicity (2016 Adjusted \$)



Source: U.S. Census Bureau – 2011 5-Year ACS Estimates, 2016 5-Year ACS Estimates

Change in Median Income by Neighborhood 2011-2016

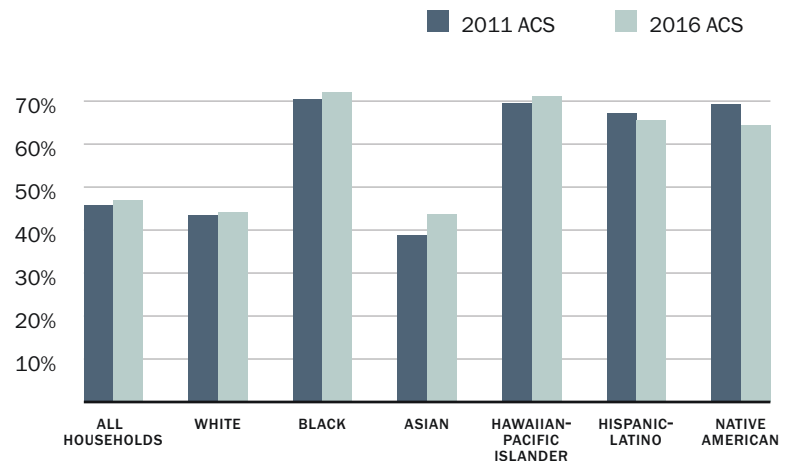


Rentership

Rentership continues to increase steadily in Portland as seen in the increase from 46 percent in 2011 to 47 percent in 2016. Portland is heading toward an even split between renter and homeowner households.

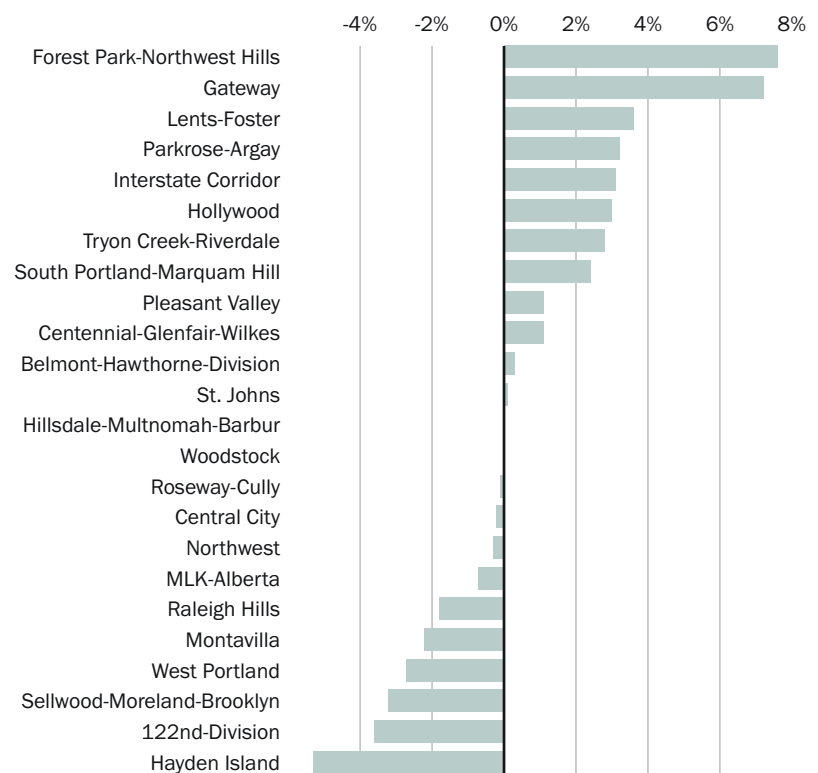
Rentership rates vary by race and ethnicity. African American, Hawaiian-Pacific Islander, Hispanic-Latino, and Native Americans comprise the majority of renter households. Rentership rates increased among African American, Asian, and Hawaiian-Pacific Islander households, while decreasing among Native American households.

Fig. 1.7 Rentership by Race & Ethnicity



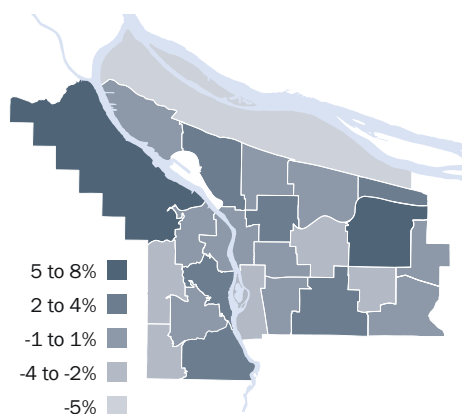
Source: U.S. Census Bureau – 2011 5-Year ACS Estimates, 2016 5-Year ACS Estimates

Fig. 1.8 Change in Rate of Rentership by Neighborhood, 2011-2016



Source: U.S. Census Bureau – 2011 5-Year ACS Estimates, 2016 5-Year ACS Estimates

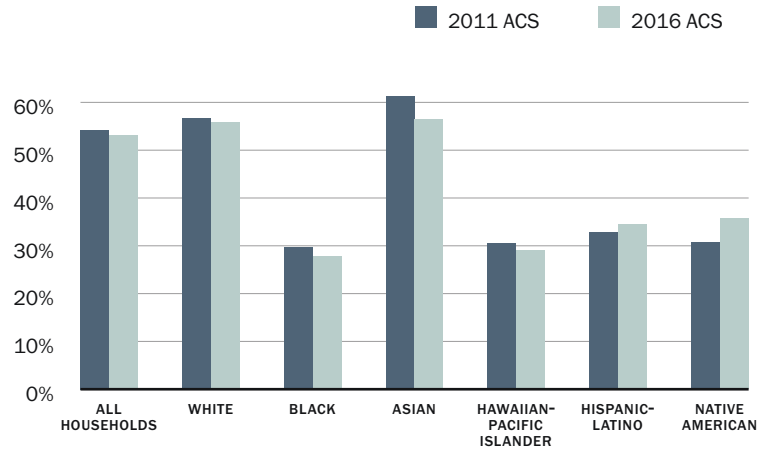
Change in Rentership by Neighborhood 2011-2016



Homeownership

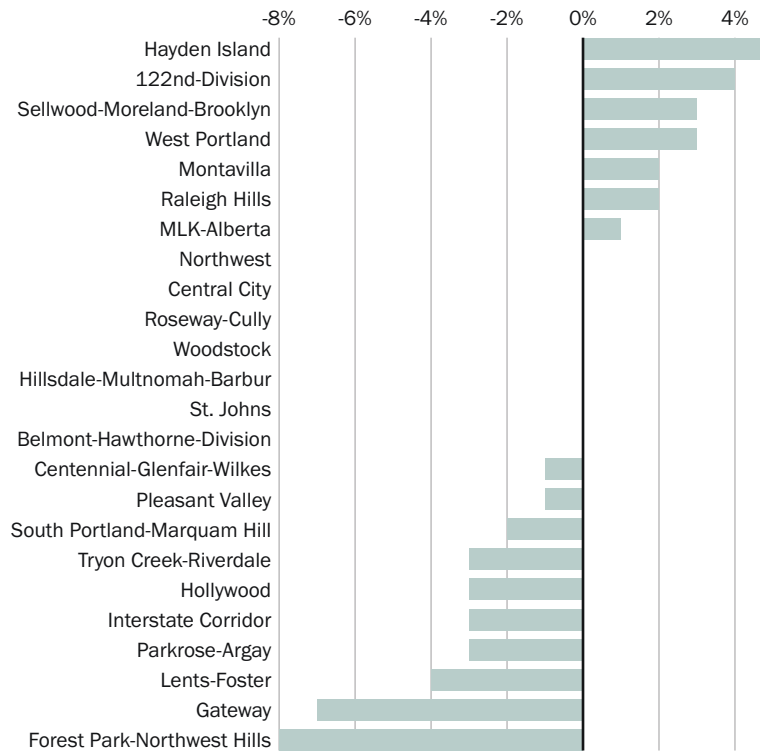
Homeownership rates have decreased in the last five years. This decrease varies by race and ethnicity. All but two populations—the Hispanic-Latino population and Native American—have experienced decreased homeownership rates. White and Asian populations have the highest homeownership rates at 56 percent. The homeownership rates are significantly lower for all other Communities of Color.

Fig. 1.9 Homeownership Rate by Race & Ethnicity



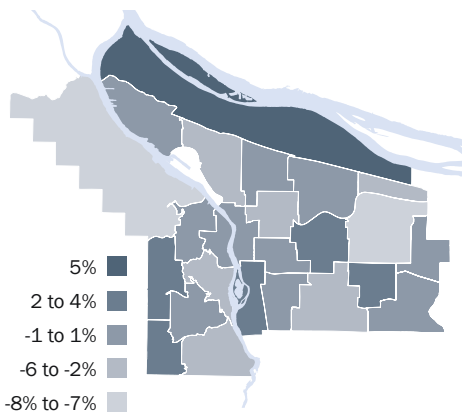
Source: U.S. Census Bureau – 2011 5-Year ACS Estimates, 2016 5-Year ACS Estimates

Fig. 1.10 Change in Rate of Homeownership by Neighborhood, 2011-2016



Source: U.S. Census Bureau – 2011 5-Year ACS Estimates, 2016 5-Year ACS Estimates

Change in Homeownership Rate by Neighborhood 2011-2016



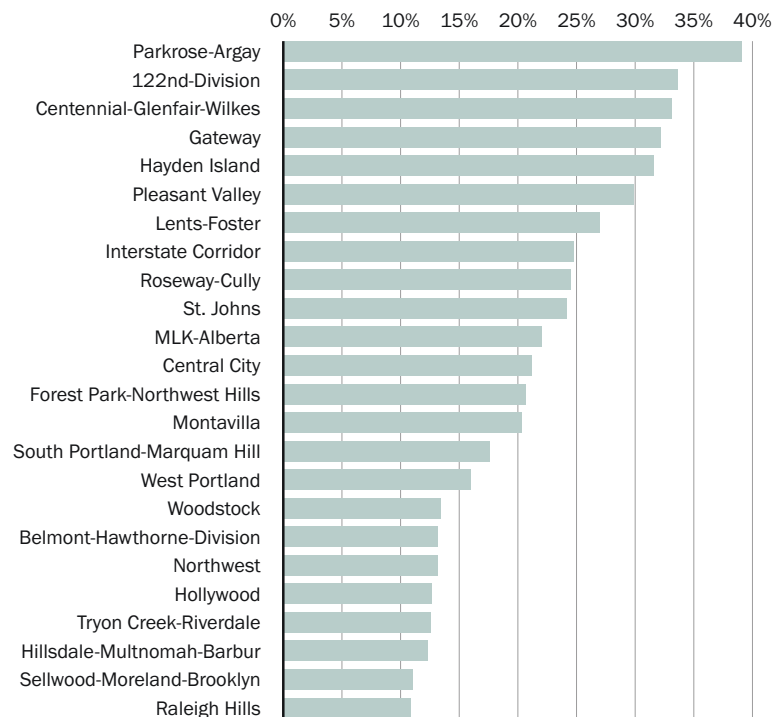
Racial Diversity

Changes in the proportion of the non-White population measured in 24 neighborhoods between 2011 and 2016 illustrate a continued significant shift to greater diversity in the racial composition of the city.

Communities of Color continue to increase in Outer East and Southeast Portland, where the neighborhood composition of Communities of Color in 2016 ranged from 10 percent to close to 40 percent.

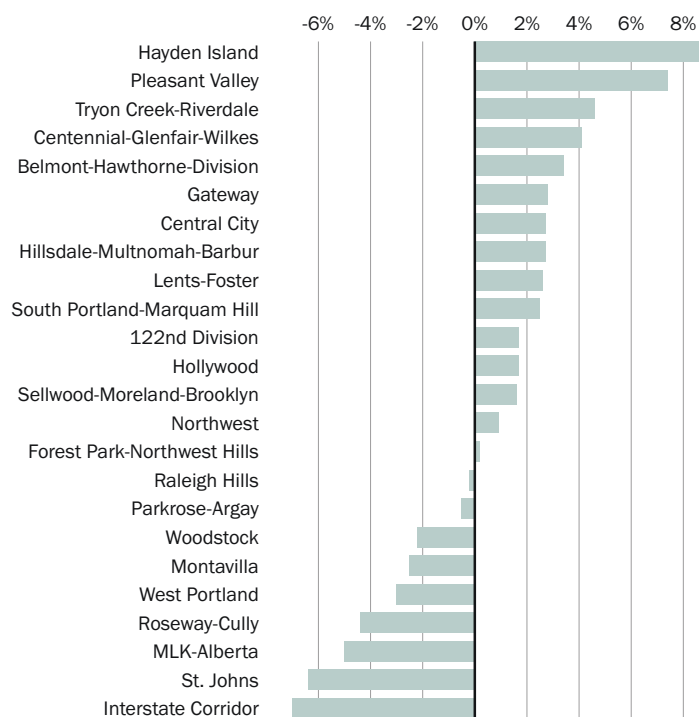
Citywide, racial diversity as measured by the percent change in share of Communities of Color, increased in nearly every neighborhood between 2011 and 2016 with the exception of Interstate Corridor, St. Johns, MLK-Alberta, Interstate Corridor, Roseway-Cully, West Portland, Montavilla, and Woodstock.

Fig. 1.11 Non-White Population by Neighborhood, 2016



Source: U.S. Census Bureau – 2016 5-Year ACS Estimates

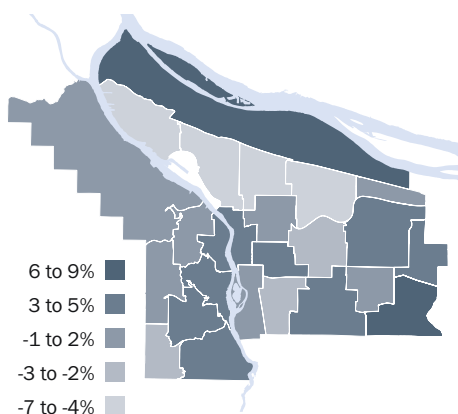
Fig. 1.12 Change in Racial Diversity by Neighborhood, 2011-2016*



Source: U.S. Census Bureau – 2011 5-Year ACS Estimates, 2015 5-Year ACS Estimates

*Percent change in share of Communities of Color.

Change in Racial Diversity by Neighborhood 2011-2016



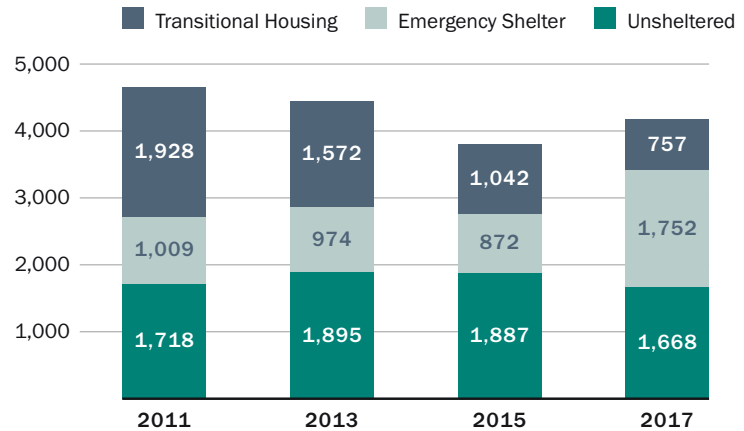
Homelessness

The Point-In-Time Count is a tally of sheltered and unsheltered people experiencing homelessness on a single night in winter. In 2017, 3,420 individuals were homeless at a point-in-time in Portland and Multnomah County at a rate of 42.2 per 10,000 people in the general population, not including individuals in transitional housing.

The total population remained consistent between the 2011 and 2017 counts, however, there is a changing proportion of the population living in emergency shelter, transitional housing, and unsheltered conditions. The increasing number in emergency shelter is a reflection of the community's significant expansion of shelter capacity in the last few years.

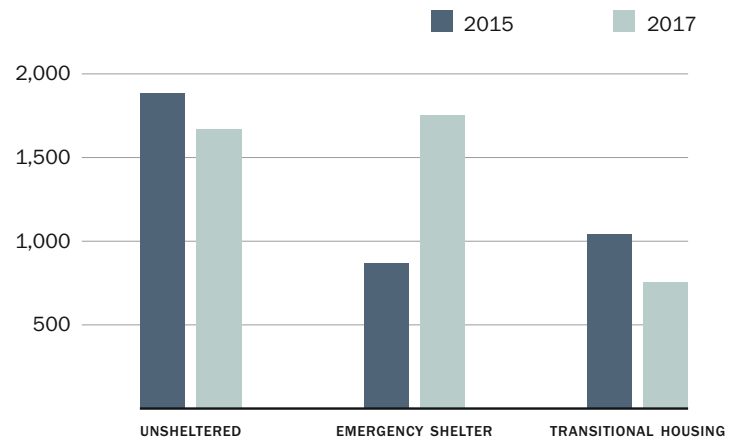
People of color are over represented within the homeless population compared with the general population of Portland and Multnomah County. All Communities of Color except Asians are over-represented, with the greatest levels of over-representation occurring among Native American and Black populations.

Fig. 1.13 Annual PIT Count of Homeless in Multnomah County, 2011-2017



Source: Point-In-Time Count of Homelessness in Portland/Multnomah County: 2011, 2013, 2015, and 2017

Fig. 1.14 Number of People Experiencing Homelessness, 2015 vs. 2017



Source: Point-In-Time Count of Homelessness in Portland/Multnomah County: 2015 and 2017

Multigenerational Households

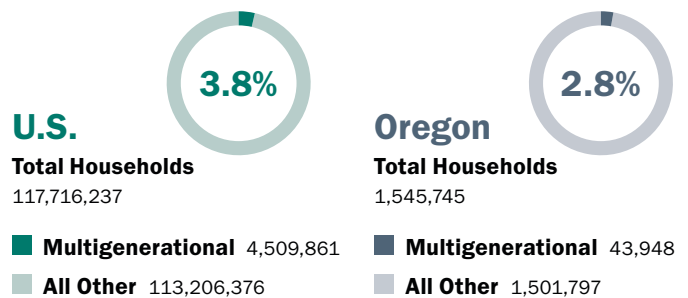
What is a multigenerational household?

The U.S. Census Bureau defines a multigenerational household as one that contains three or more parent-child generations. However, Pew Research Center, which routinely publishes national trends in multigenerational households, offers an expanded definition. According to Pew, multigenerational households are defined as households with at least two generations of adults. The principal type of multigenerational household actually has two generations only—parent(s) and the adult child(ren). Adult child(ren) are those ages 25 and older rather than ages 18 and older. With this definition, the vast majority of college students living at home are not treated as an adult generation. This can take the form of householder (and spouse) and parent (or parent in law), or householder (and spouse) and adult child (or child in law).

How many multigenerational households exist?

According to the US Census Bureau, **3.8% of U.S. households** were multigenerational in 2016. In comparison, only **2.8% of Oregon households** were multigenerational.

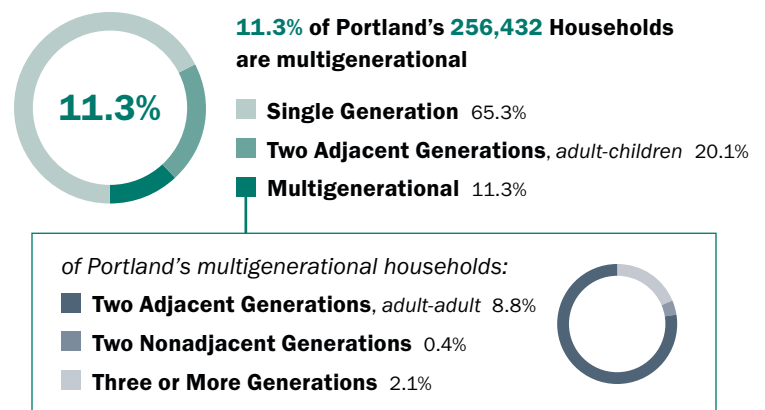
Source: 2012-2016 5-Year ACS Estimate; Portland specific estimates are suppressed.



Multigenerational Households in Portland

Based on the Census definition, **2.1% of Portland households** are multigenerational. However, using the expanded definition provided by the Pew Research Center, **11.3% of Portland households** live in multigenerational households—close to the national share reported by Pew.

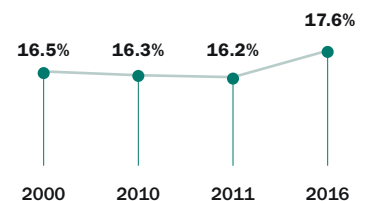
IPUMS data based on ACS 2012-2016 sample



Change in Percentage of Portland's Population Living in Multigenerational Households

According to Pew Research Center, in 2016 one-in-five Americans lived in a multigenerational household. At about 18 percent, Portland is slightly below the national trend when it comes to percentage of population living in multigenerational households.

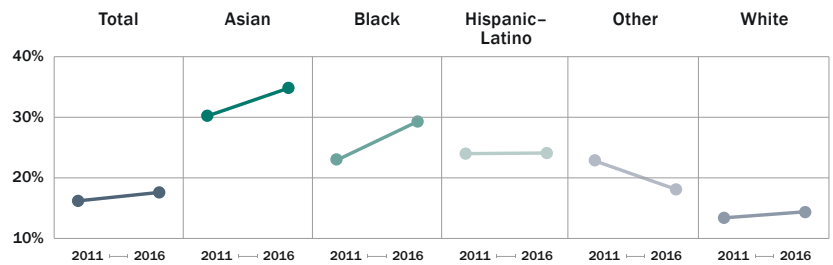
IPUMS data Census 2000, ACS 2010, 2007-2011, 2012-2016



Note on Data and Methodology: While the Census does not publish estimates of multigenerational households for sub geographies like county or the city, the University of Minnesota Population Center's IPUMS datasets permit determining number and characteristics of multigenerational households. Like the Pew Research Center report, the data and trends of multigenerational households in Portland are based on IPUMS datasets and use the expanded definition.

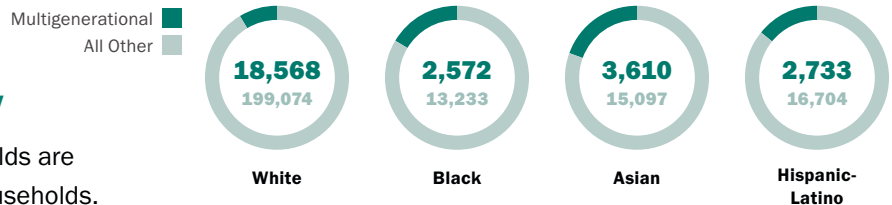
Change in Portland's Multigenerational Households by Race & Ethnicity¹

Mirroring the national trend, White households are less likely than other racial and ethnic groups to live in multigenerational households.



Portland's Multigenerational Households by Race & Ethnicity

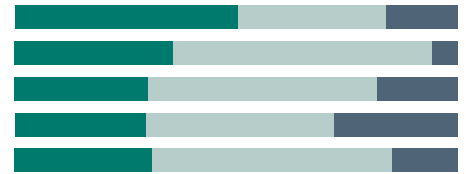
A larger share of Asian and Hispanic Households are multigenerational than compared to other households.



Do Portland's Multigenerational Households Own or Rent their Homes?

Households by Type of Tenure	Rent Cash	Own Mortgage	Own w/out Mortgage
Single Generation	50.2%	33.4%	16.3%
Two Adjacent Generations— <i>adult-children</i>	35.7%	58.3%	6.0%
Two Adjacent Generations— <i>adult-adult</i>	30.1%	51.6%	18.3%
Two Nonadjacent Generations	29.4%	42.5%	28.0%
Three or More Generations*	30.9%	54.3%	14.9%

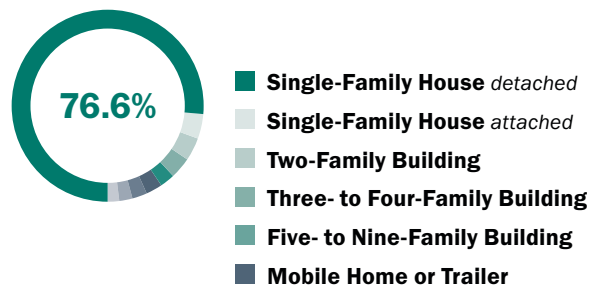
*Census definition



Regardless of specific type of multigenerational household, just over one-half of households are owners with mortgage or loan. The one exception is households with nonadjacent generations where 42.5 percent the households are owners with mortgage or loan. However, in this group, well over one-quarter (28 percent) own the house free and clear. Higher rates of homeownership supports reasons like housing stability and financial stability that drive formation of multigenerational households.

Portland Multigenerational Households by Type of Housing Unit

Just over three-quarters of multigenerational households live in single family detached households. The remaining one-quarter occupy a variety of unit types like single family attached homes, multi-family units and mobile homes.



¹Hispanics are of any race. Asian include Pacific Islanders. Whites, Blacks and Asians are single-race only and include only non-Hispanics. "Other" includes non-Hispanics in remaining single-race groups or multiracial groups. The national trend can be found at: <http://www.pewresearch.org/fact-tank/2018/04/05/a-record-64-million-americans-live-in-multigenerational-households/>

Section 2

Housing Stock & Production

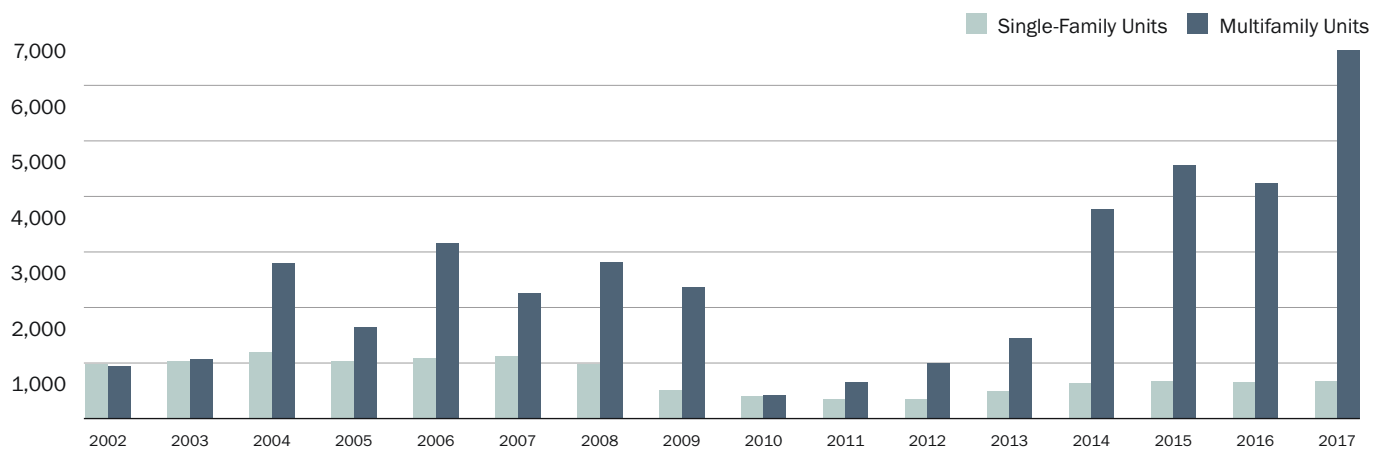
- ▶ Annual production and permitting levels are higher than at any point in the last 15 years.
- ▶ Multifamily permitting in 2017 set a historic high at over 6,000 permits.
- ▶ Permitting continues to exceed production levels, offering an indication that the city will continue to see growth in the number of new housing units being added to the stock in 2019.
- ▶ In total, nearly 18,000 permits were issued from 2015-2017, with close to 17,000 units added to the City stock during this time.
- ▶ Most of the new multifamily development continues to be focused in the Central City.
- ▶ Lents-Foster, Interstate Corridor, Montavilla, and MLK-Alberta neighborhoods accounted for nearly half of the single-family units permitted and produced in 2017.

Production Totals

In 2017, annual production and permitting levels were higher than at any point in the last fifteen years. Portland added 7,300 units to the housing stock in 2017—a 2 percent increase overall. Multifamily unit production continues to constitute the bulk of new residential development with 91 percent of all new housing units falling within the multifamily category. In total, the composition of the city’s housing stock consists of 287,719 units with 154,262 single family and 133,456 multifamily homes.

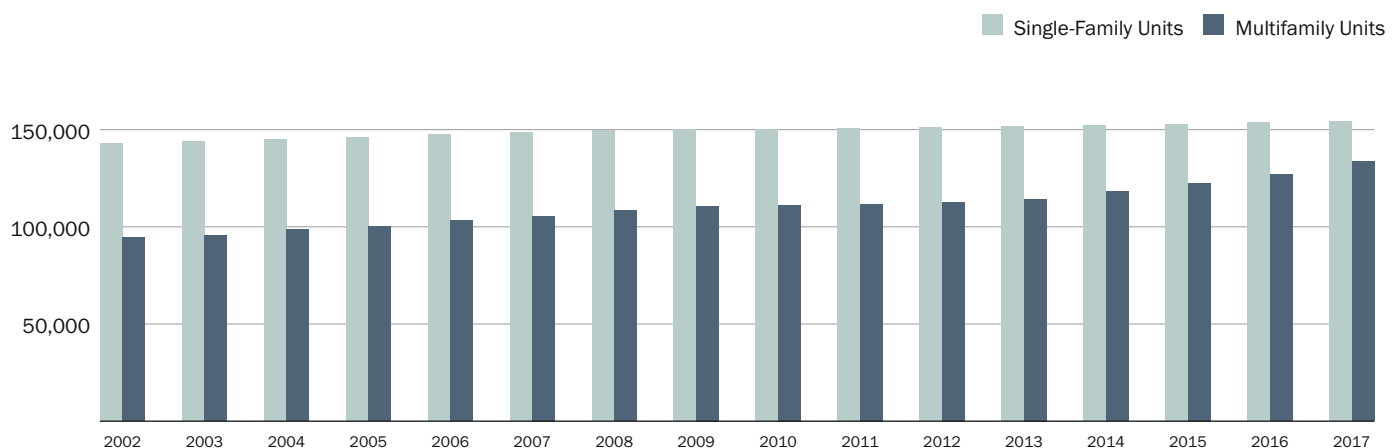
Housing production in 2017 exceeded 2016 levels by an increase of nearly 50 percent. Housing unit production in 2016 and 2017 totaled just over 12,200 new units added to the total city housing stock.

Fig. 1.15 Portland Housing Stock Annual Unit Production, 2002-2017



Source: Multnomah County, Portland Tax Lot Data 2018, and Metro Multifamily Inventory 2018

Fig. 1.16 Portland Housing Stock Total Units, 2002-2017



Source: Multnomah County, Portland Tax Lot Data 2018, and Metro Multifamily Inventory 2018

Production Totals, cont.

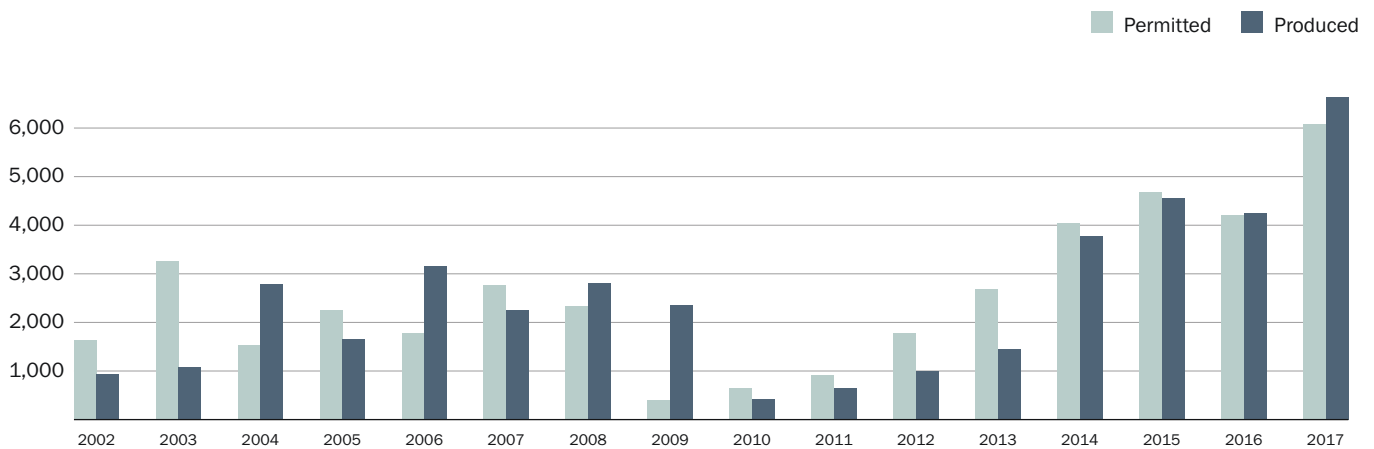
Multifamily

Updated data shows multifamily production in 2016 and 2017 continued to exceed pre-recessionary levels of development. More than 6,000 multifamily permits were issued in 2017, for a total of nearly 15,000 permits issued from 2015 to 2017. In addition, over 15,400 units were added to the multifamily housing stock during this time.

Single-Family

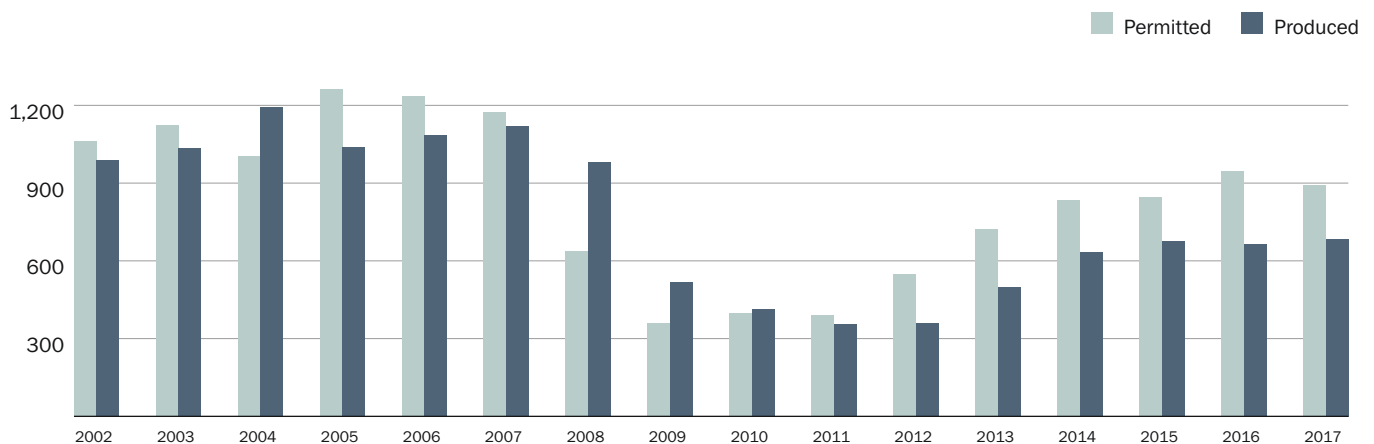
Portland has seen a leveling off of the number of single-family housing units added to the housing stock in the post-recessionary market. The production of new units has averaged about 650 per year for the past four years, falling below pre-recessionary levels. Permitting between 2016 and 2017 has stayed at around 700 per year, with permits falling in 2017 over the previous year.

Fig. 1.17 Multifamily Unit Permits & Production, 2002-2017



Source: Multnomah County, Portland Tax Lot Data 2018, Metro Multifamily Inventory 2018, and City of Portland Bureau of Development Services 2018

Fig. 1.18 Single-Family Unit Permits & Production, 2002-2017



Source: Multnomah County, Portland Tax Lot Data 2018, Metro Multifamily Inventory 2018, and City of Portland Bureau of Development Services 2018

Production by Neighborhood

Multifamily

6,639 multi-family units of housing were produced in Portland in 2017, nearly a third of which—30 percent—were added in the Central City. Northwest Portland increased the number of multifamily units in their neighborhood by nearly 11 percent, with the addition of 1,450 units. The Interstate Corridor added 838 multifamily units and increased its multifamily housing by nearly 10 percent.

In 2017, the City of Portland issued more than 6,000 permits for multifamily units throughout the city. As in previous years, multifamily permitting continues to be concentrated in the Central City and the surrounding neighborhoods of Interstate Corridor, Northwest, and Hollywood. Multifamily permits in these neighborhoods accounted for over 60 percent of all multifamily permits, amounting to more than 4,100 units. Permits in Lents-Foster and Gateway increased in 2017, accounting for 10 percent of all multifamily permits and 641 units.

Multifamily Permitting 2017

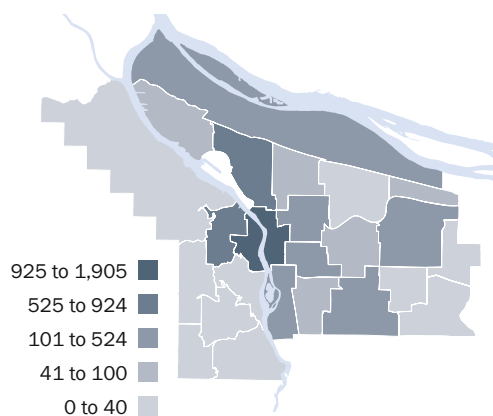
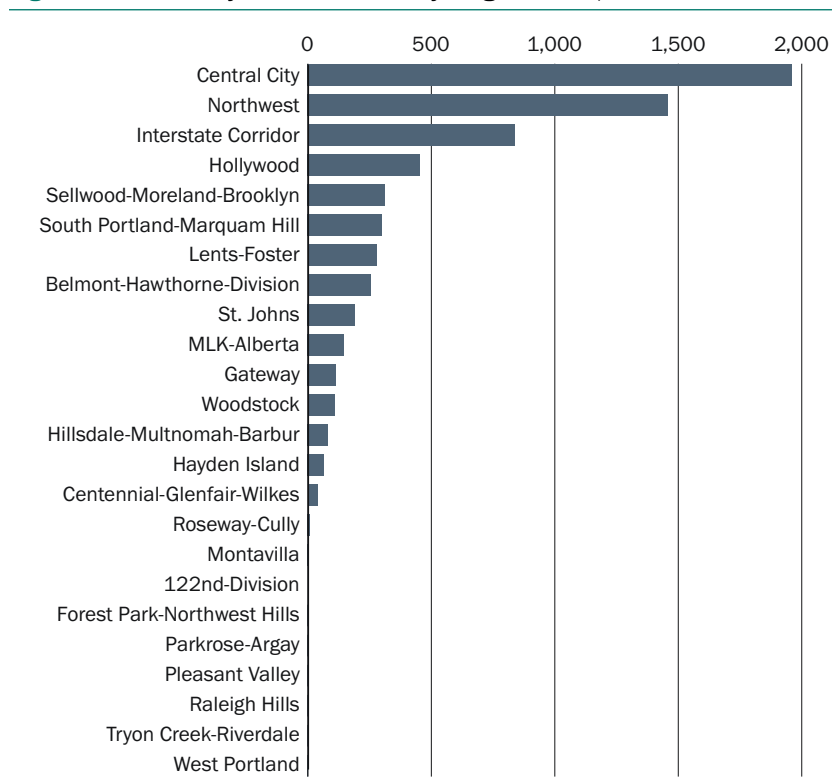
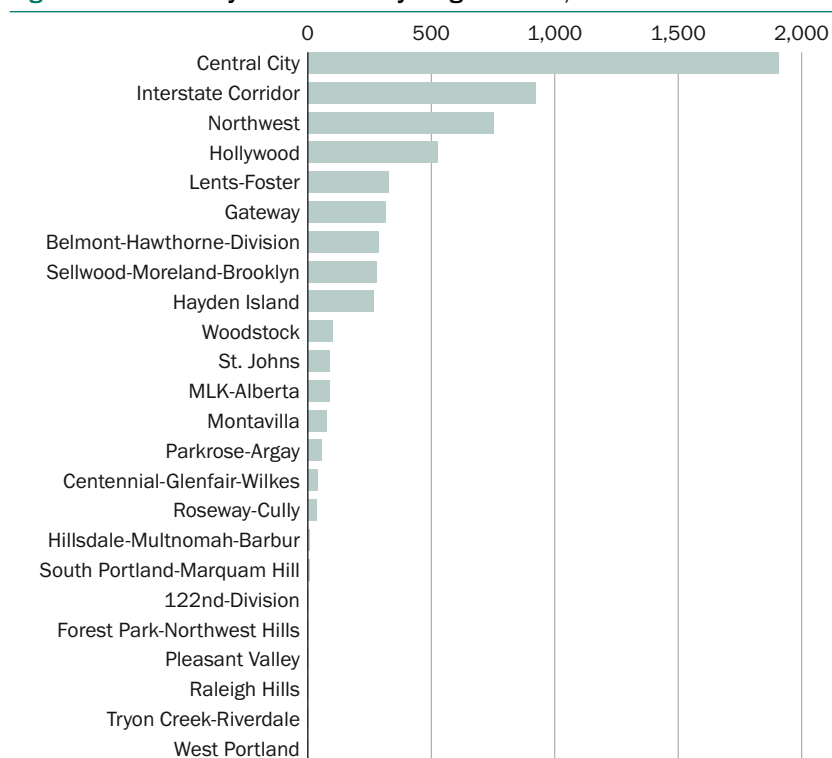


Fig. 1.19 Multifamily Unit Production by Neighborhood, 2017



Source: Multnomah County, Portland Tax Lot Data 2018

Fig. 1.20 Multifamily Unit Permits by Neighborhood, 2017



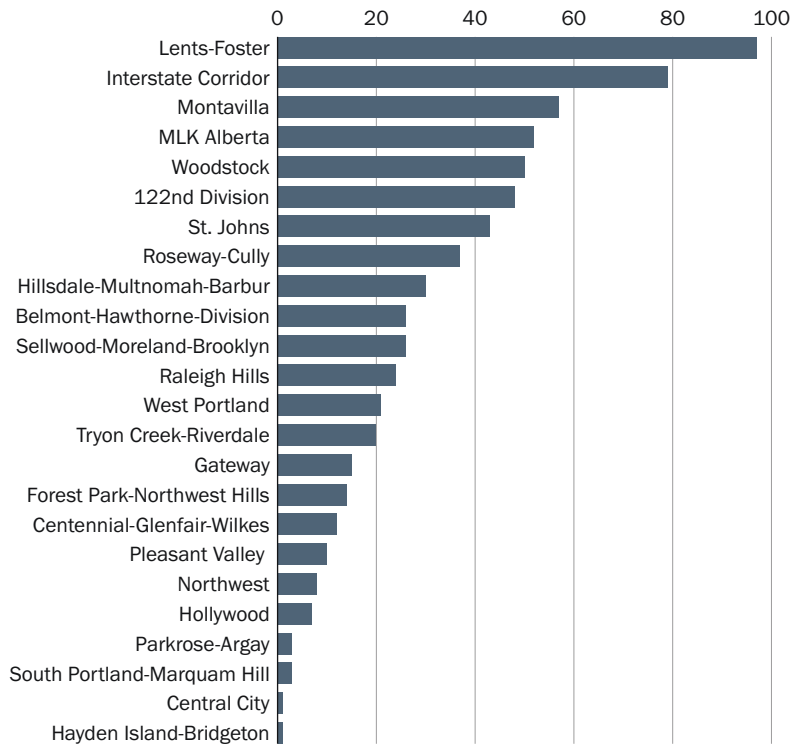
Source: City of Portland, Bureau of Development Services 2018

Production by Neighborhood, cont.

Single-Family

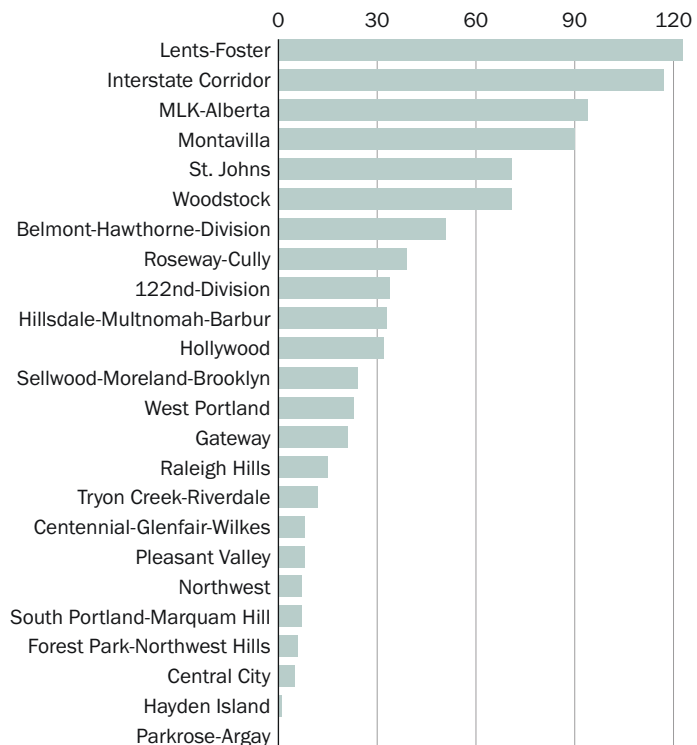
684 single-family homes were produced in Portland in 2017. While the production of these units was spread evenly throughout the city, Lents Foster, Interstate Corridor, Montavilla, and MLK-Alberta accounted for just over 40 percent of production, with between 52 and 97 single-family units in these areas. It is likely that this trend will continue, as 47 percent of single-family permits issued in 2017 were in these four neighborhoods. Other East Portland neighborhoods such as Woodstock and St. Johns also make up a significant proportion (16 percent) of the single family permits issued in 2017. In total, 892 single family housing units were permitted in 2017. Similar to the 2017 production data, single-family unit permit issuance continues to be spread relatively evenly across neighborhoods.

Fig. 1.21 Single-Family Unit Production by Neighborhood, 2017



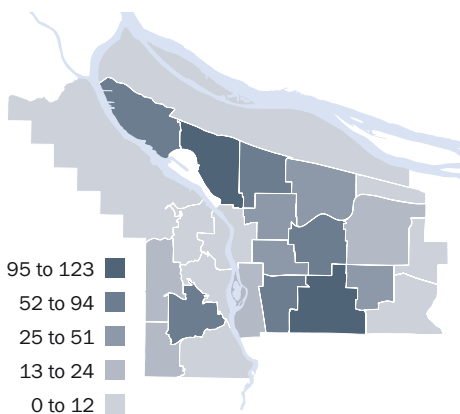
Source: Multnomah County, Portland Tax Lot Data 2018

Fig. 1.22 Single-Family Unit Permits by Neighborhood, 2017



Source: City of Portland, Bureau of Development Services 2018

Single-Family Permitting 2017



Naturally Occurring Affordable Housing

What is Naturally Occurring Affordable Housing?

Naturally Occurring Affordable Housing (NOAH) refers to residential rental properties that maintain low, below-market rents without government subsidy.

Why is NOAH important?

The average rent of NOAH units is affordable to low- and moderate-income households. NOAH can still provide safe and habitable housing for these households.

NOAH in Portland

Within Portland's multi-family rental housing, a small number of privately-owned properties remain affordable at below market rents due to their age, condition, and/or location.

While properties of this type have been identified across the city, the largest concentration exists in outer East Portland in the Gateway and 122nd-Division analysis areas.

NOAH in the Affordability Spectrum

Portland's largest concentration of NOAH exists in parts of the city that are experiencing larger than average population and rent-growth.

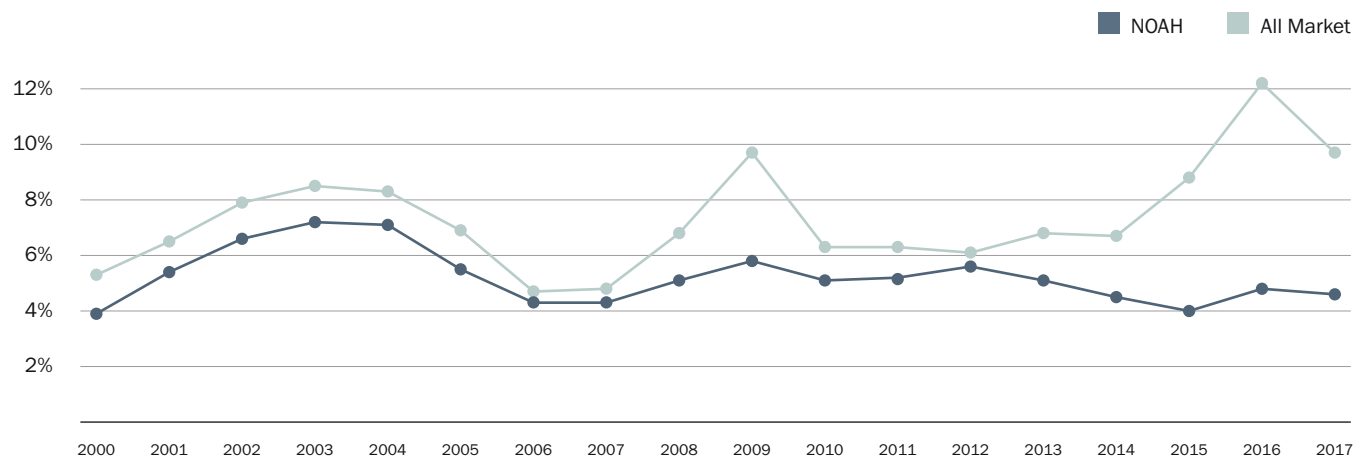
Distribution of NOAH

Map indicates the distribution of 20+ multifamily NOAH units

How to Preserve NOAH

NOAH presents an important opportunity for the City and nonprofits to partner with socially motivated investors and rental property owner-operators to preserve the long-term affordability of multi-family housing units.

Vacancy Rate of NOAH Multifamily Housing Compared to New Multifamily Housing, 2000-2017



Source: CoStar 2017

Housing Market Affordability

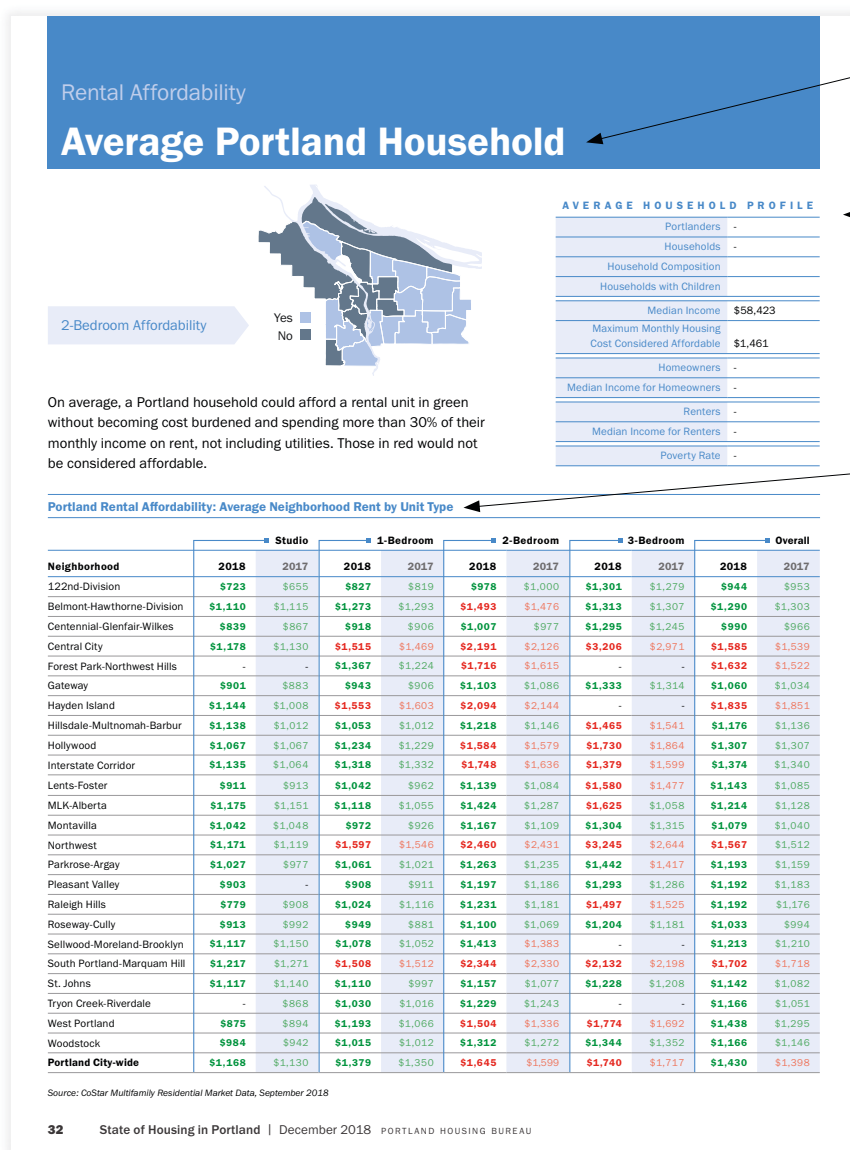
Contents

30	2.01 Rental Housing Affordability
46	2.02 Homeownership Affordability

Section 1

Rental Housing Market & Affordability

Guide to Rental Affordability Estimates



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 2016 5-Year Estimates

Affordability Estimates

Average Q3 rent for 2017 and 2018, 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 2016 5-Year Income Estimates and CoStar 2018 Multifamily Residential Market Survey Data

Change in Rental Prices 2017 to 2018

In 2015, the overall rent growth in Portland was an average of 8-9 percent—one of the highest in the nation. Rent growth slowed in 2016 to an average rate of 7 percent over the previous year. In 2017, after years of citywide rent increases, Portland saw a slight softening in rents with a smaller overall rent growth of 2 percent. This softening has continued into 2018, with second quarter rent growth at just over 2 percent. The average rental unit now charges 1,430 per month, which is \$32 higher than the previous year.

Neighborhoods across the city experienced increases in rent with the exception of 122nd-Division, Belmont-Hawthorne-Division, Hayden Island, and South Portland-Marquam Hill. Neighborhoods that continue to see rent increases averaging 5 percent or more include Lents, MLK-Alberta, St. Johns, Forest Park, Tryon Creek, and West Portland. Deceleration of rents has been accompanied by a spike in vacancies. Current overall vacancy rates are at 7.1 percent, with Hayden Island, Central City, and the St. Johns neighborhoods experiencing vacancies ranging from 8 to 20 percent.

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

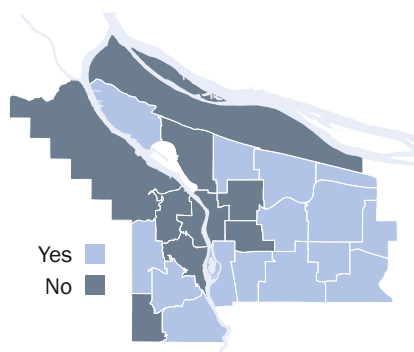
Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
	2018	% +/-	2018	% +/-	2018	% +/-	2018	% +/-	2018	% +/-
122nd-Division	\$723	+10.4%	\$827	+1.0%	\$978	-2.2%	\$1,301	+1.7%	\$944	-0.9%
Belmont-Hawthorne-Division	\$1,110	-0.4%	\$1,273	-1.5%	\$1,493	+1.2%	\$1,313	+0.5%	\$1,290	-1.0%
Centennial-Glenfair-Wilkes	\$839	-3.2%	\$918	+1.3%	\$1,007	+3.1%	\$1,295	+4.0%	\$990	+2.5%
Central City	\$1,178	+4.2%	\$1,515	+3.1%	\$2,191	+3.1%	\$3,206	+7.9%	\$1,585	+3.0%
Forest Park-Northwest Hills	-	-	\$1,367	+11.7%	\$1,716	+6.3%	-	-	\$1,632	+7.2%
Gateway	\$901	+2.0%	\$943	+4.1%	\$1,103	+1.6%	\$1,333	+1.4%	\$1,060	+2.5%
Hayden Island	\$1,144	+13.5%	\$1,553	-3.1%	\$2,094	-2.3%	-	-	\$1,835	-0.9%
Hillsdale-Multnomah-Barbur	\$1,138	+12.5%	\$1,053	+4.1%	\$1,218	+6.3%	\$1,465	-4.9%	\$1,176	+3.5%
Hollywood	\$1,067	0.0%	\$1,234	+0.4%	\$1,584	+0.3%	\$1,730	-7.2%	\$1,307	0.0%
Interstate Corridor	\$1,135	+6.7%	\$1,318	-1.1%	\$1,748	+6.8%	\$1,379	-13.8%	\$1,374	+2.5%
Lents-Foster	\$911	-0.2%	\$1,042	+8.3%	\$1,139	+5.1%	\$1,580	+7.0%	\$1,143	+5.3%
MLK-Alberta	\$1,175	+2.1%	\$1,118	+6.0%	\$1,424	+10.6%	\$1,625	+53.6%	\$1,214	+7.6%
Montavilla	\$1,042	-0.6%	\$972	+5.0%	\$1,167	+5.2%	\$1,304	-0.8%	\$1,079	+3.8%
Northwest	\$1,171	+4.6%	\$1,597	+3.3%	\$2,460	+1.2%	\$3,245	+22.7%	\$1,567	+3.6%
Parkrose-Argay	\$1,027	+5.1%	\$1,061	+3.9%	\$1,263	+2.3%	\$1,442	+1.8%	\$1,193	+2.9%
Pleasant Valley	\$903	-	\$908	-0.3%	\$1,197	+0.9%	\$1,293	+0.5%	\$1,192	+0.8%
Raleigh Hills	\$779	-14.2%	\$1,024	-8.2%	\$1,231	+4.2%	\$1,497	-1.8%	\$1,192	+1.4%
Roseway-Cully	\$913	-8.0%	\$949	+7.7%	\$1,100	+2.9%	\$1,204	+1.9%	\$1,033	+3.9%
Sellwood-Moreland-Brooklyn	\$1,117	-2.9%	\$1,078	+2.5%	\$1,413	+2.2%	-	-	\$1,213	+0.2%
South Portland-Marquam Hill	\$1,217	-4.2%	\$1,508	-0.3%	\$2,344	+0.6%	\$2,132	-3.0%	\$1,702	-0.9%
St. Johns	\$1,117	-2.0%	\$1,110	+11.3%	\$1,157	+7.4%	\$1,228	+1.7%	\$1,142	+5.5%
Tryon Creek-Riverdale	-	-	\$1,030	+1.4%	\$1,229	-1.1%	-	-	\$1,166	+10.9%
West Portland	\$875	-2.1%	\$1,193	+11.9%	\$1,504	+12.6%	\$1,774	+4.8%	\$1,438	+11.0%
Woodstock	\$984	+4.5%	\$1,015	+0.3%	\$1,312	+3.1%	\$1,344	-0.6%	\$1,166	+1.7%
Portland City-wide	\$1,168	+3.4%	\$1,379	+2.1%	\$1,645	+2.9%	\$1,740	+1.3%	\$1,430	+2.3%

Source: CoStar Multifamily Residential Market Data, October 2018

Average Portland Household

AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	
Households with Children	
Median Income	\$58,423
Maximum Monthly Housing Cost Considered Affordable	\$1,461
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-



2-Bedroom Affordability

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.

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
	2018	2017	2018	2017	2018	2017	2018	2017	2018	2017
122nd-Division	\$723	\$655	\$827	\$819	\$978	\$1,000	\$1,301	\$1,279	\$944	\$953
Belmont-Hawthorne-Division	\$1,110	\$1,115	\$1,273	\$1,293	\$1,493	\$1,476	\$1,313	\$1,307	\$1,290	\$1,303
Centennial-Glenfair-Wilkes	\$839	\$867	\$918	\$906	\$1,007	\$977	\$1,295	\$1,245	\$990	\$966
Central City	\$1,178	\$1,130	\$1,515	\$1,469	\$2,191	\$2,126	\$3,206	\$2,971	\$1,585	\$1,539
Forest Park-Northwest Hills	-	-	\$1,367	\$1,224	\$1,716	\$1,615	-	-	\$1,632	\$1,522
Gateway	\$901	\$883	\$943	\$906	\$1,103	\$1,086	\$1,333	\$1,314	\$1,060	\$1,034
Hayden Island	\$1,144	\$1,008	\$1,553	\$1,603	\$2,094	\$2,144	-	-	\$1,835	\$1,851
Hillsdale-Multnomah-Barbur	\$1,138	\$1,012	\$1,053	\$1,012	\$1,218	\$1,146	\$1,465	\$1,541	\$1,176	\$1,136
Hollywood	\$1,067	\$1,067	\$1,234	\$1,229	\$1,584	\$1,579	\$1,730	\$1,864	\$1,307	\$1,307
Interstate Corridor	\$1,135	\$1,064	\$1,318	\$1,332	\$1,748	\$1,636	\$1,379	\$1,599	\$1,374	\$1,340
Lents-Foster	\$911	\$913	\$1,042	\$962	\$1,139	\$1,084	\$1,580	\$1,477	\$1,143	\$1,085
MLK-Alberta	\$1,175	\$1,151	\$1,118	\$1,055	\$1,424	\$1,287	\$1,625	\$1,058	\$1,214	\$1,128
Montavilla	\$1,042	\$1,048	\$972	\$926	\$1,167	\$1,109	\$1,304	\$1,315	\$1,079	\$1,040
Northwest	\$1,171	\$1,119	\$1,597	\$1,546	\$2,460	\$2,431	\$3,245	\$2,644	\$1,567	\$1,512
Parkrose-Argay	\$1,027	\$977	\$1,061	\$1,021	\$1,263	\$1,235	\$1,442	\$1,417	\$1,193	\$1,159
Pleasant Valley	\$903	-	\$908	\$911	\$1,197	\$1,186	\$1,293	\$1,286	\$1,192	\$1,183
Raleigh Hills	\$779	\$908	\$1,024	\$1,116	\$1,231	\$1,181	\$1,497	\$1,525	\$1,192	\$1,176
Roseway-Cully	\$913	\$992	\$949	\$881	\$1,100	\$1,069	\$1,204	\$1,181	\$1,033	\$994
Sellwood-Moreland-Brooklyn	\$1,117	\$1,150	\$1,078	\$1,052	\$1,413	\$1,383	-	-	\$1,213	\$1,210
South Portland-Marquam Hill	\$1,217	\$1,271	\$1,508	\$1,512	\$2,344	\$2,330	\$2,132	\$2,198	\$1,702	\$1,718
St. Johns	\$1,117	\$1,140	\$1,110	\$997	\$1,157	\$1,077	\$1,228	\$1,208	\$1,142	\$1,082
Tryon Creek-Riverdale	-	\$868	\$1,030	\$1,016	\$1,229	\$1,243	-	-	\$1,166	\$1,051
West Portland	\$875	\$894	\$1,193	\$1,066	\$1,504	\$1,336	\$1,774	\$1,692	\$1,438	\$1,295
Woodstock	\$984	\$942	\$1,015	\$1,012	\$1,312	\$1,272	\$1,344	\$1,352	\$1,166	\$1,146
Portland City-wide	\$1,168	\$1,130	\$1,379	\$1,350	\$1,645	\$1,599	\$1,740	\$1,717	\$1,430	\$1,398

Source: CoStar Multifamily Residential Market Data, September 2018

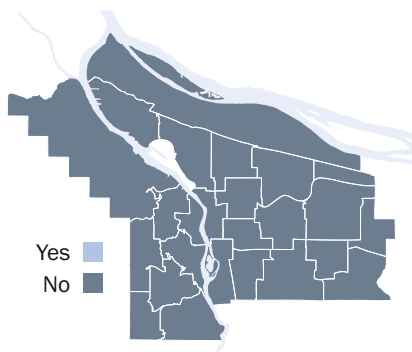
3 Person Extremely Low Income (30% AMI)

AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	\$21,990
Maximum Monthly Housing Cost Considered Affordable	\$550
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

2-Bedroom Affordability

Yes
No



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		Overall	
	2018	2017	2018	2017	2018	2017	2018	2017	2018	2017
122nd-Division	\$723	\$655	\$827	\$819	\$978	\$1,000	\$1,301	\$1,279	\$944	\$953
Belmont-Hawthorne-Division	\$1,110	\$1,115	\$1,273	\$1,293	\$1,493	\$1,476	\$1,313	\$1,307	\$1,290	\$1,303
Centennial-Glenfair-Wilkes	\$839	\$867	\$918	\$906	\$1,007	\$977	\$1,295	\$1,245	\$990	\$966
Central City	\$1,178	\$1,130	\$1,515	\$1,469	\$2,191	\$2,126	\$3,206	\$2,971	\$1,585	\$1,539
Forest Park-Northwest Hills	-	-	\$1,367	\$1,224	\$1,716	\$1,615	-	-	\$1,632	\$1,522
Gateway	\$901	\$883	\$943	\$906	\$1,103	\$1,086	\$1,333	\$1,314	\$1,060	\$1,034
Hayden Island	\$1,144	\$1,008	\$1,553	\$1,603	\$2,094	\$2,144	-	-	\$1,835	\$1,851
Hillsdale-Multnomah-Barbur	\$1,138	\$1,012	\$1,053	\$1,012	\$1,218	\$1,146	\$1,465	\$1,541	\$1,176	\$1,136
Hollywood	\$1,067	\$1,067	\$1,234	\$1,229	\$1,584	\$1,579	\$1,730	\$1,864	\$1,307	\$1,307
Interstate Corridor	\$1,135	\$1,064	\$1,318	\$1,332	\$1,748	\$1,636	\$1,379	\$1,599	\$1,374	\$1,340
Lents-Foster	\$911	\$913	\$1,042	\$962	\$1,139	\$1,084	\$1,580	\$1,477	\$1,143	\$1,085
MLK-Alberta	\$1,175	\$1,151	\$1,118	\$1,055	\$1,424	\$1,287	\$1,625	\$1,058	\$1,214	\$1,128
Montavilla	\$1,042	\$1,048	\$972	\$926	\$1,167	\$1,109	\$1,304	\$1,315	\$1,079	\$1,040
Northwest	\$1,171	\$1,119	\$1,597	\$1,546	\$2,460	\$2,431	\$3,245	\$2,644	\$1,567	\$1,512
Parkrose-Argay	\$1,027	\$977	\$1,061	\$1,021	\$1,263	\$1,235	\$1,442	\$1,417	\$1,193	\$1,159
Pleasant Valley	\$903	-	\$908	\$911	\$1,197	\$1,186	\$1,293	\$1,286	\$1,192	\$1,183
Raleigh Hills	\$779	\$908	\$1,024	\$1,116	\$1,231	\$1,181	\$1,497	\$1,525	\$1,192	\$1,176
Roseway-Cully	\$913	\$992	\$949	\$881	\$1,100	\$1,069	\$1,204	\$1,181	\$1,033	\$994
Sellwood-Moreland-Brooklyn	\$1,117	\$1,150	\$1,078	\$1,052	\$1,413	\$1,383	-	-	\$1,213	\$1,210
South Portland-Marquam Hill	\$1,217	\$1,271	\$1,508	\$1,512	\$2,344	\$2,330	\$2,132	\$2,198	\$1,702	\$1,718
St. Johns	\$1,117	\$1,140	\$1,110	\$997	\$1,157	\$1,077	\$1,228	\$1,208	\$1,142	\$1,082
Tryon Creek-Riverdale	-	\$868	\$1,030	\$1,016	\$1,229	\$1,243	-	-	\$1,166	\$1,051
West Portland	\$875	\$894	\$1,193	\$1,066	\$1,504	\$1,336	\$1,774	\$1,692	\$1,438	\$1,295
Woodstock	\$984	\$942	\$1,015	\$1,012	\$1,312	\$1,272	\$1,344	\$1,352	\$1,166	\$1,146
Portland City-wide	\$1,168	\$1,130	\$1,379	\$1,350	\$1,645	\$1,599	\$1,740	\$1,717	\$1,430	\$1,398

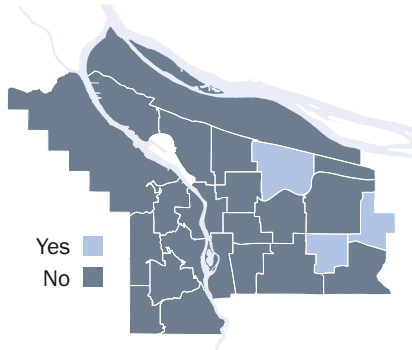
Source: CoStar Multifamily Residential Market Data, September 2018

Rental Affordability

3 Person Low Income (60% AMI)

2-Bedroom Affordability

Yes ■
No ■



AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	\$43,980
Maximum Monthly Housing Cost Considered Affordable	\$1,100
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		Overall	
	2018	2017	2018	2017	2018	2017	2018	2017	2018	2017
122nd-Division	\$723	\$655	\$827	\$819	\$978	\$1,000	\$1,301	\$1,279	\$944	\$953
Belmont-Hawthorne-Division	\$1,110	\$1,115	\$1,273	\$1,293	\$1,493	\$1,476	\$1,313	\$1,307	\$1,290	\$1,303
Centennial-Glenfair-Wilkes	\$839	\$867	\$918	\$906	\$1,007	\$977	\$1,295	\$1,245	\$990	\$966
Central City	\$1,178	\$1,130	\$1,515	\$1,469	\$2,191	\$2,126	\$3,206	\$2,971	\$1,585	\$1,539
Forest Park-Northwest Hills	-	-	\$1,367	\$1,224	\$1,716	\$1,615	-	-	\$1,632	\$1,522
Gateway	\$901	\$883	\$943	\$906	\$1,103	\$1,086	\$1,333	\$1,314	\$1,060	\$1,034
Hayden Island	\$1,144	\$1,008	\$1,553	\$1,603	\$2,094	\$2,144	-	-	\$1,835	\$1,851
Hillsdale-Multnomah-Barbur	\$1,138	\$1,012	\$1,053	\$1,012	\$1,218	\$1,146	\$1,465	\$1,541	\$1,176	\$1,136
Hollywood	\$1,067	\$1,067	\$1,234	\$1,229	\$1,584	\$1,579	\$1,730	\$1,864	\$1,307	\$1,307
Interstate Corridor	\$1,135	\$1,064	\$1,318	\$1,332	\$1,748	\$1,636	\$1,379	\$1,599	\$1,374	\$1,340
Lents-Foster	\$911	\$913	\$1,042	\$962	\$1,139	\$1,084	\$1,580	\$1,477	\$1,143	\$1,085
MLK-Alberta	\$1,175	\$1,151	\$1,118	\$1,055	\$1,424	\$1,287	\$1,625	\$1,058	\$1,214	\$1,128
Montavilla	\$1,042	\$1,048	\$972	\$926	\$1,167	\$1,109	\$1,304	\$1,315	\$1,079	\$1,040
Northwest	\$1,171	\$1,119	\$1,597	\$1,546	\$2,460	\$2,431	\$3,245	\$2,644	\$1,567	\$1,512
Parkrose-Argay	\$1,027	\$977	\$1,061	\$1,021	\$1,263	\$1,235	\$1,442	\$1,417	\$1,193	\$1,159
Pleasant Valley	\$903	-	\$908	\$911	\$1,197	\$1,186	\$1,293	\$1,286	\$1,192	\$1,183
Raleigh Hills	\$779	\$908	\$1,024	\$1,116	\$1,231	\$1,181	\$1,497	\$1,525	\$1,192	\$1,176
Roseway-Cully	\$913	\$992	\$949	\$881	\$1,100	\$1,069	\$1,204	\$1,181	\$1,033	\$994
Sellwood-Moreland-Brooklyn	\$1,117	\$1,150	\$1,078	\$1,052	\$1,413	\$1,383	-	-	\$1,213	\$1,210
South Portland-Marquam Hill	\$1,217	\$1,271	\$1,508	\$1,512	\$2,344	\$2,330	\$2,132	\$2,198	\$1,702	\$1,718
St. Johns	\$1,117	\$1,140	\$1,110	\$997	\$1,157	\$1,077	\$1,228	\$1,208	\$1,142	\$1,082
Tryon Creek-Riverdale	-	\$868	\$1,030	\$1,016	\$1,229	\$1,243	-	-	\$1,166	\$1,051
West Portland	\$875	\$894	\$1,193	\$1,066	\$1,504	\$1,336	\$1,774	\$1,692	\$1,438	\$1,295
Woodstock	\$984	\$942	\$1,015	\$1,012	\$1,312	\$1,272	\$1,344	\$1,352	\$1,166	\$1,146
Portland City-wide	\$1,168	\$1,130	\$1,379	\$1,350	\$1,645	\$1,599	\$1,740	\$1,717	\$1,430	\$1,398

Source: CoStar Multifamily Residential Market Data, September 2018

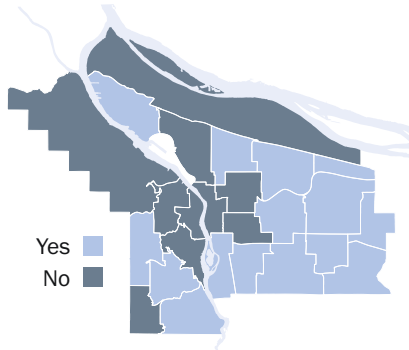
3 Person Moderate Income (80% AMI)

AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	\$58,640
Maximum Monthly Housing Cost Considered Affordable	\$1,466
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

2-Bedroom Affordability

Yes
No



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		Overall	
	2018	2017	2018	2017	2018	2017	2018	2017	2018	2017
122nd-Division	\$723	\$655	\$827	\$819	\$978	\$1,000	\$1,301	\$1,279	\$944	\$953
Belmont-Hawthorne-Division	\$1,110	\$1,115	\$1,273	\$1,293	\$1,493	\$1,476	\$1,313	\$1,307	\$1,290	\$1,303
Centennial-Glenfair-Wilkes	\$839	\$867	\$918	\$906	\$1,007	\$977	\$1,295	\$1,245	\$990	\$966
Central City	\$1,178	\$1,130	\$1,515	\$1,469	\$2,191	\$2,126	\$3,206	\$2,971	\$1,585	\$1,539
Forest Park-Northwest Hills	-	-	\$1,367	\$1,224	\$1,716	\$1,615	-	-	\$1,632	\$1,522
Gateway	\$901	\$883	\$943	\$906	\$1,103	\$1,086	\$1,333	\$1,314	\$1,060	\$1,034
Hayden Island	\$1,144	\$1,008	\$1,553	\$1,603	\$2,094	\$2,144	-	-	\$1,835	\$1,851
Hillside-Multnomah-Barbur	\$1,138	\$1,012	\$1,053	\$1,012	\$1,218	\$1,146	\$1,465	\$1,541	\$1,176	\$1,136
Hollywood	\$1,067	\$1,067	\$1,234	\$1,229	\$1,584	\$1,579	\$1,730	\$1,864	\$1,307	\$1,307
Interstate Corridor	\$1,135	\$1,064	\$1,318	\$1,332	\$1,748	\$1,636	\$1,379	\$1,599	\$1,374	\$1,340
Lents-Foster	\$911	\$913	\$1,042	\$962	\$1,139	\$1,084	\$1,580	\$1,477	\$1,143	\$1,085
MLK-Alberta	\$1,175	\$1,151	\$1,118	\$1,055	\$1,424	\$1,287	\$1,625	\$1,058	\$1,214	\$1,128
Montavilla	\$1,042	\$1,048	\$972	\$926	\$1,167	\$1,109	\$1,304	\$1,315	\$1,079	\$1,040
Northwest	\$1,171	\$1,119	\$1,597	\$1,546	\$2,460	\$2,431	\$3,245	\$2,644	\$1,567	\$1,512
Parkrose-Argay	\$1,027	\$977	\$1,061	\$1,021	\$1,263	\$1,235	\$1,442	\$1,417	\$1,193	\$1,159
Pleasant Valley	\$903	-	\$908	\$911	\$1,197	\$1,186	\$1,293	\$1,286	\$1,192	\$1,183
Raleigh Hills	\$779	\$908	\$1,024	\$1,116	\$1,231	\$1,181	\$1,497	\$1,525	\$1,192	\$1,176
Roseway-Cully	\$913	\$992	\$949	\$881	\$1,100	\$1,069	\$1,204	\$1,181	\$1,033	\$994
Sellwood-Moreland-Brooklyn	\$1,117	\$1,150	\$1,078	\$1,052	\$1,413	\$1,383	-	-	\$1,213	\$1,210
South Portland-Marquam Hill	\$1,217	\$1,271	\$1,508	\$1,512	\$2,344	\$2,330	\$2,132	\$2,198	\$1,702	\$1,718
St. Johns	\$1,117	\$1,140	\$1,110	\$997	\$1,157	\$1,077	\$1,228	\$1,208	\$1,142	\$1,082
Tryon Creek-Riverdale	-	\$868	\$1,030	\$1,016	\$1,229	\$1,243	-	-	\$1,166	\$1,051
West Portland	\$875	\$894	\$1,193	\$1,066	\$1,504	\$1,336	\$1,774	\$1,692	\$1,438	\$1,295
Woodstock	\$984	\$942	\$1,015	\$1,012	\$1,312	\$1,272	\$1,344	\$1,352	\$1,166	\$1,146
Portland City-wide	\$1,168	\$1,130	\$1,379	\$1,350	\$1,645	\$1,599	\$1,740	\$1,717	\$1,430	\$1,398

Source: CoStar Multifamily Residential Market Data, September 2018

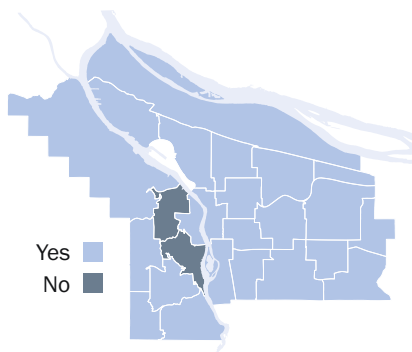
Average Couple with Family

AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	
Households with Children	
Median Income	\$91,758
Maximum Monthly Housing Cost Considered Affordable	\$2,294
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

2-Bedroom Affordability

Yes ■
No ■



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

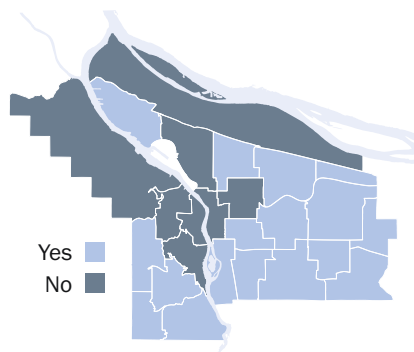
Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
	2018	2017	2018	2017	2018	2017	2018	2017	2018	2017
122nd-Division	\$723	\$655	\$827	\$819	\$978	\$1,000	\$1,301	\$1,279	\$944	\$953
Belmont-Hawthorne-Division	\$1,110	\$1,115	\$1,273	\$1,293	\$1,493	\$1,476	\$1,313	\$1,307	\$1,290	\$1,303
Centennial-Glenfair-Wilkes	\$839	\$867	\$918	\$906	\$1,007	\$977	\$1,295	\$1,245	\$990	\$966
Central City	\$1,178	\$1,130	\$1,515	\$1,469	\$2,191	\$2,126	\$3,206	\$2,971	\$1,585	\$1,539
Forest Park-Northwest Hills	-	-	\$1,367	\$1,224	\$1,716	\$1,615	-	-	\$1,632	\$1,522
Gateway	\$901	\$883	\$943	\$906	\$1,103	\$1,086	\$1,333	\$1,314	\$1,060	\$1,034
Hayden Island	\$1,144	\$1,008	\$1,553	\$1,603	\$2,094	\$2,144	-	-	\$1,835	\$1,851
Hillsdale-Multnomah-Barbur	\$1,138	\$1,012	\$1,053	\$1,012	\$1,218	\$1,146	\$1,465	\$1,541	\$1,176	\$1,136
Hollywood	\$1,067	\$1,067	\$1,234	\$1,229	\$1,584	\$1,579	\$1,730	\$1,864	\$1,307	\$1,307
Interstate Corridor	\$1,135	\$1,064	\$1,318	\$1,332	\$1,748	\$1,636	\$1,379	\$1,599	\$1,374	\$1,340
Lents-Foster	\$911	\$913	\$1,042	\$962	\$1,139	\$1,084	\$1,580	\$1,477	\$1,143	\$1,085
MLK-Alberta	\$1,175	\$1,151	\$1,118	\$1,055	\$1,424	\$1,287	\$1,625	\$1,058	\$1,214	\$1,128
Montavilla	\$1,042	\$1,048	\$972	\$926	\$1,167	\$1,109	\$1,304	\$1,315	\$1,079	\$1,040
Northwest	\$1,171	\$1,119	\$1,597	\$1,546	\$2,460	\$2,431	\$3,245	\$2,644	\$1,567	\$1,512
Parkrose-Argay	\$1,027	\$977	\$1,061	\$1,021	\$1,263	\$1,235	\$1,442	\$1,417	\$1,193	\$1,159
Pleasant Valley	\$903	-	\$908	\$911	\$1,197	\$1,186	\$1,293	\$1,286	\$1,192	\$1,183
Raleigh Hills	\$779	\$908	\$1,024	\$1,116	\$1,231	\$1,181	\$1,497	\$1,525	\$1,192	\$1,176
Roseway-Cully	\$913	\$992	\$949	\$881	\$1,100	\$1,069	\$1,204	\$1,181	\$1,033	\$994
Sellwood-Moreland-Brooklyn	\$1,117	\$1,150	\$1,078	\$1,052	\$1,413	\$1,383	-	-	\$1,213	\$1,210
South Portland-Marquam Hill	\$1,217	\$1,271	\$1,508	\$1,512	\$2,344	\$2,330	\$2,132	\$2,198	\$1,702	\$1,718
St. Johns	\$1,117	\$1,140	\$1,110	\$997	\$1,157	\$1,077	\$1,228	\$1,208	\$1,142	\$1,082
Tryon Creek-Riverdale	-	\$868	\$1,030	\$1,016	\$1,229	\$1,243	-	-	\$1,166	\$1,051
West Portland	\$875	\$894	\$1,193	\$1,066	\$1,504	\$1,336	\$1,774	\$1,692	\$1,438	\$1,295
Woodstock	\$984	\$942	\$1,015	\$1,012	\$1,312	\$1,272	\$1,344	\$1,352	\$1,166	\$1,146
Portland City-wide	\$1,168	\$1,130	\$1,379	\$1,350	\$1,645	\$1,599	\$1,740	-\$1,717	\$1,430	\$1,398

Source: CoStar Multifamily Residential Market Data, September 2018

Average White Household

AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	
Households with Children	
Median Income	\$62,158
Maximum Monthly Housing Cost Considered Affordable	\$1,554
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-



2-Bedroom Affordability

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		Overall	
	2018	2017	2018	2017	2018	2017	2018	2017	2018	2017
122nd-Division	\$723	\$655	\$827	\$819	\$978	\$1,000	\$1,301	\$1,279	\$944	\$953
Belmont-Hawthorne-Division	\$1,110	\$1,115	\$1,273	\$1,293	\$1,493	\$1,476	\$1,313	\$1,307	\$1,290	\$1,303
Centennial-Glenfair-Wilkes	\$839	\$867	\$918	\$906	\$1,007	\$977	\$1,295	\$1,245	\$990	\$966
Central City	\$1,178	\$1,130	\$1,515	\$1,469	\$2,191	\$2,126	\$3,206	\$2,971	\$1,585	\$1,539
Forest Park-Northwest Hills	-	-	\$1,367	\$1,224	\$1,716	\$1,615	-	-	\$1,632	\$1,522
Gateway	\$901	\$883	\$943	\$906	\$1,103	\$1,086	\$1,333	\$1,314	\$1,060	\$1,034
Hayden Island	\$1,144	\$1,008	\$1,553	\$1,603	\$2,094	\$2,144	-	-	\$1,835	\$1,851
Hillsdale-Multnomah-Barbur	\$1,138	\$1,012	\$1,053	\$1,012	\$1,218	\$1,146	\$1,465	\$1,541	\$1,176	\$1,136
Hollywood	\$1,067	\$1,067	\$1,234	\$1,229	\$1,584	\$1,579	\$1,730	\$1,864	\$1,307	\$1,307
Interstate Corridor	\$1,135	\$1,064	\$1,318	\$1,332	\$1,748	\$1,636	\$1,379	\$1,599	\$1,374	\$1,340
Lents-Foster	\$911	\$913	\$1,042	\$962	\$1,139	\$1,084	\$1,580	\$1,477	\$1,143	\$1,085
MLK-Alberta	\$1,175	\$1,151	\$1,118	\$1,055	\$1,424	\$1,287	\$1,625	\$1,058	\$1,214	\$1,128
Montavilla	\$1,042	\$1,048	\$972	\$926	\$1,167	\$1,109	\$1,304	\$1,315	\$1,079	\$1,040
Northwest	\$1,171	\$1,119	\$1,597	\$1,546	\$2,460	\$2,431	\$3,245	\$2,644	\$1,567	\$1,512
Parkrose-Argay	\$1,027	\$977	\$1,061	\$1,021	\$1,263	\$1,235	\$1,442	\$1,417	\$1,193	\$1,159
Pleasant Valley	\$903	-	\$908	\$911	\$1,197	\$1,186	\$1,293	\$1,286	\$1,192	\$1,183
Raleigh Hills	\$779	\$908	\$1,024	\$1,116	\$1,231	\$1,181	\$1,497	\$1,525	\$1,192	\$1,176
Roseway-Cully	\$913	\$992	\$949	\$881	\$1,100	\$1,069	\$1,204	\$1,181	\$1,033	\$994
Sellwood-Moreland-Brooklyn	\$1,117	\$1,150	\$1,078	\$1,052	\$1,413	\$1,383	-	-	\$1,213	\$1,210
South Portland-Marquam Hill	\$1,217	\$1,271	\$1,508	\$1,512	\$2,344	\$2,330	\$2,132	\$2,198	\$1,702	\$1,718
St. Johns	\$1,117	\$1,140	\$1,110	\$997	\$1,157	\$1,077	\$1,228	\$1,208	\$1,142	\$1,082
Tryon Creek-Riverdale	-	\$868	\$1,030	\$1,016	\$1,229	\$1,243	-	-	\$1,166	\$1,051
West Portland	\$875	\$894	\$1,193	\$1,066	\$1,504	\$1,336	\$1,774	\$1,692	\$1,438	\$1,295
Woodstock	\$984	\$942	\$1,015	\$1,012	\$1,312	\$1,272	\$1,344	\$1,352	\$1,166	\$1,146
Portland City-wide	\$1,168	\$1,130	\$1,379	\$1,350	\$1,645	\$1,599	\$1,740	\$1,717	\$1,430	\$1,398

Source: CoStar Multifamily Residential Market Data, September 2018

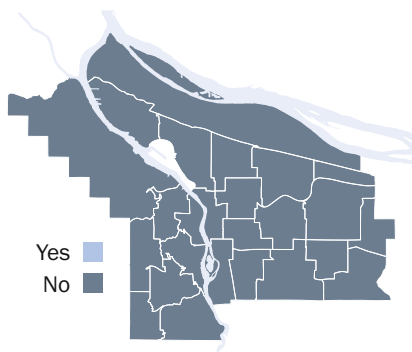
Average Black Household

AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	
Households with Children	
Median Income	\$26,675
Maximum Monthly Housing Cost Considered Affordable	\$667
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

2-Bedroom Affordability

Yes ■
No ■



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

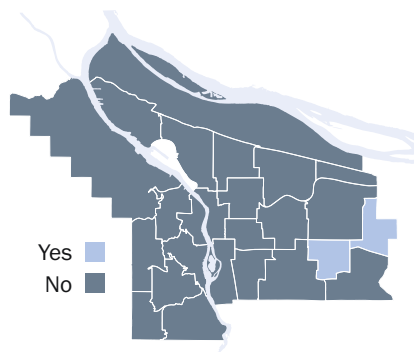
Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
	2018	2017	2018	2017	2018	2017	2018	2017	2018	2017
122nd-Division	\$723	\$655	\$827	\$819	\$978	\$1,000	\$1,301	\$1,279	\$944	\$953
Belmont-Hawthorne-Division	\$1,110	\$1,115	\$1,273	\$1,293	\$1,493	\$1,476	\$1,313	\$1,307	\$1,290	\$1,303
Centennial-Glenfair-Wilkes	\$839	\$867	\$918	\$906	\$1,007	\$977	\$1,295	\$1,245	\$990	\$966
Central City	\$1,178	\$1,130	\$1,515	\$1,469	\$2,191	\$2,126	\$3,206	\$2,971	\$1,585	\$1,539
Forest Park-Northwest Hills	-	-	\$1,367	\$1,224	\$1,716	\$1,615	-	-	\$1,632	\$1,522
Gateway	\$901	\$883	\$943	\$906	\$1,103	\$1,086	\$1,333	\$1,314	\$1,060	\$1,034
Hayden Island	\$1,144	\$1,008	\$1,553	\$1,603	\$2,094	\$2,144	-	-	\$1,835	\$1,851
Hillsdale-Multnomah-Barbur	\$1,138	\$1,012	\$1,053	\$1,012	\$1,218	\$1,146	\$1,465	\$1,541	\$1,176	\$1,136
Hollywood	\$1,067	\$1,067	\$1,234	\$1,229	\$1,584	\$1,579	\$1,730	\$1,864	\$1,307	\$1,307
Interstate Corridor	\$1,135	\$1,064	\$1,318	\$1,332	\$1,748	\$1,636	\$1,379	\$1,599	\$1,374	\$1,340
Lents-Foster	\$911	\$913	\$1,042	\$962	\$1,139	\$1,084	\$1,580	\$1,477	\$1,143	\$1,085
MLK-Alberta	\$1,175	\$1,151	\$1,118	\$1,055	\$1,424	\$1,287	\$1,625	\$1,058	\$1,214	\$1,128
Montavilla	\$1,042	\$1,048	\$972	\$926	\$1,167	\$1,109	\$1,304	\$1,315	\$1,079	\$1,040
Northwest	\$1,171	\$1,119	\$1,597	\$1,546	\$2,460	\$2,431	\$3,245	\$2,644	\$1,567	\$1,512
Parkrose-Argay	\$1,027	\$977	\$1,061	\$1,021	\$1,263	\$1,235	\$1,442	\$1,417	\$1,193	\$1,159
Pleasant Valley	\$903	-	\$908	\$911	\$1,197	\$1,186	\$1,293	\$1,286	\$1,192	\$1,183
Raleigh Hills	\$779	\$908	\$1,024	\$1,116	\$1,231	\$1,181	\$1,497	\$1,525	\$1,192	\$1,176
Roseway-Cully	\$913	\$992	\$949	\$881	\$1,100	\$1,069	\$1,204	\$1,181	\$1,033	\$994
Sellwood-Moreland-Brooklyn	\$1,117	\$1,150	\$1,078	\$1,052	\$1,413	\$1,383	-	-	\$1,213	\$1,210
South Portland-Marquam Hill	\$1,217	\$1,271	\$1,508	\$1,512	\$2,344	\$2,330	\$2,132	\$2,198	\$1,702	\$1,718
St. Johns	\$1,117	\$1,140	\$1,110	\$997	\$1,157	\$1,077	\$1,228	\$1,208	\$1,142	\$1,082
Tryon Creek-Riverdale	-	\$868	\$1,030	\$1,016	\$1,229	\$1,243	-	-	\$1,166	\$1,051
West Portland	\$875	\$894	\$1,193	\$1,066	\$1,504	\$1,336	\$1,774	\$1,692	\$1,438	\$1,295
Woodstock	\$984	\$942	\$1,015	\$1,012	\$1,312	\$1,272	\$1,344	\$1,352	\$1,166	\$1,146
Portland City-wide	\$1,168	\$1,130	\$1,379	\$1,350	\$1,645	\$1,599	\$1,740	\$1,717	\$1,430	\$1,398

Source: CoStar Multifamily Residential Market Data, September 2018

Average Latino Household

AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	
Households with Children	
Median Income	\$40,982
Maximum Monthly Housing Cost Considered Affordable	\$1,025
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-



2-Bedroom Affordability

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		Overall	
	2018	2017	2018	2017	2018	2017	2018	2017	2018	2017
122nd-Division	\$723	\$655	\$827	\$819	\$978	\$1,000	\$1,301	\$1,279	\$944	\$953
Belmont-Hawthorne-Division	\$1,110	\$1,115	\$1,273	\$1,293	\$1,493	\$1,476	\$1,313	\$1,307	\$1,290	\$1,303
Centennial-Glenfair-Wilkes	\$839	\$867	\$918	\$906	\$1,007	\$977	\$1,295	\$1,245	\$990	\$966
Central City	\$1,178	\$1,130	\$1,515	\$1,469	\$2,191	\$2,126	\$3,206	\$2,971	\$1,585	\$1,539
Forest Park-Northwest Hills	-	-	\$1,367	\$1,224	\$1,716	\$1,615	-	-	\$1,632	\$1,522
Gateway	\$901	\$883	\$943	\$906	\$1,103	\$1,086	\$1,333	\$1,314	\$1,060	\$1,034
Hayden Island	\$1,144	\$1,008	\$1,553	\$1,603	\$2,094	\$2,144	-	-	\$1,835	\$1,851
Hillsdale-Multnomah-Barbur	\$1,138	\$1,012	\$1,053	\$1,012	\$1,218	\$1,146	\$1,465	\$1,541	\$1,176	\$1,136
Hollywood	\$1,067	\$1,067	\$1,234	\$1,229	\$1,584	\$1,579	\$1,730	\$1,864	\$1,307	\$1,307
Interstate Corridor	\$1,135	\$1,064	\$1,318	\$1,332	\$1,748	\$1,636	\$1,379	\$1,599	\$1,374	\$1,340
Lents-Foster	\$911	\$913	\$1,042	\$962	\$1,139	\$1,084	\$1,580	\$1,477	\$1,143	\$1,085
MLK-Alberta	\$1,175	\$1,151	\$1,118	\$1,055	\$1,424	\$1,287	\$1,625	\$1,058	\$1,214	\$1,128
Montavilla	\$1,042	\$1,048	\$972	\$926	\$1,167	\$1,109	\$1,304	\$1,315	\$1,079	\$1,040
Northwest	\$1,171	\$1,119	\$1,597	\$1,546	\$2,460	\$2,431	\$3,245	\$2,644	\$1,567	\$1,512
Parkrose-Argay	\$1,027	\$977	\$1,061	\$1,021	\$1,263	\$1,235	\$1,442	\$1,417	\$1,193	\$1,159
Pleasant Valley	\$903	-	\$908	\$911	\$1,197	\$1,186	\$1,293	\$1,286	\$1,192	\$1,183
Raleigh Hills	\$779	\$908	\$1,024	\$1,116	\$1,231	\$1,181	\$1,497	\$1,525	\$1,192	\$1,176
Roseway-Cully	\$913	\$992	\$949	\$881	\$1,100	\$1,069	\$1,204	\$1,181	\$1,033	\$994
Sellwood-Moreland-Brooklyn	\$1,117	\$1,150	\$1,078	\$1,052	\$1,413	\$1,383	-	-	\$1,213	\$1,210
South Portland-Marquam Hill	\$1,217	\$1,271	\$1,508	\$1,512	\$2,344	\$2,330	\$2,132	\$2,198	\$1,702	\$1,718
St. Johns	\$1,117	\$1,140	\$1,110	\$997	\$1,157	\$1,077	\$1,228	\$1,208	\$1,142	\$1,082
Tryon Creek-Riverdale	-	\$868	\$1,030	\$1,016	\$1,229	\$1,243	-	-	\$1,166	\$1,051
West Portland	\$875	\$894	\$1,193	\$1,066	\$1,504	\$1,336	\$1,774	\$1,692	\$1,438	\$1,295
Woodstock	\$984	\$942	\$1,015	\$1,012	\$1,312	\$1,272	\$1,344	\$1,352	\$1,166	\$1,146
Portland City-wide	\$1,168	\$1,130	\$1,379	\$1,350	\$1,645	\$1,599	\$1,740	\$1,717	\$1,430	\$1,398

Source: CoStar Multifamily Residential Market Data, September 2018

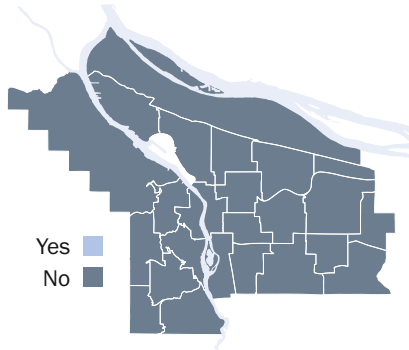
Average Native American Household

AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	
Households with Children	
Median Income	\$29,859
Maximum Monthly Housing Cost Considered Affordable	\$746
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

2-Bedroom Affordability

Yes
No



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		Overall	
	2018	2017	2018	2017	2018	2017	2018	2017	2018	2017
122nd-Division	\$723	\$655	\$827	\$819	\$978	\$1,000	\$1,301	\$1,279	\$944	\$953
Belmont-Hawthorne-Division	\$1,110	\$1,115	\$1,273	\$1,293	\$1,493	\$1,476	\$1,313	\$1,307	\$1,290	\$1,303
Centennial-Glenfair-Wilkes	\$839	\$867	\$918	\$906	\$1,007	\$977	\$1,295	\$1,245	\$990	\$966
Central City	\$1,178	\$1,130	\$1,515	\$1,469	\$2,191	\$2,126	\$3,206	\$2,971	\$1,585	\$1,539
Forest Park-Northwest Hills	-	-	\$1,367	\$1,224	\$1,716	\$1,615	-	-	\$1,632	\$1,522
Gateway	\$901	\$883	\$943	\$906	\$1,103	\$1,086	\$1,333	\$1,314	\$1,060	\$1,034
Hayden Island	\$1,144	\$1,008	\$1,553	\$1,603	\$2,094	\$2,144	-	-	\$1,835	\$1,851
Hillsdale-Multnomah-Barbur	\$1,138	\$1,012	\$1,053	\$1,012	\$1,218	\$1,146	\$1,465	\$1,541	\$1,176	\$1,136
Hollywood	\$1,067	\$1,067	\$1,234	\$1,229	\$1,584	\$1,579	\$1,730	\$1,864	\$1,307	\$1,307
Interstate Corridor	\$1,135	\$1,064	\$1,318	\$1,332	\$1,748	\$1,636	\$1,379	\$1,599	\$1,374	\$1,340
Lents-Foster	\$911	\$913	\$1,042	\$962	\$1,139	\$1,084	\$1,580	\$1,477	\$1,143	\$1,085
MLK-Alberta	\$1,175	\$1,151	\$1,118	\$1,055	\$1,424	\$1,287	\$1,625	\$1,058	\$1,214	\$1,128
Montavilla	\$1,042	\$1,048	\$972	\$926	\$1,167	\$1,109	\$1,304	\$1,315	\$1,079	\$1,040
Northwest	\$1,171	\$1,119	\$1,597	\$1,546	\$2,460	\$2,431	\$3,245	\$2,644	\$1,567	\$1,512
Parkrose-Argay	\$1,027	\$977	\$1,061	\$1,021	\$1,263	\$1,235	\$1,442	\$1,417	\$1,193	\$1,159
Pleasant Valley	\$903	-	\$908	\$911	\$1,197	\$1,186	\$1,293	\$1,286	\$1,192	\$1,183
Raleigh Hills	\$779	\$908	\$1,024	\$1,116	\$1,231	\$1,181	\$1,497	\$1,525	\$1,192	\$1,176
Roseway-Cully	\$913	\$992	\$949	\$881	\$1,100	\$1,069	\$1,204	\$1,181	\$1,033	\$994
Sellwood-Moreland-Brooklyn	\$1,117	\$1,150	\$1,078	\$1,052	\$1,413	\$1,383	-	-	\$1,213	\$1,210
South Portland-Marquam Hill	\$1,217	\$1,271	\$1,508	\$1,512	\$2,344	\$2,330	\$2,132	\$2,198	\$1,702	\$1,718
St. Johns	\$1,117	\$1,140	\$1,110	\$997	\$1,157	\$1,077	\$1,228	\$1,208	\$1,142	\$1,082
Tryon Creek-Riverdale	-	\$868	\$1,030	\$1,016	\$1,229	\$1,243	-	-	\$1,166	\$1,051
West Portland	\$875	\$894	\$1,193	\$1,066	\$1,504	\$1,336	\$1,774	\$1,692	\$1,438	\$1,295
Woodstock	\$984	\$942	\$1,015	\$1,012	\$1,312	\$1,272	\$1,344	\$1,352	\$1,166	\$1,146
Portland City-wide	\$1,168	\$1,130	\$1,379	\$1,350	\$1,645	\$1,599	\$1,740	\$1,717	\$1,430	\$1,398

Source: CoStar Multifamily Residential Market Data, September 2018

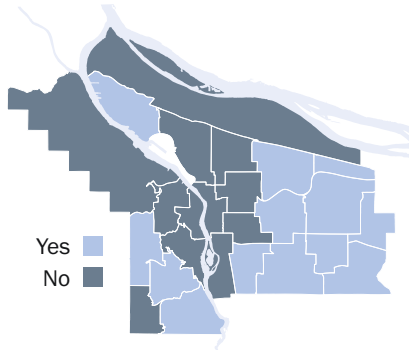
Average Asian Household

AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	
Households with Children	
Median Income	\$56,539
Maximum Monthly Housing Cost Considered Affordable	\$1,413
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

2-Bedroom Affordability

Yes
No



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

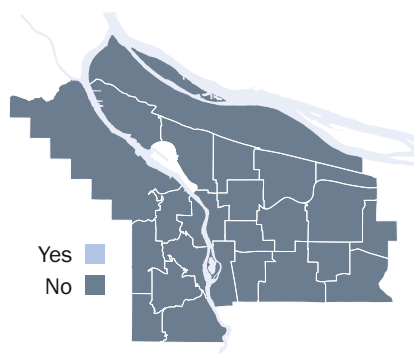
Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
	2018	2017	2018	2017	2018	2017	2018	2017	2018	2017
122nd-Division	\$723	\$655	\$827	\$819	\$978	\$1,000	\$1,301	\$1,279	\$944	\$953
Belmont-Hawthorne-Division	\$1,110	\$1,115	\$1,273	\$1,293	\$1,493	\$1,476	\$1,313	\$1,307	\$1,290	\$1,303
Centennial-Glenfair-Wilkes	\$839	\$867	\$918	\$906	\$1,007	\$977	\$1,295	\$1,245	\$990	\$966
Central City	\$1,178	\$1,130	\$1,515	\$1,469	\$2,191	\$2,126	\$3,206	\$2,971	\$1,585	\$1,539
Forest Park-Northwest Hills	-	-	\$1,367	\$1,224	\$1,716	\$1,615	-	-	\$1,632	\$1,522
Gateway	\$901	\$883	\$943	\$906	\$1,103	\$1,086	\$1,333	\$1,314	\$1,060	\$1,034
Hayden Island	\$1,144	\$1,008	\$1,553	\$1,603	\$2,094	\$2,144	-	-	\$1,835	\$1,851
Hillsdale-Multnomah-Barbur	\$1,138	\$1,012	\$1,053	\$1,012	\$1,218	\$1,146	\$1,465	\$1,541	\$1,176	\$1,136
Hollywood	\$1,067	\$1,067	\$1,234	\$1,229	\$1,584	\$1,579	\$1,730	\$1,864	\$1,307	\$1,307
Interstate Corridor	\$1,135	\$1,064	\$1,318	\$1,332	\$1,748	\$1,636	\$1,379	\$1,599	\$1,374	\$1,340
Lents-Foster	\$911	\$913	\$1,042	\$962	\$1,139	\$1,084	\$1,580	\$1,477	\$1,143	\$1,085
MLK-Alberta	\$1,175	\$1,151	\$1,118	\$1,055	\$1,424	\$1,287	\$1,625	\$1,058	\$1,214	\$1,128
Montavilla	\$1,042	\$1,048	\$972	\$926	\$1,167	\$1,109	\$1,304	\$1,315	\$1,079	\$1,040
Northwest	\$1,171	\$1,119	\$1,597	\$1,546	\$2,460	\$2,431	\$3,245	\$2,644	\$1,567	\$1,512
Parkrose-Argay	\$1,027	\$977	\$1,061	\$1,021	\$1,263	\$1,235	\$1,442	\$1,417	\$1,193	\$1,159
Pleasant Valley	\$903	-	\$908	\$911	\$1,197	\$1,186	\$1,293	\$1,286	\$1,192	\$1,183
Raleigh Hills	\$779	\$908	\$1,024	\$1,116	\$1,231	\$1,181	\$1,497	\$1,525	\$1,192	\$1,176
Roseway-Cully	\$913	\$992	\$949	\$881	\$1,100	\$1,069	\$1,204	\$1,181	\$1,033	\$994
Sellwood-Moreland-Brooklyn	\$1,117	\$1,150	\$1,078	\$1,052	\$1,413	\$1,383	-	-	\$1,213	\$1,210
South Portland-Marquam Hill	\$1,217	\$1,271	\$1,508	\$1,512	\$2,344	\$2,330	\$2,132	\$2,198	\$1,702	\$1,718
St. Johns	\$1,117	\$1,140	\$1,110	\$997	\$1,157	\$1,077	\$1,228	\$1,208	\$1,142	\$1,082
Tryon Creek-Riverdale	-	\$868	\$1,030	\$1,016	\$1,229	\$1,243	-	-	\$1,166	\$1,051
West Portland	\$875	\$894	\$1,193	\$1,066	\$1,504	\$1,336	\$1,774	\$1,692	\$1,438	\$1,295
Woodstock	\$984	\$942	\$1,015	\$1,012	\$1,312	\$1,272	\$1,344	\$1,352	\$1,166	\$1,146
Portland City-wide	\$1,168	\$1,130	\$1,379	\$1,350	\$1,645	\$1,599	\$1,740	\$1,717	\$1,430	\$1,398

Source: CoStar Multifamily Residential Market Data, September 2018

Average Pacific Islander Household

AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	
Households with Children	
Median Income	\$33,224
Maximum Monthly Housing Cost Considered Affordable	\$831
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-



2-Bedroom Affordability

On average, an **Hawaiian and Pacific Islander** 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

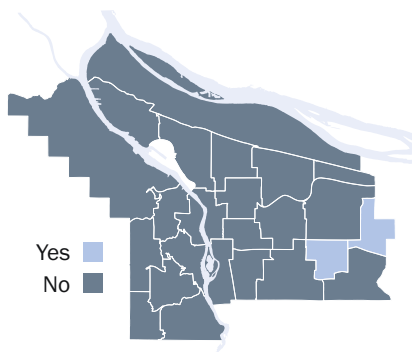
Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
	2018	2017	2018	2017	2018	2017	2018	2017	2018	2017
122nd-Division	\$723	\$655	\$827	\$819	\$978	\$1,000	\$1,301	\$1,279	\$944	\$953
Belmont-Hawthorne-Division	\$1,110	\$1,115	\$1,273	\$1,293	\$1,493	\$1,476	\$1,313	\$1,307	\$1,290	\$1,303
Centennial-Glenfair-Wilkes	\$839	\$867	\$918	\$906	\$1,007	\$977	\$1,295	\$1,245	\$990	\$966
Central City	\$1,178	\$1,130	\$1,515	\$1,469	\$2,191	\$2,126	\$3,206	\$2,971	\$1,585	\$1,539
Forest Park-Northwest Hills	-	-	\$1,367	\$1,224	\$1,716	\$1,615	-	-	\$1,632	\$1,522
Gateway	\$901	\$883	\$943	\$906	\$1,103	\$1,086	\$1,333	\$1,314	\$1,060	\$1,034
Hayden Island	\$1,144	\$1,008	\$1,553	\$1,603	\$2,094	\$2,144	-	-	\$1,835	\$1,851
Hillsdale-Multnomah-Barbur	\$1,138	\$1,012	\$1,053	\$1,012	\$1,218	\$1,146	\$1,465	\$1,541	\$1,176	\$1,136
Hollywood	\$1,067	\$1,067	\$1,234	\$1,229	\$1,584	\$1,579	\$1,730	\$1,864	\$1,307	\$1,307
Interstate Corridor	\$1,135	\$1,064	\$1,318	\$1,332	\$1,748	\$1,636	\$1,379	\$1,599	\$1,374	\$1,340
Lents-Foster	\$911	\$913	\$1,042	\$962	\$1,139	\$1,084	\$1,580	\$1,477	\$1,143	\$1,085
MLK-Alberta	\$1,175	\$1,151	\$1,118	\$1,055	\$1,424	\$1,287	\$1,625	\$1,058	\$1,214	\$1,128
Montavilla	\$1,042	\$1,048	\$972	\$926	\$1,167	\$1,109	\$1,304	\$1,315	\$1,079	\$1,040
Northwest	\$1,171	\$1,119	\$1,597	\$1,546	\$2,460	\$2,431	\$3,245	\$2,644	\$1,567	\$1,512
Parkrose-Argay	\$1,027	\$977	\$1,061	\$1,021	\$1,263	\$1,235	\$1,442	\$1,417	\$1,193	\$1,159
Pleasant Valley	\$903	-	\$908	\$911	\$1,197	\$1,186	\$1,293	\$1,286	\$1,192	\$1,183
Raleigh Hills	\$779	\$908	\$1,024	\$1,116	\$1,231	\$1,181	\$1,497	\$1,525	\$1,192	\$1,176
Roseway-Cully	\$913	\$992	\$949	\$881	\$1,100	\$1,069	\$1,204	\$1,181	\$1,033	\$994
Sellwood-Moreland-Brooklyn	\$1,117	\$1,150	\$1,078	\$1,052	\$1,413	\$1,383	-	-	\$1,213	\$1,210
South Portland-Marquam Hill	\$1,217	\$1,271	\$1,508	\$1,512	\$2,344	\$2,330	\$2,132	\$2,198	\$1,702	\$1,718
St. Johns	\$1,117	\$1,140	\$1,110	\$997	\$1,157	\$1,077	\$1,228	\$1,208	\$1,142	\$1,082
Tryon Creek-Riverdale	-	\$868	\$1,030	\$1,016	\$1,229	\$1,243	-	-	\$1,166	\$1,051
West Portland	\$875	\$894	\$1,193	\$1,066	\$1,504	\$1,336	\$1,774	\$1,692	\$1,438	\$1,295
Woodstock	\$984	\$942	\$1,015	\$1,012	\$1,312	\$1,272	\$1,344	\$1,352	\$1,166	\$1,146
Portland City-wide	\$1,168	\$1,130	\$1,379	\$1,350	\$1,645	\$1,599	\$1,740	\$1,717	\$1,430	\$1,398

Source: CoStar Multifamily Residential Market Data, September 2018

Average Senior Household

2-Bedroom Affordability

Yes 
No 



AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	
Households with Children	
Median Income	\$40,954
Maximum Monthly Housing Cost Considered Affordable	\$1,024
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		Overall	
	2018	2017	2018	2017	2018	2017	2018	2017	2018	2017
122nd-Division	\$723	\$655	\$827	\$819	\$978	\$1,000	\$1,301	\$1,279	\$944	\$953
Belmont-Hawthorne-Division	\$1,110	\$1,115	\$1,273	\$1,293	\$1,493	\$1,476	\$1,313	\$1,307	\$1,290	\$1,303
Centennial-Glenfair-Wilkes	\$839	\$867	\$918	\$906	\$1,007	\$977	\$1,295	\$1,245	\$990	\$966
Central City	\$1,178	\$1,130	\$1,515	\$1,469	\$2,191	\$2,126	\$3,206	\$2,971	\$1,585	\$1,539
Forest Park-Northwest Hills	-	-	\$1,367	\$1,224	\$1,716	\$1,615	-	-	\$1,632	\$1,522
Gateway	\$901	\$883	\$943	\$906	\$1,103	\$1,086	\$1,333	\$1,314	\$1,060	\$1,034
Hayden Island	\$1,144	\$1,008	\$1,553	\$1,603	\$2,094	\$2,144	-	-	\$1,835	\$1,851
Hillsdale-Multnomah-Barbur	\$1,138	\$1,012	\$1,053	\$1,012	\$1,218	\$1,146	\$1,465	\$1,541	\$1,176	\$1,136
Hollywood	\$1,067	\$1,067	\$1,234	\$1,229	\$1,584	\$1,579	\$1,730	\$1,864	\$1,307	\$1,307
Interstate Corridor	\$1,135	\$1,064	\$1,318	\$1,332	\$1,748	\$1,636	\$1,379	\$1,599	\$1,374	\$1,340
Lents-Foster	\$911	\$913	\$1,042	\$962	\$1,139	\$1,084	\$1,580	\$1,477	\$1,143	\$1,085
MLK-Alberta	\$1,175	\$1,151	\$1,118	\$1,055	\$1,424	\$1,287	\$1,625	\$1,058	\$1,214	\$1,128
Montavilla	\$1,042	\$1,048	\$972	\$926	\$1,167	\$1,109	\$1,304	\$1,315	\$1,079	\$1,040
Northwest	\$1,171	\$1,119	\$1,597	\$1,546	\$2,460	\$2,431	\$3,245	\$2,644	\$1,567	\$1,512
Parkrose-Argay	\$1,027	\$977	\$1,061	\$1,021	\$1,263	\$1,235	\$1,442	\$1,417	\$1,193	\$1,159
Pleasant Valley	\$903	-	\$908	\$911	\$1,197	\$1,186	\$1,293	\$1,286	\$1,192	\$1,183
Raleigh Hills	\$779	\$908	\$1,024	\$1,116	\$1,231	\$1,181	\$1,497	\$1,525	\$1,192	\$1,176
Roseway-Cully	\$913	\$992	\$949	\$881	\$1,100	\$1,069	\$1,204	\$1,181	\$1,033	\$994
Sellwood-Moreland-Brooklyn	\$1,117	\$1,150	\$1,078	\$1,052	\$1,413	\$1,383	-	-	\$1,213	\$1,210
South Portland-Marquam Hill	\$1,217	\$1,271	\$1,508	\$1,512	\$2,344	\$2,330	\$2,132	\$2,198	\$1,702	\$1,718
St. Johns	\$1,117	\$1,140	\$1,110	\$997	\$1,157	\$1,077	\$1,228	\$1,208	\$1,142	\$1,082
Tryon Creek-Riverdale	-	\$868	\$1,030	\$1,016	\$1,229	\$1,243	-	-	\$1,166	\$1,051
West Portland	\$875	\$894	\$1,193	\$1,066	\$1,504	\$1,336	\$1,774	\$1,692	\$1,438	\$1,295
Woodstock	\$984	\$942	\$1,015	\$1,012	\$1,312	\$1,272	\$1,344	\$1,352	\$1,166	\$1,146
Portland City-wide	\$1,168	\$1,130	\$1,379	\$1,350	\$1,645	\$1,599	\$1,740	\$1,717	\$1,430	\$1,398

Source: CoStar Multifamily Residential Market Data, September 2018

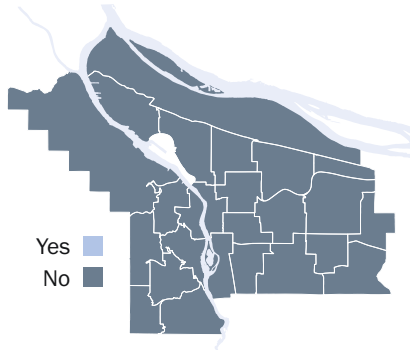
Average Single Mother Household

AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	
Households with Children	
Median Income	\$26,905
Maximum Monthly Housing Cost Considered Affordable	\$673
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

2-Bedroom Affordability

Yes
No



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		Overall	
	2018	2017	2018	2017	2018	2017	2018	2017	2018	2017
122nd-Division	\$723	\$655	\$827	\$819	\$978	\$1,000	\$1,301	\$1,279	\$944	\$953
Belmont-Hawthorne-Division	\$1,110	\$1,115	\$1,273	\$1,293	\$1,493	\$1,476	\$1,313	\$1,307	\$1,290	\$1,303
Centennial-Glenfair-Wilkes	\$839	\$867	\$918	\$906	\$1,007	\$977	\$1,295	\$1,245	\$990	\$966
Central City	\$1,178	\$1,130	\$1,515	\$1,469	\$2,191	\$2,126	\$3,206	\$2,971	\$1,585	\$1,539
Forest Park-Northwest Hills	-	-	\$1,367	\$1,224	\$1,716	\$1,615	-	-	\$1,632	\$1,522
Gateway	\$901	\$883	\$943	\$906	\$1,103	\$1,086	\$1,333	\$1,314	\$1,060	\$1,034
Hayden Island	\$1,144	\$1,008	\$1,553	\$1,603	\$2,094	\$2,144	-	-	\$1,835	\$1,851
Hillsdale-Multnomah-Barbur	\$1,138	\$1,012	\$1,053	\$1,012	\$1,218	\$1,146	\$1,465	\$1,541	\$1,176	\$1,136
Hollywood	\$1,067	\$1,067	\$1,234	\$1,229	\$1,584	\$1,579	\$1,730	\$1,864	\$1,307	\$1,307
Interstate Corridor	\$1,135	\$1,064	\$1,318	\$1,332	\$1,748	\$1,636	\$1,379	\$1,599	\$1,374	\$1,340
Lents-Foster	\$911	\$913	\$1,042	\$962	\$1,139	\$1,084	\$1,580	\$1,477	\$1,143	\$1,085
MLK-Alberta	\$1,175	\$1,151	\$1,118	\$1,055	\$1,424	\$1,287	\$1,625	\$1,058	\$1,214	\$1,128
Montavilla	\$1,042	\$1,048	\$972	\$926	\$1,167	\$1,109	\$1,304	\$1,315	\$1,079	\$1,040
Northwest	\$1,171	\$1,119	\$1,597	\$1,546	\$2,460	\$2,431	\$3,245	\$2,644	\$1,567	\$1,512
Parkrose-Argay	\$1,027	\$977	\$1,061	\$1,021	\$1,263	\$1,235	\$1,442	\$1,417	\$1,193	\$1,159
Pleasant Valley	\$903	-	\$908	\$911	\$1,197	\$1,186	\$1,293	\$1,286	\$1,192	\$1,183
Raleigh Hills	\$779	\$908	\$1,024	\$1,116	\$1,231	\$1,181	\$1,497	\$1,525	\$1,192	\$1,176
Roseway-Cully	\$913	\$992	\$949	\$881	\$1,100	\$1,069	\$1,204	\$1,181	\$1,033	\$994
Sellwood-Moreland-Brooklyn	\$1,117	\$1,150	\$1,078	\$1,052	\$1,413	\$1,383	-	-	\$1,213	\$1,210
South Portland-Marquam Hill	\$1,217	\$1,271	\$1,508	\$1,512	\$2,344	\$2,330	\$2,132	\$2,198	\$1,702	\$1,718
St. Johns	\$1,117	\$1,140	\$1,110	\$997	\$1,157	\$1,077	\$1,228	\$1,208	\$1,142	\$1,082
Tryon Creek-Riverdale	-	\$868	\$1,030	\$1,016	\$1,229	\$1,243	-	-	\$1,166	\$1,051
West Portland	\$875	\$894	\$1,193	\$1,066	\$1,504	\$1,336	\$1,774	\$1,692	\$1,438	\$1,295
Woodstock	\$984	\$942	\$1,015	\$1,012	\$1,312	\$1,272	\$1,344	\$1,352	\$1,166	\$1,146
Portland City-wide	\$1,168	\$1,130	\$1,379	\$1,350	\$1,645	\$1,599	\$1,740	\$1,717	\$1,430	\$1,398

Source: CoStar Multifamily Residential Market Data, September 2018

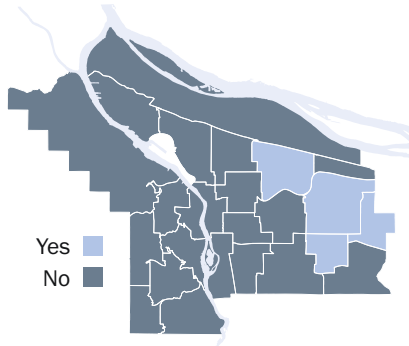
Average Foreign-Born Household

AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	
Households with Children	
Median Income	\$44,631
Maximum Monthly Housing Cost Considered Affordable	\$1,116
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

2-Bedroom Affordability

Yes
No



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

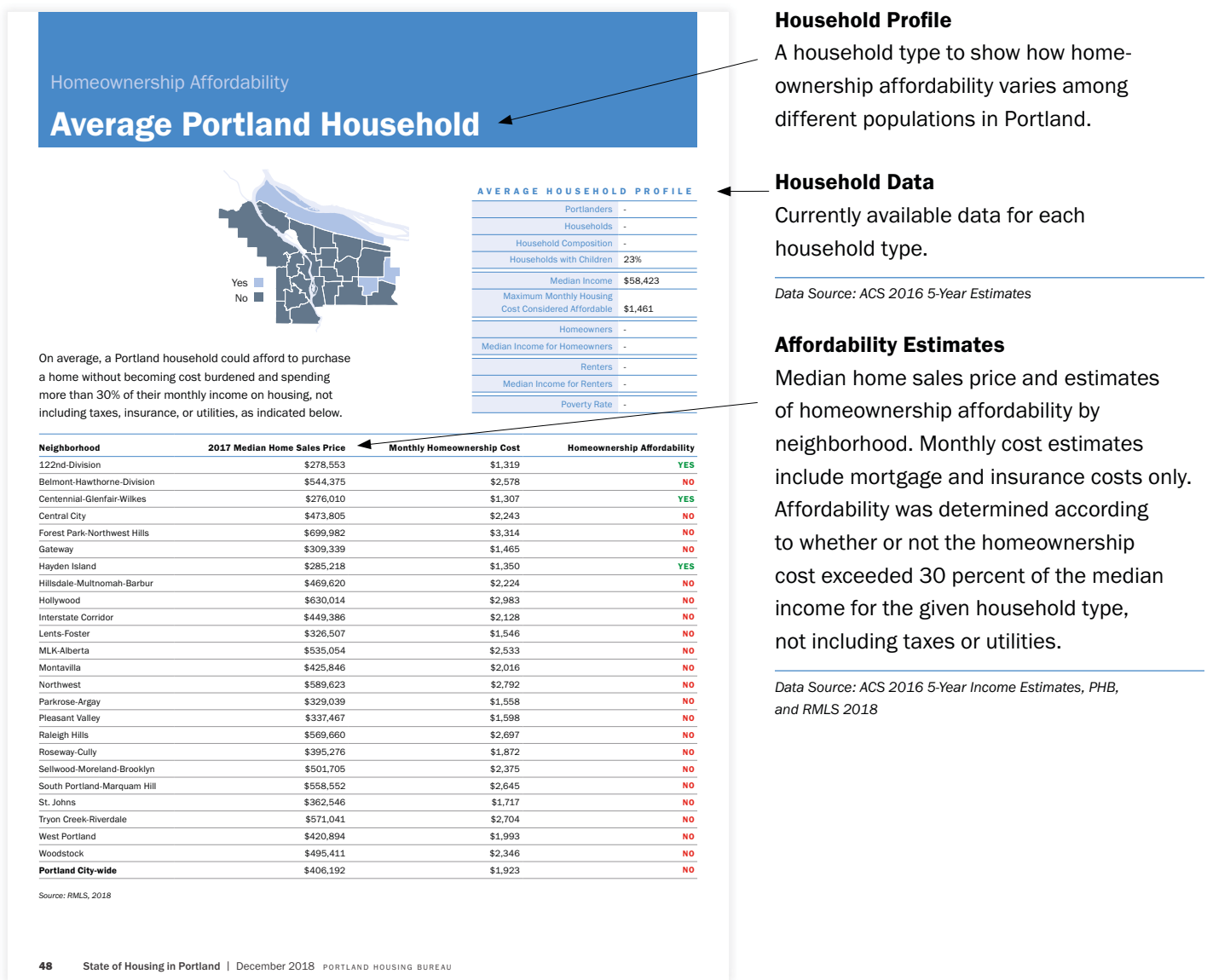
Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
	2018	2017	2018	2017	2018	2017	2018	2017	2018	2017
122nd-Division	\$723	\$655	\$827	\$819	\$978	\$1,000	\$1,301	\$1,279	\$944	\$953
Belmont-Hawthorne-Division	\$1,110	\$1,115	\$1,273	\$1,293	\$1,493	\$1,476	\$1,313	\$1,307	\$1,290	\$1,303
Centennial-Glenfair-Wilkes	\$839	\$867	\$918	\$906	\$1,007	\$977	\$1,295	\$1,245	\$990	\$966
Central City	\$1,178	\$1,130	\$1,515	\$1,469	\$2,191	\$2,126	\$3,206	\$2,971	\$1,585	\$1,539
Forest Park-Northwest Hills	-	-	\$1,367	\$1,224	\$1,716	\$1,615	-	-	\$1,632	\$1,522
Gateway	\$901	\$883	\$943	\$906	\$1,103	\$1,086	\$1,333	\$1,314	\$1,060	\$1,034
Hayden Island	\$1,144	\$1,008	\$1,553	\$1,603	\$2,094	\$2,144	-	-	\$1,835	\$1,851
Hillsdale-Multnomah-Barbur	\$1,138	\$1,012	\$1,053	\$1,012	\$1,218	\$1,146	\$1,465	\$1,541	\$1,176	\$1,136
Hollywood	\$1,067	\$1,067	\$1,234	\$1,229	\$1,584	\$1,579	\$1,730	\$1,864	\$1,307	\$1,307
Interstate Corridor	\$1,135	\$1,064	\$1,318	\$1,332	\$1,748	\$1,636	\$1,379	\$1,599	\$1,374	\$1,340
Lents-Foster	\$911	\$913	\$1,042	\$962	\$1,139	\$1,084	\$1,580	\$1,477	\$1,143	\$1,085
MLK-Alberta	\$1,175	\$1,151	\$1,118	\$1,055	\$1,424	\$1,287	\$1,625	\$1,058	\$1,214	\$1,128
Montavilla	\$1,042	\$1,048	\$972	\$926	\$1,167	\$1,109	\$1,304	\$1,315	\$1,079	\$1,040
Northwest	\$1,171	\$1,119	\$1,597	\$1,546	\$2,460	\$2,431	\$3,245	\$2,644	\$1,567	\$1,512
Parkrose-Argay	\$1,027	\$977	\$1,061	\$1,021	\$1,263	\$1,235	\$1,442	\$1,417	\$1,193	\$1,159
Pleasant Valley	\$903	-	\$908	\$911	\$1,197	\$1,186	\$1,293	\$1,286	\$1,192	\$1,183
Raleigh Hills	\$779	\$908	\$1,024	\$1,116	\$1,231	\$1,181	\$1,497	\$1,525	\$1,192	\$1,176
Roseway-Cully	\$913	\$992	\$949	\$881	\$1,100	\$1,069	\$1,204	\$1,181	\$1,033	\$994
Sellwood-Moreland-Brooklyn	\$1,117	\$1,150	\$1,078	\$1,052	\$1,413	\$1,383	-	-	\$1,213	\$1,210
South Portland-Marquam Hill	\$1,217	\$1,271	\$1,508	\$1,512	\$2,344	\$2,330	\$2,132	\$2,198	\$1,702	\$1,718
St. Johns	\$1,117	\$1,140	\$1,110	\$997	\$1,157	\$1,077	\$1,228	\$1,208	\$1,142	\$1,082
Tryon Creek-Riverdale	-	\$868	\$1,030	\$1,016	\$1,229	\$1,243	-	-	\$1,166	\$1,051
West Portland	\$875	\$894	\$1,193	\$1,066	\$1,504	\$1,336	\$1,774	\$1,692	\$1,438	\$1,295
Woodstock	\$984	\$942	\$1,015	\$1,012	\$1,312	\$1,272	\$1,344	\$1,352	\$1,166	\$1,146
Portland City-wide	\$1,168	\$1,130	\$1,379	\$1,350	\$1,645	\$1,599	\$1,740	\$1,717	\$1,430	\$1,398

Source: CoStar Multifamily Residential Market Data, September 2018

Section 2

Homeownership Market & Affordability

Guide to Homeownership Affordability Estimates



Change in Home Sales Price 2011 to 2017

In 2017, the median home sales price in Portland exceeded \$400,000 in over two thirds (68 percent) of the neighborhoods in the city. A homebuyer looking to buy a home below \$300,000 would only have two neighborhoods to search in, Centennial-Glenfair-Wilkes in East Portland and the Hayden Island-Bridgeton neighborhood in North Portland.

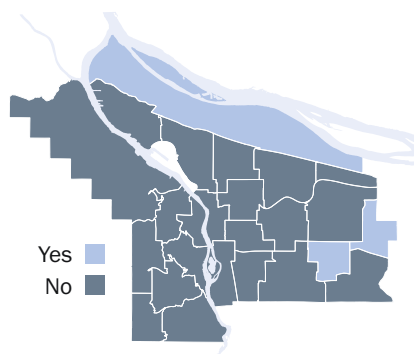
The median sales price citywide rose from \$257,487 in 2011 to \$406,192 in 2017, an increase of 58 percent, or over \$148,000. The Lents-Foster neighborhood continued to see the most significant increase in median home sales price, which grew nearly 113 percent between 2011 and 2017. Sixteen neighborhoods grew more than 50 percent in median home sales price. Increases in home prices and rents in many East Portland neighborhoods continue to raise serious concerns over potential involuntary economic displacement, as well as housing access and stability.

Portland Homeownership Affordability: Change in Median Home Sales Price, 2011 to 2017

Neighborhood	2011 Median Home Sales Price	2017 Median Home Sales Price	% +/-
122nd-Division	\$146,275	\$278,553	+90%
Belmont-Hawthorne-Division	\$338,021	\$544,375	+61%
Centennial-Glenfair-Wilkes	\$147,864	\$276,010	+87%
Central City	\$331,994	\$473,805	+43%
Forest Park-Northwest Hills	\$514,975	\$699,982	+36%
Gateway	\$164,800	\$309,339	+88%
Hayden Island	\$216,399	\$285,218	+32%
Hillsdale-Multnomah-Barbur	\$307,572	\$469,620	+53%
Hollywood	\$438,277	\$630,014	+44%
Interstate Corridor	\$263,453	\$449,386	+71%
Lents-Foster	\$153,397	\$326,507	+113%
MLK-Alberta	\$330,302	\$535,054	+62%
Montavilla	\$250,640	\$425,846	+70%
Northwest	\$416,363	\$589,623	+42%
Parkrose-Argay	\$183,528	\$329,039	+79%
Pleasant Valley	\$191,746	\$337,467	+76%
Raleigh Hills	\$381,301	\$569,660	+49%
Roseway-Cully	\$227,422	\$395,276	+74%
Sellwood-Moreland-Brooklyn	\$339,610	\$501,705	+48%
South Portland-Marquam Hill	\$351,663	\$558,552	+59%
St. Johns	\$196,019	\$362,546	+85%
Tryon Creek-Riverdale	\$372,535	\$571,041	+53%
West Portland	\$284,880	\$420,894	+48%
Woodstock	\$306,794	\$495,411	+61%
Portland City-wide	\$257,487	\$406,192	+58%

Source: RMLS, 2018

Average Portland Household



AVERAGE HOUSEHOLD PROFILE

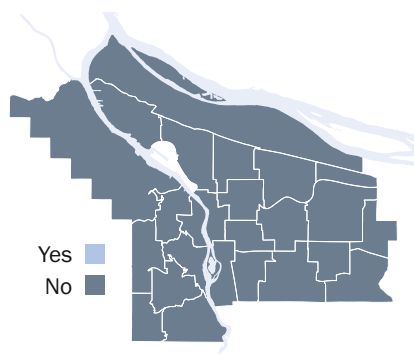
Portlanders	-
Households	-
Household Composition	-
Households with Children	23%
Median Income	\$58,423
Maximum Monthly Housing Cost Considered Affordable	\$1,461
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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	2017 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$278,553	\$1,319	YES
Belmont-Hawthorne-Division	\$544,375	\$2,578	NO
Centennial-Glenfair-Wilkes	\$276,010	\$1,307	YES
Central City	\$473,805	\$2,243	NO
Forest Park-Northwest Hills	\$699,982	\$3,314	NO
Gateway	\$309,339	\$1,465	NO
Hayden Island	\$285,218	\$1,350	YES
Hillsdale-Multnomah-Barbur	\$469,620	\$2,224	NO
Hollywood	\$630,014	\$2,983	NO
Interstate Corridor	\$449,386	\$2,128	NO
Lents-Foster	\$326,507	\$1,546	NO
MLK-Alberta	\$535,054	\$2,533	NO
Montavilla	\$425,846	\$2,016	NO
Northwest	\$589,623	\$2,792	NO
Parkrose-Argay	\$329,039	\$1,558	NO
Pleasant Valley	\$337,467	\$1,598	NO
Raleigh Hills	\$569,660	\$2,697	NO
Roseway-Cully	\$395,276	\$1,872	NO
Sellwood-Moreland-Brooklyn	\$501,705	\$2,375	NO
South Portland-Marquam Hill	\$558,552	\$2,645	NO
St. Johns	\$362,546	\$1,717	NO
Tryon Creek-Riverdale	\$571,041	\$2,704	NO
West Portland	\$420,894	\$1,993	NO
Woodstock	\$495,411	\$2,346	NO
Portland City-wide	\$406,192	\$1,923	NO

Source: RMLS, 2018

3 Person Extremely Low Income (30% AMI)



AVERAGE HOUSEHOLD PROFILE

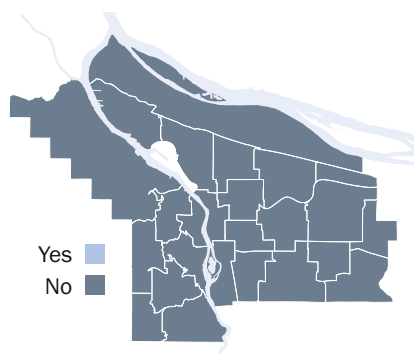
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	\$21,990
Maximum Monthly Housing Cost Considered Affordable	\$550
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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	2017 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$278,553	\$1,319	NO
Belmont-Hawthorne-Division	\$544,375	\$2,578	NO
Centennial-Glenfair-Wilkes	\$276,010	\$1,307	NO
Central City	\$473,805	\$2,243	NO
Forest Park-Northwest Hills	\$699,982	\$3,314	NO
Gateway	\$309,339	\$1,465	NO
Hayden Island	\$285,218	\$1,350	NO
Hillsdale-Multnomah-Barbur	\$469,620	\$2,224	NO
Hollywood	\$630,014	\$2,983	NO
Interstate Corridor	\$449,386	\$2,128	NO
Lents-Foster	\$326,507	\$1,546	NO
MLK-Alberta	\$535,054	\$2,533	NO
Montavilla	\$425,846	\$2,016	NO
Northwest	\$589,623	\$2,792	NO
Parkrose-Argay	\$329,039	\$1,558	NO
Pleasant Valley	\$337,467	\$1,598	NO
Raleigh Hills	\$569,660	\$2,697	NO
Roseway-Cully	\$395,276	\$1,872	NO
Sellwood-Moreland-Brooklyn	\$501,705	\$2,375	NO
South Portland-Marquam Hill	\$558,552	\$2,645	NO
St. Johns	\$362,546	\$1,717	NO
Tryon Creek-Riverdale	\$571,041	\$2,704	NO
West Portland	\$420,894	\$1,993	NO
Woodstock	\$495,411	\$2,346	NO
Portland City-wide	\$406,192	\$1,923	NO

Source: RMLS, 2018

3 Person Low Income (60% AMI)



AVERAGE HOUSEHOLD PROFILE

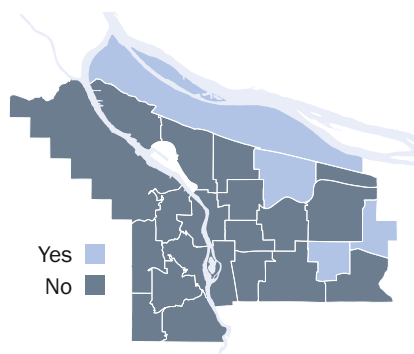
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	\$43,980
Maximum Monthly Housing Cost Considered Affordable	\$1,100
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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	2017 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$278,553	\$1,319	NO
Belmont-Hawthorne-Division	\$544,375	\$2,578	NO
Centennial-Glenfair-Wilkes	\$276,010	\$1,307	NO
Central City	\$473,805	\$2,243	NO
Forest Park-Northwest Hills	\$699,982	\$3,314	NO
Gateway	\$309,339	\$1,465	NO
Hayden Island	\$285,218	\$1,350	NO
Hillsdale-Multnomah-Barbur	\$469,620	\$2,224	NO
Hollywood	\$630,014	\$2,983	NO
Interstate Corridor	\$449,386	\$2,128	NO
Lents-Foster	\$326,507	\$1,546	NO
MLK-Alberta	\$535,054	\$2,533	NO
Montavilla	\$425,846	\$2,016	NO
Northwest	\$589,623	\$2,792	NO
Parkrose-Argay	\$329,039	\$1,558	NO
Pleasant Valley	\$337,467	\$1,598	NO
Raleigh Hills	\$569,660	\$2,697	NO
Roseway-Cully	\$395,276	\$1,872	NO
Sellwood-Moreland-Brooklyn	\$501,705	\$2,375	NO
South Portland-Marquam Hill	\$558,552	\$2,645	NO
St. Johns	\$362,546	\$1,717	NO
Tryon Creek-Riverdale	\$571,041	\$2,704	NO
West Portland	\$420,894	\$1,993	NO
Woodstock	\$495,411	\$2,346	NO
Portland City-wide	\$406,192	\$1,923	NO

Source: RMLS, 2018

3 Person Moderate Income (80% AMI)



AVERAGE HOUSEHOLD PROFILE

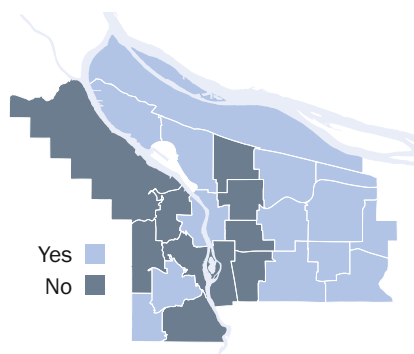
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	\$58,640
Maximum Monthly Housing Cost Considered Affordable	\$1,466
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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	2017 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$278,553	\$1,319	YES
Belmont-Hawthorne-Division	\$544,375	\$2,578	NO
Centennial-Glenfair-Wilkes	\$276,010	\$1,307	YES
Central City	\$473,805	\$2,243	NO
Forest Park-Northwest Hills	\$699,982	\$3,314	NO
Gateway	\$309,339	\$1,465	YES
Hayden Island	\$285,218	\$1,350	YES
Hillsdale-Multnomah-Barbur	\$469,620	\$2,224	NO
Hollywood	\$630,014	\$2,983	NO
Interstate Corridor	\$449,386	\$2,128	NO
Lents-Foster	\$326,507	\$1,546	NO
MLK-Alberta	\$535,054	\$2,533	NO
Montavilla	\$425,846	\$2,016	NO
Northwest	\$589,623	\$2,792	NO
Parkrose-Argay	\$329,039	\$1,558	NO
Pleasant Valley	\$337,467	\$1,598	NO
Raleigh Hills	\$569,660	\$2,697	NO
Roseway-Cully	\$395,276	\$1,872	NO
Sellwood-Moreland-Brooklyn	\$501,705	\$2,375	NO
South Portland-Marquam Hill	\$558,552	\$2,645	NO
St. Johns	\$362,546	\$1,717	NO
Tryon Creek-Riverdale	\$571,041	\$2,704	NO
West Portland	\$420,894	\$1,993	NO
Woodstock	\$495,411	\$2,346	NO
Portland City-wide	\$406,192	\$1,923	NO

Source: RMLS, 2018

Average Couple with Family



AVERAGE HOUSEHOLD PROFILE

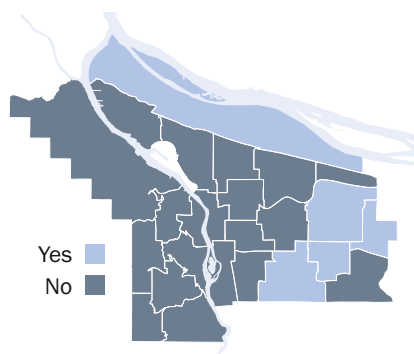
Portlanders	-
Households	-
Household Composition	
Households with Children	
Median Income	\$91,758
Maximum Monthly Housing Cost Considered Affordable	\$2,294
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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	2017 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$278,553	\$1,319	YES
Belmont-Hawthorne-Division	\$544,375	\$2,578	NO
Centennial-Glenfair-Wilkes	\$276,010	\$1,307	YES
Central City	\$473,805	\$2,243	YES
Forest Park-Northwest Hills	\$699,982	\$3,314	NO
Gateway	\$309,339	\$1,465	YES
Hayden Island	\$285,218	\$1,350	YES
Hillsdale-Multnomah-Barbur	\$469,620	\$2,224	YES
Hollywood	\$630,014	\$2,983	NO
Interstate Corridor	\$449,386	\$2,128	YES
Lents-Foster	\$326,507	\$1,546	YES
MLK-Alberta	\$535,054	\$2,533	NO
Montavilla	\$425,846	\$2,016	YES
Northwest	\$589,623	\$2,792	NO
Parkrose-Argay	\$329,039	\$1,558	YES
Pleasant Valley	\$337,467	\$1,598	YES
Raleigh Hills	\$569,660	\$2,697	NO
Roseway-Cully	\$395,276	\$1,872	YES
Sellwood-Moreland-Brooklyn	\$501,705	\$2,375	NO
South Portland-Marquam Hill	\$558,552	\$2,645	NO
St. Johns	\$362,546	\$1,717	YES
Tryon Creek-Riverdale	\$571,041	\$2,704	NO
West Portland	\$420,894	\$1,993	YES
Woodstock	\$495,411	\$2,346	NO
Portland City-wide	\$406,192	\$1,923	YES

Source: RMLS, 2018

Average White Household



AVERAGE HOUSEHOLD PROFILE

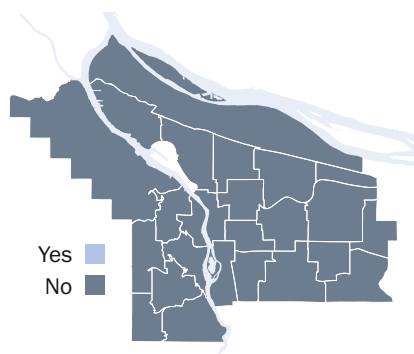
Portlanders	-
Households	-
Household Composition	
Households with Children	
Median Income	\$62,158
Maximum Monthly Housing Cost Considered Affordable	\$1,554
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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	2017 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$278,553	\$1,319	YES
Belmont-Hawthorne-Division	\$544,375	\$2,578	NO
Centennial-Glenfair-Wilkes	\$276,010	\$1,307	YES
Central City	\$473,805	\$2,243	NO
Forest Park-Northwest Hills	\$699,982	\$3,314	NO
Gateway	\$309,339	\$1,465	YES
Hayden Island	\$285,218	\$1,350	YES
Hillsdale-Multnomah-Barbur	\$469,620	\$2,224	NO
Hollywood	\$630,014	\$2,983	NO
Interstate Corridor	\$449,386	\$2,128	NO
Lents-Foster	\$326,507	\$1,546	YES
MLK-Alberta	\$535,054	\$2,533	NO
Montavilla	\$425,846	\$2,016	NO
Northwest	\$589,623	\$2,792	NO
Parkrose-Argay	\$329,039	\$1,558	NO
Pleasant Valley	\$337,467	\$1,598	NO
Raleigh Hills	\$569,660	\$2,697	NO
Roseway-Cully	\$395,276	\$1,872	NO
Sellwood-Moreland-Brooklyn	\$501,705	\$2,375	NO
South Portland-Marquam Hill	\$558,552	\$2,645	NO
St. Johns	\$362,546	\$1,717	NO
Tryon Creek-Riverdale	\$571,041	\$2,704	NO
West Portland	\$420,894	\$1,993	NO
Woodstock	\$495,411	\$2,346	NO
Portland City-wide	\$406,192	\$1,923	NO

Source: RMLS, 2018

Average Black Household



AVERAGE HOUSEHOLD PROFILE

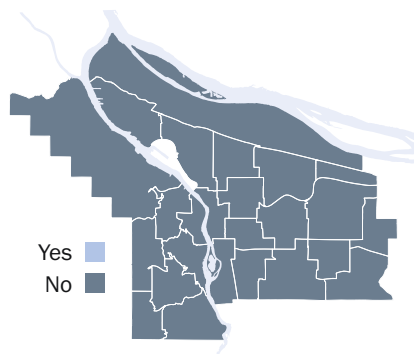
Portlanders	-
Households	-
Household Composition	
Households with Children	
Median Income	\$26,675
Maximum Monthly Housing Cost Considered Affordable	\$667
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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	2017 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$278,553	\$1,319	NO
Belmont-Hawthorne-Division	\$544,375	\$2,578	NO
Centennial-Glenfair-Wilkes	\$276,010	\$1,307	NO
Central City	\$473,805	\$2,243	NO
Forest Park-Northwest Hills	\$699,982	\$3,314	NO
Gateway	\$309,339	\$1,465	NO
Hayden Island	\$285,218	\$1,350	NO
Hillsdale-Multnomah-Barbur	\$469,620	\$2,224	NO
Hollywood	\$630,014	\$2,983	NO
Interstate Corridor	\$449,386	\$2,128	NO
Lents-Foster	\$326,507	\$1,546	NO
MLK-Alberta	\$535,054	\$2,533	NO
Montavilla	\$425,846	\$2,016	NO
Northwest	\$589,623	\$2,792	NO
Parkrose-Argay	\$329,039	\$1,558	NO
Pleasant Valley	\$337,467	\$1,598	NO
Raleigh Hills	\$569,660	\$2,697	NO
Roseway-Cully	\$395,276	\$1,872	NO
Sellwood-Moreland-Brooklyn	\$501,705	\$2,375	NO
South Portland-Marquam Hill	\$558,552	\$2,645	NO
St. Johns	\$362,546	\$1,717	NO
Tryon Creek-Riverdale	\$571,041	\$2,704	NO
West Portland	\$420,894	\$1,993	NO
Woodstock	\$495,411	\$2,346	NO
Portland City-wide	\$406,192	\$1,923	NO

Source: RMLS, 2018

Average Latino Household



AVERAGE HOUSEHOLD PROFILE

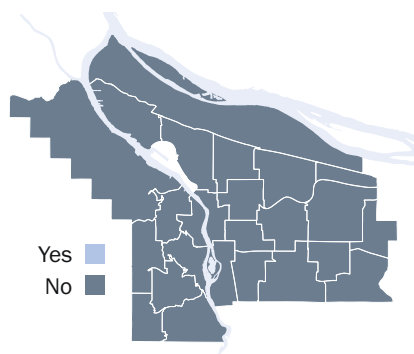
Portlanders	-
Households	-
Household Composition	
Households with Children	
Median Income	\$40,982
Maximum Monthly Housing Cost Considered Affordable	\$1,025
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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	2017 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$278,553	\$1,319	NO
Belmont-Hawthorne-Division	\$544,375	\$2,578	NO
Centennial-Glenfair-Wilkes	\$276,010	\$1,307	NO
Central City	\$473,805	\$2,243	NO
Forest Park-Northwest Hills	\$699,982	\$3,314	NO
Gateway	\$309,339	\$1,465	NO
Hayden Island	\$285,218	\$1,350	NO
Hillsdale-Multnomah-Barbur	\$469,620	\$2,224	NO
Hollywood	\$630,014	\$2,983	NO
Interstate Corridor	\$449,386	\$2,128	NO
Lents-Foster	\$326,507	\$1,546	NO
MLK-Alberta	\$535,054	\$2,533	NO
Montavilla	\$425,846	\$2,016	NO
Northwest	\$589,623	\$2,792	NO
Parkrose-Argay	\$329,039	\$1,558	NO
Pleasant Valley	\$337,467	\$1,598	NO
Raleigh Hills	\$569,660	\$2,697	NO
Roseway-Cully	\$395,276	\$1,872	NO
Sellwood-Moreland-Brooklyn	\$501,705	\$2,375	NO
South Portland-Marquam Hill	\$558,552	\$2,645	NO
St. Johns	\$362,546	\$1,717	NO
Tryon Creek-Riverdale	\$571,041	\$2,704	NO
West Portland	\$420,894	\$1,993	NO
Woodstock	\$495,411	\$2,346	NO
Portland City-wide	\$406,192	\$1,923	NO

Source: RMLS, 2018

Average Native American Household



AVERAGE HOUSEHOLD PROFILE

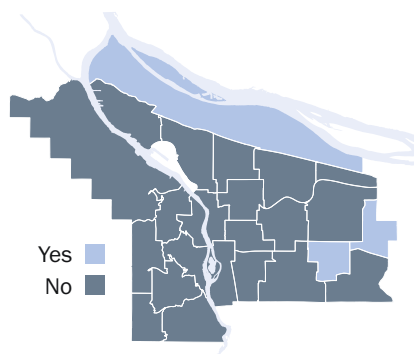
Portlanders	-
Households	-
Household Composition	
Households with Children	
Median Income	\$29,859
Maximum Monthly Housing Cost Considered Affordable	\$746
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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	2017 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$278,553	\$1,319	NO
Belmont-Hawthorne-Division	\$544,375	\$2,578	NO
Centennial-Glenfair-Wilkes	\$276,010	\$1,307	NO
Central City	\$473,805	\$2,243	NO
Forest Park-Northwest Hills	\$699,982	\$3,314	NO
Gateway	\$309,339	\$1,465	NO
Hayden Island	\$285,218	\$1,350	NO
Hillsdale-Multnomah-Barbur	\$469,620	\$2,224	NO
Hollywood	\$630,014	\$2,983	NO
Interstate Corridor	\$449,386	\$2,128	NO
Lents-Foster	\$326,507	\$1,546	NO
MLK-Alberta	\$535,054	\$2,533	NO
Montavilla	\$425,846	\$2,016	NO
Northwest	\$589,623	\$2,792	NO
Parkrose-Argay	\$329,039	\$1,558	NO
Pleasant Valley	\$337,467	\$1,598	NO
Raleigh Hills	\$569,660	\$2,697	NO
Roseway-Cully	\$395,276	\$1,872	NO
Sellwood-Moreland-Brooklyn	\$501,705	\$2,375	NO
South Portland-Marquam Hill	\$558,552	\$2,645	NO
St. Johns	\$362,546	\$1,717	NO
Tryon Creek-Riverdale	\$571,041	\$2,704	NO
West Portland	\$420,894	\$1,993	NO
Woodstock	\$495,411	\$2,346	NO
Portland City-wide	\$406,192	\$1,923	NO

Source: RMLS, 2018

Average Asian Household



AVERAGE HOUSEHOLD PROFILE

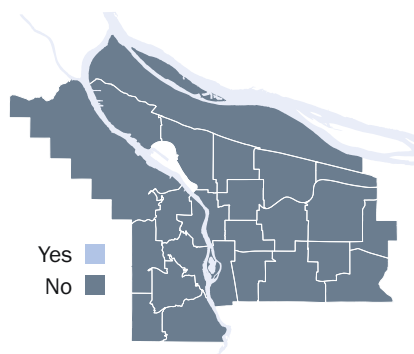
Portlanders	-
Households	-
Household Composition	
Households with Children	
Median Income	\$56,539
Maximum Monthly Housing Cost Considered Affordable	\$1,413
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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.

Neighborhood	2017 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$278,553	\$1,319	YES
Belmont-Hawthorne-Division	\$544,375	\$2,578	NO
Centennial-Glenfair-Wilkes	\$276,010	\$1,307	YES
Central City	\$473,805	\$2,243	NO
Forest Park-Northwest Hills	\$699,982	\$3,314	NO
Gateway	\$309,339	\$1,465	NO
Hayden Island	\$285,218	\$1,350	YES
Hillsdale-Multnomah-Barbur	\$469,620	\$2,224	NO
Hollywood	\$630,014	\$2,983	NO
Interstate Corridor	\$449,386	\$2,128	NO
Lents-Foster	\$326,507	\$1,546	NO
MLK-Alberta	\$535,054	\$2,533	NO
Montavilla	\$425,846	\$2,016	NO
Northwest	\$589,623	\$2,792	NO
Parkrose-Argay	\$329,039	\$1,558	NO
Pleasant Valley	\$337,467	\$1,598	NO
Raleigh Hills	\$569,660	\$2,697	NO
Roseway-Cully	\$395,276	\$1,872	NO
Sellwood-Moreland-Brooklyn	\$501,705	\$2,375	NO
South Portland-Marquam Hill	\$558,552	\$2,645	NO
St. Johns	\$362,546	\$1,717	NO
Tryon Creek-Riverdale	\$571,041	\$2,704	NO
West Portland	\$420,894	\$1,993	NO
Woodstock	\$495,411	\$2,346	NO
Portland City-wide	\$406,192	\$1,923	NO

Source: RMLS, 2018

Average Pacific Islander Household



AVERAGE HOUSEHOLD PROFILE

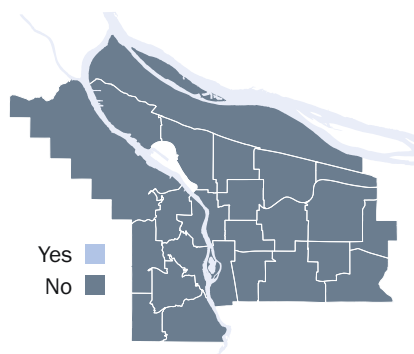
Portlanders	-
Households	-
Household Composition	
Households with Children	
Median Income	\$33,224
Maximum Monthly Housing Cost Considered Affordable	\$831
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

On average, a **Hawaiian and Pacific Islander** 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	2017 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$278,553	\$1,319	NO
Belmont-Hawthorne-Division	\$544,375	\$2,578	NO
Centennial-Glenfair-Wilkes	\$276,010	\$1,307	NO
Central City	\$473,805	\$2,243	NO
Forest Park-Northwest Hills	\$699,982	\$3,314	NO
Gateway	\$309,339	\$1,465	NO
Hayden Island	\$285,218	\$1,350	NO
Hillsdale-Multnomah-Barbur	\$469,620	\$2,224	NO
Hollywood	\$630,014	\$2,983	NO
Interstate Corridor	\$449,386	\$2,128	NO
Lents-Foster	\$326,507	\$1,546	NO
MLK-Alberta	\$535,054	\$2,533	NO
Montavilla	\$425,846	\$2,016	NO
Northwest	\$589,623	\$2,792	NO
Parkrose-Argay	\$329,039	\$1,558	NO
Pleasant Valley	\$337,467	\$1,598	NO
Raleigh Hills	\$569,660	\$2,697	NO
Roseway-Cully	\$395,276	\$1,872	NO
Sellwood-Moreland-Brooklyn	\$501,705	\$2,375	NO
South Portland-Marquam Hill	\$558,552	\$2,645	NO
St. Johns	\$362,546	\$1,717	NO
Tryon Creek-Riverdale	\$571,041	\$2,704	NO
West Portland	\$420,894	\$1,993	NO
Woodstock	\$495,411	\$2,346	NO
Portland City-wide	\$406,192	\$1,923	NO

Source: RMLS, 2018

Average Senior Household



AVERAGE HOUSEHOLD PROFILE

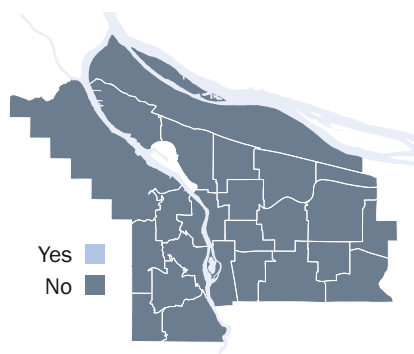
Portlanders	-
Households	-
Household Composition	
Households with Children	
Median Income	\$40,954
Maximum Monthly Housing Cost Considered Affordable	\$1,024
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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	2017 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$278,553	\$1,319	NO
Belmont-Hawthorne-Division	\$544,375	\$2,578	NO
Centennial-Glenfair-Wilkes	\$276,010	\$1,307	NO
Central City	\$473,805	\$2,243	NO
Forest Park-Northwest Hills	\$699,982	\$3,314	NO
Gateway	\$309,339	\$1,465	NO
Hayden Island	\$285,218	\$1,350	NO
Hillsdale-Multnomah-Barbur	\$469,620	\$2,224	NO
Hollywood	\$630,014	\$2,983	NO
Interstate Corridor	\$449,386	\$2,128	NO
Lents-Foster	\$326,507	\$1,546	NO
MLK-Alberta	\$535,054	\$2,533	NO
Montavilla	\$425,846	\$2,016	NO
Northwest	\$589,623	\$2,792	NO
Parkrose-Argay	\$329,039	\$1,558	NO
Pleasant Valley	\$337,467	\$1,598	NO
Raleigh Hills	\$569,660	\$2,697	NO
Roseway-Cully	\$395,276	\$1,872	NO
Sellwood-Moreland-Brooklyn	\$501,705	\$2,375	NO
South Portland-Marquam Hill	\$558,552	\$2,645	NO
St. Johns	\$362,546	\$1,717	NO
Tryon Creek-Riverdale	\$571,041	\$2,704	NO
West Portland	\$420,894	\$1,993	NO
Woodstock	\$495,411	\$2,346	NO
Portland City-wide	\$406,192	\$1,923	NO

Source: RMLS, 2018

Average Single Mother Household



AVERAGE HOUSEHOLD PROFILE

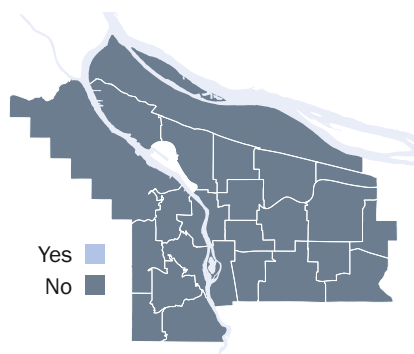
Portlanders	-
Households	-
Household Composition	
Households with Children	
Median Income	\$26,905
Maximum Monthly Housing Cost Considered Affordable	\$673
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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	2017 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$278,553	\$1,319	NO
Belmont-Hawthorne-Division	\$544,375	\$2,578	NO
Centennial-Glenfair-Wilkes	\$276,010	\$1,307	NO
Central City	\$473,805	\$2,243	NO
Forest Park-Northwest Hills	\$699,982	\$3,314	NO
Gateway	\$309,339	\$1,465	NO
Hayden Island	\$285,218	\$1,350	NO
Hillsdale-Multnomah-Barbur	\$469,620	\$2,224	NO
Hollywood	\$630,014	\$2,983	NO
Interstate Corridor	\$449,386	\$2,128	NO
Lents-Foster	\$326,507	\$1,546	NO
MLK-Alberta	\$535,054	\$2,533	NO
Montavilla	\$425,846	\$2,016	NO
Northwest	\$589,623	\$2,792	NO
Parkrose-Argay	\$329,039	\$1,558	NO
Pleasant Valley	\$337,467	\$1,598	NO
Raleigh Hills	\$569,660	\$2,697	NO
Roseway-Cully	\$395,276	\$1,872	NO
Sellwood-Moreland-Brooklyn	\$501,705	\$2,375	NO
South Portland-Marquam Hill	\$558,552	\$2,645	NO
St. Johns	\$362,546	\$1,717	NO
Tryon Creek-Riverdale	\$571,041	\$2,704	NO
West Portland	\$420,894	\$1,993	NO
Woodstock	\$495,411	\$2,346	NO
Portland City-wide	\$406,192	\$1,923	NO

Source: RMLS, 2018

Average Foreign-Born Household



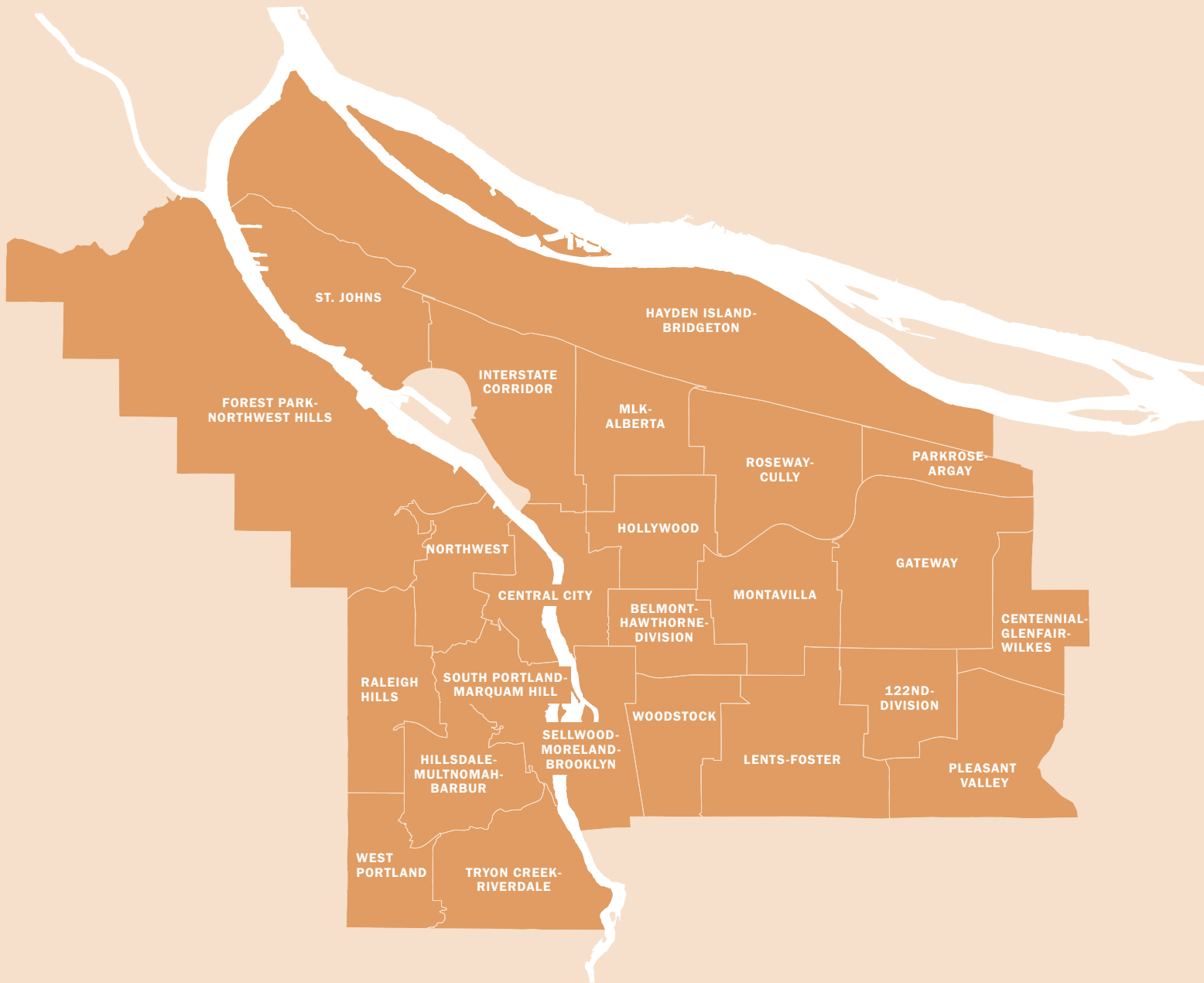
AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	
Households with Children	
Median Income	\$44,631
Maximum Monthly Housing Cost Considered Affordable	\$1,116
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	2017 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$278,553	\$1,319	NO
Belmont-Hawthorne-Division	\$544,375	\$2,578	NO
Centennial-Glenfair-Wilkes	\$276,010	\$1,307	NO
Central City	\$473,805	\$2,243	NO
Forest Park-Northwest Hills	\$699,982	\$3,314	NO
Gateway	\$309,339	\$1,465	NO
Hayden Island	\$285,218	\$1,350	NO
Hillsdale-Multnomah-Barbur	\$469,620	\$2,224	NO
Hollywood	\$630,014	\$2,983	NO
Interstate Corridor	\$449,386	\$2,128	NO
Lents-Foster	\$326,507	\$1,546	NO
MLK-Alberta	\$535,054	\$2,533	NO
Montavilla	\$425,846	\$2,016	NO
Northwest	\$589,623	\$2,792	NO
Parkrose-Argay	\$329,039	\$1,558	NO
Pleasant Valley	\$337,467	\$1,598	NO
Raleigh Hills	\$569,660	\$2,697	NO
Roseway-Cully	\$395,276	\$1,872	NO
Sellwood-Moreland-Brooklyn	\$501,705	\$2,375	NO
South Portland-Marquam Hill	\$558,552	\$2,645	NO
St. Johns	\$362,546	\$1,717	NO
Tryon Creek-Riverdale	\$571,041	\$2,704	NO
West Portland	\$420,894	\$1,993	NO
Woodstock	\$495,411	\$2,346	NO
Portland City-wide	\$406,192	\$1,923	NO

Source: RMLS, 2018

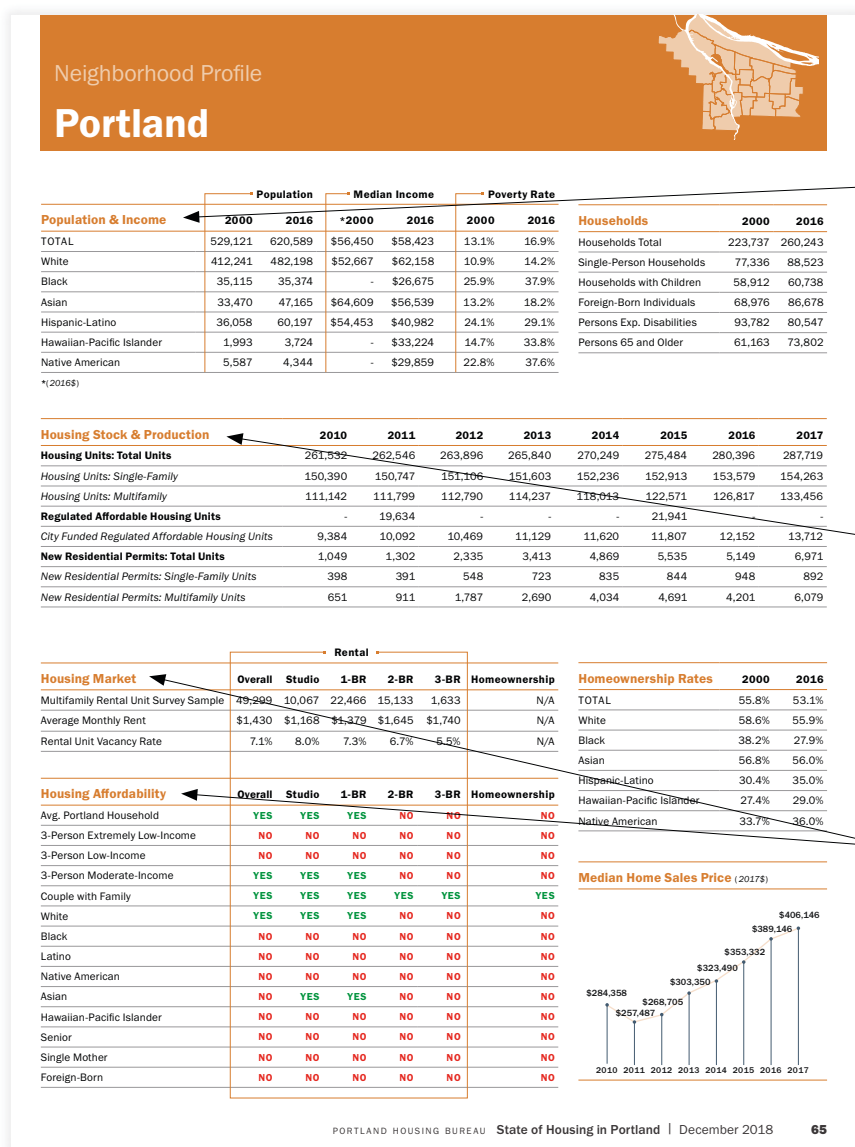


City & Neighborhood Profiles

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73	Hillsdale-Multnomah-Barbur
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75	Interstate Corridor
76	Lents-Foster
77	MLK-Alberta
78	Montavilla
79	Northwest
80	Parkrose-Argay
81	Pleasant Valley
82	Raleigh Hills
83	Roseway-Cully
84	Sellwood-Moreland-Brooklyn
85	South Portland-Marquam Hill
86	St. Johns
87	Tryon Creek-Riverdale
88	West Portland
89	Woodstock

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 2016.

Neighborhood households (all, single and with children), foreign-born individuals, persons experiencing disabilities, and seniors in the years 2000 and 2016.

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 2017.

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.

Sources: Population, Households & Income

City Data Source: Census 2000, ACS 2016 5-Year Estimates; Neighborhood Data Source: Census 2000, ACS 2016 5-Year Estimates

Sources: Housing Stock & Production

Housing Unit Data Source: Multnomah County, Tax Lot Data, 2017; Regulated Unit Data Source: Metro, Inventory of Regulated Affordable Housing, 2016; Permit Data Source: City of Portland, Bureau of Development Services, 2017

Sources: Housing Market & Affordability

Non-regulated Unit, Rent, and Vacancy Data Source: CoStar 2017 Multifamily Residential Market Survey Data; Affordability Estimates Data Source: ACS 2016 5-Year Income Estimates and CoStar 2017 Multifamily Residential Market Survey Data; Median Home Sales Prices: RMLS 2017; City Homeownership Rate Data Source: ACS 2016 5-Year Estimates; Neighborhood Homeownership Rate Data Source: ACS 2016 5-Year Estimates

Neighborhood Profile

Portland



Population & Income	Population		Median Income		Poverty Rate	
	2000	2016	*2000	2016	2000	2016
TOTAL	529,121	620,589	\$56,450	\$58,423	13.1%	16.9%
White	412,241	482,198	\$52,667	\$62,158	10.9%	14.2%
Black	35,115	35,374	-	\$26,675	25.9%	37.9%
Asian	33,470	47,165	\$64,609	\$56,539	13.2%	18.2%
Hispanic-Latino	36,058	60,197	\$54,453	\$40,982	24.1%	29.1%
Hawaiian-Pacific Islander	1,993	3,724	-	\$33,224	14.7%	33.8%
Native American	5,587	4,344	-	\$29,859	22.8%	37.6%

*(2016\$)

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017
Housing Units: Total Units	261,532	262,546	263,896	265,840	270,249	275,484	280,396	287,719
Housing Units: Single-Family	150,390	150,747	151,106	151,603	152,236	152,913	153,579	154,263
Housing Units: Multifamily	111,142	111,799	112,790	114,237	118,013	122,571	126,817	133,456
Regulated Affordable Housing Units	-	19,634	-	-	-	21,941	-	-
City Funded Regulated Affordable Housing Units	9,384	10,092	10,469	11,129	11,620	11,807	12,152	13,712
New Residential Permits: Total Units	1,049	1,302	2,335	3,413	4,869	5,535	5,149	6,971
New Residential Permits: Single-Family Units	398	391	548	723	835	844	948	892
New Residential Permits: Multifamily Units	651	911	1,787	2,690	4,034	4,691	4,201	6,079

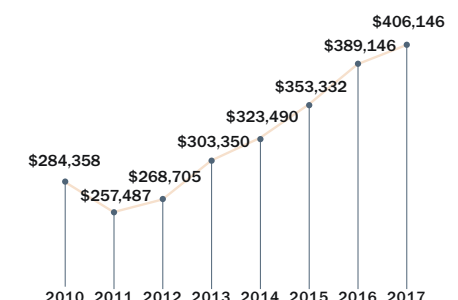
Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	49,299	10,067	22,466	15,133	1,633	N/A
Average Monthly Rent	\$1,430	\$1,168	\$1,379	\$1,645	\$1,740	N/A
Rental Unit Vacancy Rate	7.1%	8.0%	7.3%	6.7%	5.5%	N/A

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

Households	2000	2016
Households Total	223,737	256,432
Single-Person Households	77,336	87,604
Households with Children	60,433	64,588
Foreign-Born Individuals	68,976	85,296
Persons Exp. Disabilities	83,101	79,473
Persons 65 and Older	61,163	72,181

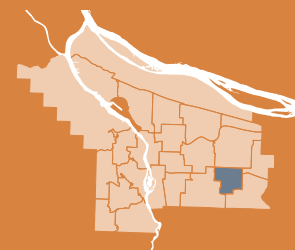
Homeownership Rates	2000	2016
TOTAL	55.8%	53.1%
White	58.6%	55.9%
Black	38.2%	27.9%
Asian	56.8%	56.0%
Hispanic-Latino	30.4%	35.0%
Hawaiian-Pacific Islander	27.4%	29.0%
Native American	33.7%	36.0%

Median Home Sales Price (2017\$)



Neighborhood Profile

122nd-Division



Population & Income	Population		Median Income		Poverty Rate	
	2000	2016	*2000	2016	2000	2016
TOTAL	17,965	24,348	\$52,237	\$38,789	16.2%	27.0%
White	14,117	16,174	\$52,667	\$39,542	15.2%	26.7%
Black	436	1,665	-	\$16,429	40.7%	51.3%
Asian	1,376	3,693	\$64,610	\$37,500	12.7%	22.8%
Hispanic-Latino	1,756	3,987	\$54,453	\$36,376	12.8%	25.8%
Hawaiian-Pacific Islander	45	370	-	-	-	-
Native American	185	162	-	\$46,591	-	66.2%

*(2016\$)

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017
Housing Units: Total Units	8,190	8,226	8,253	8,296	8,349	8,389	8,409	8,461
Housing Units: Single-Family	4,486	4,522	4,549	4,575	4,596	4,626	4,641	4,689
Housing Units: Multifamily	3,704	3,704	3,704	3,721	3,753	3,763	3,768	3,772
Regulated Affordable Housing Units	-	704	-	-	-	729	-	-
City Funded Regulated Affordable Housing Units	395	417	417	426	426	426	426	426
New Residential Permits: Total Units	45	38	37	59	44	13	78	34
New Residential Permits: Single-Family Units	44	34	24	47	43	13	73	34
New Residential Permits: Multifamily Units	1	4	13	12	1	-	5	-

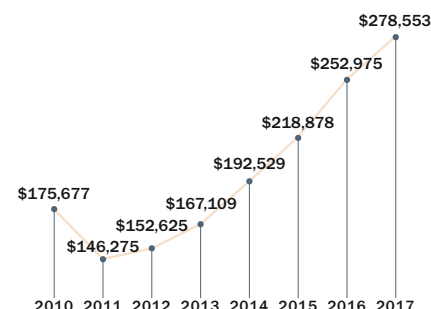
Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	1,668	40	553	953	122	N/A
Average Monthly Rent	\$944	\$723	\$827	\$978	\$1,301	N/A
Rental Unit Vacancy Rate	2.7%	1.5%	2.4%	2.8%	3.4%	N/A

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	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	YES	YES	YES	NO	NO
Native American	YES	NO	NO	NO	NO
Asian	YES	YES	YES	YES	YES
Hawaiian-Pacific Islander	YES	YES	NO	NO	NO
Senior	YES	YES	YES	NO	NO
Single Mother	YES	YES	NO	NO	NO
Foreign-Born	YES	YES	NO	NO	NO

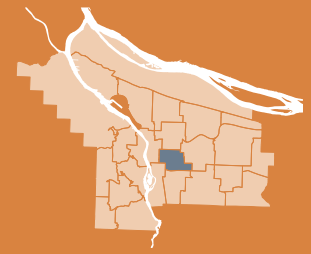
Households	2000	2016
Households Total	6,241	7,772
Single-Person Households	1,456	1,778
Households with Children	2,487	2,915
Foreign-Born Individuals	3,617	6,494
Persons Exp. Disabilities	3,854	4,195
Persons 65 and Older	2,063	2,596

Homeownership Rates	2000	2016
TOTAL	58.6%	51.7%
White	60.9%	54.0%
Black	-	9.9%
Asian	73.6%	70.2%
Hispanic-Latino	32.2%	44.9%
Hawaiian-Pacific Islander	-	28.3%
Native American	-	42.9%

Median Home Sales Price (2017\$)



Belmont-Hawthorne-Division



Population & Income	Population		Median Income		Poverty Rate	
	2000	2016	*2000	2016	2000	2016
TOTAL	26,866	29,958	\$55,421	\$67,202	12.5%	11.0%
White	23,075	25,991	\$55,908	\$67,224	12.3%	10.3%
Black	509	622	-	-	8.4%	40.9%
Asian	1,604	1,395	\$60,516	\$80,603	8.0%	9.4%
Hispanic-Latino	1,077	1,404	\$50,062	\$71,420	24.6%	15.3%
Hawaiian-Pacific Islander	31	18	-	-	-	-
Native American	250	145	-	-	-	29.7%

*(2016\$)

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017
Housing Units: Total Units	13,344	13,352	13,398	13,606	14,013	14,289	14,613	14,894
Housing Units: Single-Family	6,985	6,993	7,008	7,029	7,062	7,103	7,136	7,162
Housing Units: Multifamily	6,359	6,359	6,390	6,577	6,951	7,186	7,477	7,732
Regulated Affordable Housing Units	-	363	-	-	-	363	-	-
City Funded Regulated Affordable Housing Units	109	109	109	109	109	109	109	179
New Residential Permits: Total Units	34	64	191	592	168	269	334	338
New Residential Permits: Single-Family Units	10	24	20	42	49	32	48	51
New Residential Permits: Multifamily Units	24	40	171	550	119	237	286	287

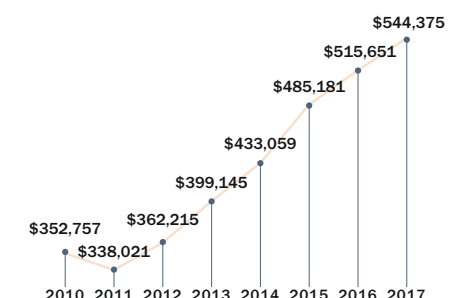
Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	3250	512	1,985	673	80	N/A
Average Monthly Rent	\$1,290	\$1,110	\$1,273	\$1,493	\$1,313	N/A
Rental Unit Vacancy Rate	6.5%	4.5%	9.4%	5.3%	2.3%	N/A

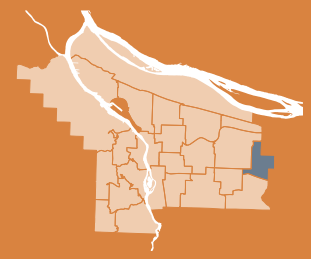
Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	NO	YES	NO
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	NO	NO	NO	NO	NO
3-Person Moderate-Income	YES	YES	NO	YES	NO
Couple with Family	YES	YES	YES	YES	NO
White	YES	YES	YES	YES	NO
Black	NO	NO	NO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

Households	2000	2016
Households Total	12,606	13,459
Single-Person Households	4,660	4,611
Households with Children	2,295	2,531
Foreign-Born Individuals	2,656	1,883
Persons Exp. Disabilities	3,967	2,513
Persons 65 and Older	2,750	2,605

Homeownership Rates	2000	2016
TOTAL	46.9%	47.4%
White	47.4%	48.1%
Black	-	13.8%
Asian	61.6%	50.7%
Hispanic-Latino	31.5%	42.3%
Hawaiian-Pacific Islander	-	-
Native American	-	58.5%

Median Home Sales Price (2017\$)





Neighborhood Profile

Centennial-Glenfair-Wilkes

Population & Income	Population		Median Income		Poverty Rate	
	2000	2016	*2000	2016	2000	2016
TOTAL	25,002	30,290	\$51,909	\$39,912	14.1%	32.0%
White	19,421	20,252	\$53,315	\$41,735	11.9%	27.0%
Black	634	2,209	-	\$14,414	18.9%	62.4%
Asian	1,408	3,289	-	\$52,073	8.9%	25.8%
Hispanic-Latino	3,303	5,922	\$41,232	\$39,541	9.1%	36.6%
Hawaiian-Pacific Islander	102	468	-	-	-	51.7%
Native American	278	270	-	-	-	91.6%

*(2016\$)

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017
Housing Units: Total Units	8,903	8,939	8,945	8,999	9,087	9,129	9,133	9,185
Housing Units: Single-Family	4,957	4,977	4,983	4,988	4,998	5,004	5,008	5,020
Housing Units: Multifamily	3,946	3,962	3,962	4,011	4,089	4,125	4,125	4,165
Regulated Affordable Housing Units	-	586	-	-	-	774	-	-
City Funded Regulated Affordable Housing Units	270	270	270	328	328	328	328	336
New Residential Permits: Total Units	46	11	117	35	87	6	12	40
New Residential Permits: Single-Family Units	16	11	56	25	7	6	12	-
New Residential Permits: Multifamily Units	30	-	61	10	80	-	-	40

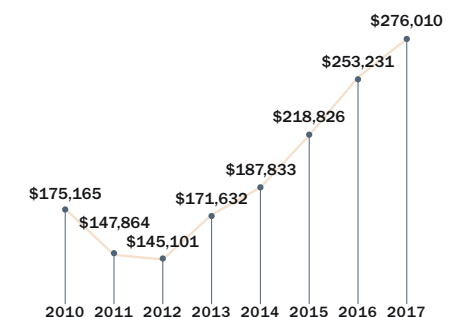
Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	2,160	131	534	1,355	140	N/A
Average Monthly Rent	\$990	\$839	\$918	\$1,007	\$1,295	N/A
Rental Unit Vacancy Rate	3.9%	4.1%	3.2%	4.3%	4.1%	N/A

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	YES	NO	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	YES	YES	YES	YES
Hawaiian-Pacific Islander	NO	NO	NO	NO	NO
Senior	YES	YES	YES	NO	NO
Single Mother	YES	NO	NO	NO	NO
Foreign-Born	NO	NO	NO	NO	NO

Households	2000	2016
Households Total	9,065	9,854
Single-Person Households	2,205	2,249
Households with Children	3,439	3,910
Foreign-Born Individuals	4,346	7,773
Persons Exp. Disabilities	5,203	5,230
Persons 65 and Older	2,824	3,200

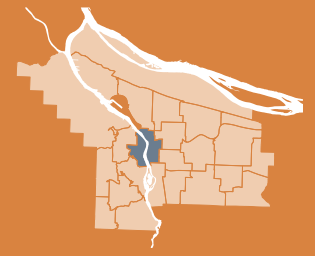
Homeownership Rates	2000	2016
TOTAL	58.2%	53.3%
White	62.6%	57.7%
Black	-	18.5%
Asian	-	67.2%
Hispanic-Latino	20.2%	37.0%
Hawaiian-Pacific Islander	-	-
Native American	-	62.7%

Median Home Sales Price (2017\$)



Neighborhood Profile

Central City



Population & Income	Population		Median Income		Poverty Rate	
	2000	2016	*2000	2016	2000	2016
TOTAL	28,189	35,467	\$30,744	\$37,227	29.0%	27.0%
White	21,649	27,934	\$32,380	\$40,163	27.0%	24.8%
Black	2,489	1,840	\$21,009	\$15,785	41.1%	43.1%
Asian	1,670	2,700	\$27,710	\$38,071	29.4%	30.2%
Hispanic-Latino	1,530	2,484	\$26,603	\$28,688	32.4%	30.3%
Hawaiian-Pacific Islander	71	93	-	-	-	100.0%
Native American	469	242	-	\$21,293	43.5%	42.6%

*(2016\$)

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017
Housing Units: Total Units	24,005	24,285	24,552	24,815	25,299	27,203	28,760	30,724
Housing Units: Single-Family	1,115	1,115	1,118	1,119	1,123	1,125	1,128	1,129
Housing Units: Multifamily	22,890	23,170	23,434	23,696	24,176	26,078	27,632	29,595
Regulated Affordable Housing Units	-	7,109	-	-	-	7,978	-	-
City Funded Regulated Affordable Housing Units	4,914	5,341	5,614	5,821	6,037	6,089	6,426	6,769
New Residential Permits: Total Units	296	230	590	243	1,494	1,733	1,159	1,913
New Residential Permits: Single-Family Units	14	10	47	20	6	5	12	8
New Residential Permits: Multifamily Units	282	220	543	223	1,488	1,728	1,147	1,905

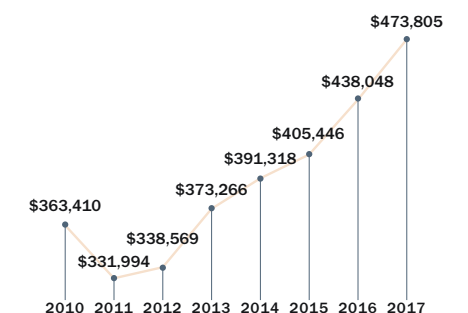
Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	14,690	4,291	7,016	3,161	222	N/A
Average Monthly Rent	\$1,585	\$1,178	\$1,515	\$2,191	\$3,206	N/A
Rental Unit Vacancy Rate	9.3%	8.5%	9.7%	10.8%	6.5%	N/A

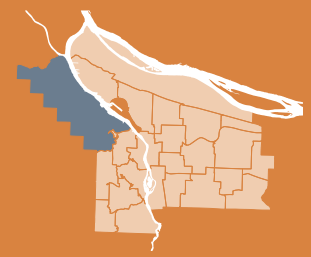
Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	NO	NO	NO	NO
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	NO	NO	NO	NO	NO
3-Person Moderate-Income	YES	NO	NO	NO	NO
Couple with Family	YES	YES	YES	NO	YES
White	YES	YES	NO	NO	NO
Black	NO	NO	NO	NO	NO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

Households	2000	2016
Households Total	15,752	21,217
Single-Person Households	11,068	13,640
Households with Children	729	908
Foreign-Born Individuals	2,952	4,625
Persons Exp. Disabilities	6,207	6,102
Persons 65 and Older	2,937	4,624

Homeownership Rates	2000	2016
TOTAL	11.9%	18.8%
White	13.0%	20.4%
Black	5.9%	1.6%
Asian	10.5%	17.4%
Hispanic-Latino	6.0%	12.7%
Hawaiian-Pacific Islander	-	-
Native American	-	11.6%

Median Home Sales Price (2017\$)





Neighborhood Profile

Forest Park-Northwest Hills

Population & Income	Population		Median Income		Poverty Rate	
	2000	2016	*2000	2016	2000	2016
TOTAL	6,046	9,489	\$138,304	\$131,090	4.0%	6.0%
White	5,405	7,526	\$110,836	\$130,496	4.4%	6.3%
Black	46	87	-	-	-	5.7%
Asian	371	1,173	-	\$122,414	-	6.4%
Hispanic-Latino	114	263	-	-	-	-
Hawaiian-Pacific Islander	8	17	-	-	-	-
Native American	30	15	-	-	-	26.7%

*(2016\$)

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017
Housing Units: Total Units	3,845	3,853	3,863	3,879	3,894	3,915	3,933	3,947
Housing Units: Single-Family	3,191	3,199	3,209	3,225	3,240	3,261	3,279	3,293
Housing Units: Multifamily	654	654	654	654	654	654	654	654
Regulated Affordable Housing Units-	-	-	-	-	-	-	-	-
City Funded Regulated Affordable Housing Units	-	-	-	-	-	-	-	-
New Residential Permits: Total Units	10	17	11	24	16	18	12	6
New Residential Permits: Single-Family Units	10	17	11	24	16	18	12	6
New Residential Permits: Multifamily Units	-	-	-	-	-	-	-	-

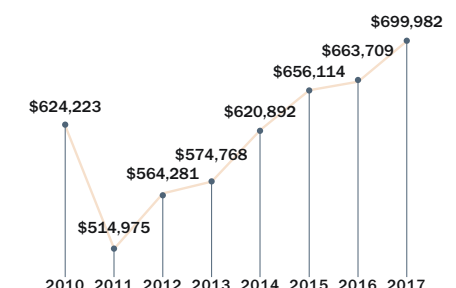
Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	168	-	40	128	-	N/A
Average Monthly Rent	\$1,632	-	\$1,367	\$1,716	-	N/A
Rental Unit Vacancy Rate	4.9%	-	4.8%	4.9%	-	N/A

Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	-	YES	NO	-	NO
3-Person Extremely Low-Income	-	NO	NO	-	NO
3-Person Low-Income	-	NO	NO	-	NO
3-Person Moderate-Income	-	YES	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	-	YES	NO	-	NO
Hawaiian-Pacific Islander	-	NO	NO	-	NO
Senior	-	NO	NO	-	NO
Single Mother	-	NO	NO	-	NO
Foreign-Born	-	NO	NO	-	NO

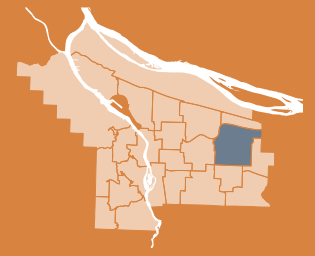
Households	2000	2016
Households Total	2,303	3,677
Single-Person Households	427	892
Households with Children	882	1,279
Foreign-Born Individuals	578	1,787
Persons Exp. Disabilities	464	808
Persons 65 and Older	445	1,273

Homeownership Rates	2000	2016
TOTAL	90.5%	79.8%
White	90.5%	80.3%
Black	-	100.0%
Asian	-	77.1%
Hispanic-Latino	-	89.7%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2017\$)



Gateway



Population & Income	Population		Median Income		Poverty Rate	
	2000	2016	*2000	2016	2000	2016
TOTAL	42,431	51,587	\$54,763	\$44,481	12.4%	20.0%
White	33,809	34,951	\$54,991	\$47,904	10.1%	16.7%
Black	1,193	3,654	-	\$24,766	33.5%	41.7%
Asian	3,553	5,531	\$66,565	\$38,875	10.8%	16.8%
Hispanic-Latino	2,926	7,463	\$44,991	\$44,398	29.5%	32.9%
Hawaiian-Pacific Islander	97	1,022	-	\$29,923	-	4.5%
Native American	430	440	-	-	18.4%	20.5%

*(2016\$)

Households	2000	2016
Households Total	16,496	19,118
Single-Person Households	4,735	6,311
Households with Children	5,013	4,916
Foreign-Born Individuals	7,170	11,802
Persons Exp. Disabilities	8,504	9,092
Persons 65 and Older	8,004	7,875

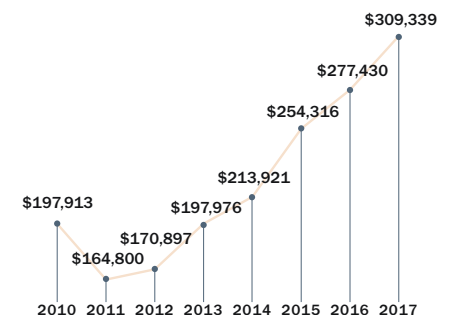
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017
Housing Units: Total Units	18,601	18,610	18,632	18,834	18,961	19,120	19,323	19,454
Housing Units: Single-Family	11,729	11,738	11,752	11,767	11,794	11,804	11,823	11,838
Housing Units: Multifamily	6,872	6,872	6,880	7,067	7,167	7,316	7,500	7,616
Regulated Affordable Housing Units	-	1,089	-	-	-	1,367	-	-
City Funded Regulated Affordable Housing Units	620	667	667	727	794	889	889	1,054
New Residential Permits: Total Units	55	22	160	24	318	96	117	335
New Residential Permits: Single-Family Units	8	14	23	23	27	24	19	21
New Residential Permits: Multifamily Units	47	8	137	1	291	72	98	314

Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	3,882	87	1,344	2,185	266	N/A
Average Monthly Rent	\$1,060	\$901	\$943	\$1,103	\$1,333	N/A
Rental Unit Vacancy Rate	3.1%	3.0%	2.9%	2.9%	4.9%	N/A

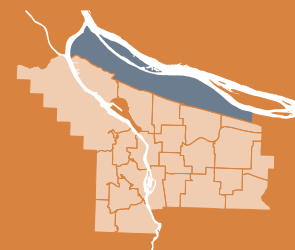
Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	YES	YES	NO
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	YES	YES	NO	NO	NO
3-Person Moderate-Income	YES	YES	YES	YES	NO
Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	YES	YES	YES
Black	NO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

Homeownership Rates	2000	2016
TOTAL	62.9%	49.4%
White	65.5%	56.4%
Black	28.3%	22.1%
Asian	69.4%	45.6%
Hispanic-Latino	27.2%	27.6%
Hawaiian-Pacific Islander	-	36.5%
Native American	-	31.9%

Median Home Sales Price (2017\$)



Hayden Island



Population & Income	Population		Median Income		Poverty Rate	
	2000	2016	*2000	2016	2000	2016
TOTAL	6,115	6,713	\$60,772	\$59,471	9.6%	11.0%
White	4,919	4,589	\$60,316	\$59,742	8.3%	12.2%
Black	499	904	-	\$70,385	-	3.9%
Asian	194	456	-	\$68,036	-	2.3%
Hispanic-Latino	348	971	-	\$60,283	-	12.6%
Hawaiian-Pacific Islander	14	59	-	-	-	-
Native American	98	47	-	-	-	20.6%

*(2016\$)

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017
Housing Units: Total Units	3,522	3,522	3,522	3,523	3,523	3,809	3,811	3,878
Housing Units: Single-Family	971	971	971	972	972	974	976	977
Housing Units: Multifamily	2,551	2,551	2,551	2,551	2,551	2,835	2,835	2,901
Regulated Affordable Housing Units	-	-	-	-	-	-	-	-
City Funded Regulated Affordable Housing Units	-	-	-	-	-	-	-	-
New Residential Permits: Total Units	-	-	1	96	142	1	66	267
New Residential Permits: Single-Family Units	-	-	1	1	2	1	-	1
New Residential Permits: Multifamily Units	-	-	-	95	140	-	66	266

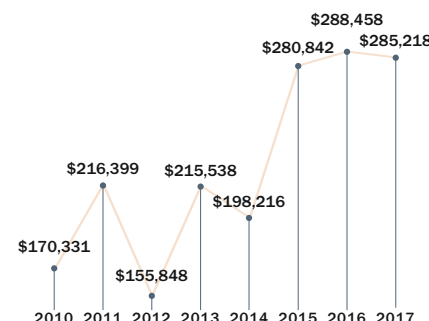
Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	497	9	220	268	-	N/A
Average Monthly Rent	\$1,835	\$1,144	\$1,553	\$2,094	-	N/A
Rental Unit Vacancy Rate	20.6%	11.1%	20.4%	22.7%	-	N/A

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

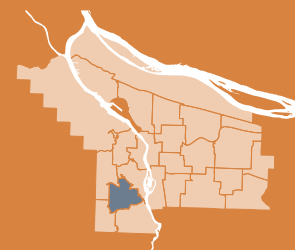
Households	2000	2016
Households Total	2,324	2,640
Single-Person Households	885	1,101
Households with Children	384	433
Foreign-Born Individuals	406	776
Persons Exp. Disabilities	1,090	955
Persons 65 and Older	594	1,069

Homeownership Rates	2000	2016
TOTAL	75.8%	73.5%
White	76.8%	76.6%
Black	-	52.5%
Asian	-	79.7%
Hispanic-Latino	-	67.5%
Hawaiian-Pacific Islander	-	100.0%
Native American	-	100.0%

Median Home Sales Price (2017\$)



Hillsdale-Multnomah-Barbur



Population & Income	Population		Median Income		Poverty Rate	
	2000	2016	*2000	2016	2000	2016
TOTAL	18,079	21,028	\$71,551	\$72,114	8.4%	11.0%
White	15,937	18,452	\$71,730	\$84,872	6.7%	10.7%
Black	366	539	-	\$31,071	21.1%	24.9%
Asian	676	607	-	\$55,938	19.2%	10.2%
Hispanic-Latino	767	989	-	\$55,734	22.9%	14.4%
Hawaiian-Pacific Islander	53	102	-	-	-	13.7%
Native American	152	57	-	-	-	21.1%

*(2016\$)

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017
Housing Units: Total Units	9,225	9,230	9,244	9,255	9,403	9,429	9,469	9,581
Housing Units: Single-Family	5,847	5,852	5,866	5,877	5,903	5,929	5,960	5,990
Housing Units: Multifamily	3,378	3,378	3,378	3,378	3,500	3,500	3,509	3,591
Regulated Affordable Housing Units	-	224	-	-	-	287	-	-
City Funded Regulated Affordable Housing Units	127	127	127	127	249	249	249	247
New Residential Permits: Total Units	7	5	131	19	52	34	118	42
New Residential Permits: Single-Family Units	7	5	12	19	38	32	44	33
New Residential Permits: Multifamily Units	-	-	119	-	14	2	74	9

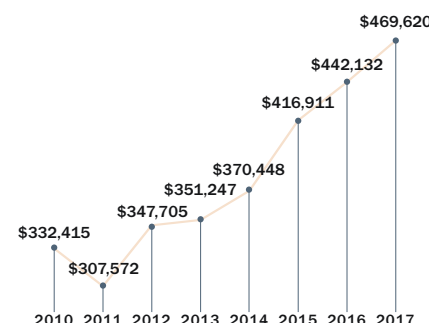
Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	1,642	52	653	764	173	N/A
Average Monthly Rent	\$1,176	\$1,138	\$1,053	\$1,218	\$1,465	N/A
Rental Unit Vacancy Rate	5.1%	15.8%	4.4%	5.1%	3.6%	N/A

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	NO	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	NO	NO	NO	NO	NO
Latino	NO	NO	NO	NO	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	YES	YES	NO	NO
Hawaiian-Pacific Islander	NO	NO	NO	NO	NO
Senior	NO	NO	NO	NO	NO
Single Mother	NO	NO	NO	NO	NO
Foreign-Born	NO	NO	NO	NO	NO

Households	2000	2016
Households Total	8,412	9,178
Single-Person Households	2,842	2,866
Households with Children	1,997	2,297
Foreign-Born Individuals	1,658	1,365
Persons Exp. Disabilities	2,189	2,013
Persons 65 and Older	2,095	2,580

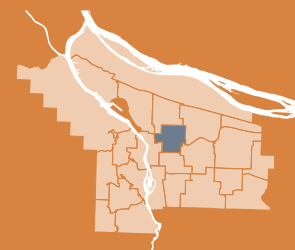
Homeownership Rates	2000	2016
TOTAL	60.1%	59.3%
White	62.9%	61.8%
Black	-	16.8%
Asian	-	56.1%
Hispanic-Latino	-	43.7%
Hawaiian-Pacific Islander	-	-
Native American	-	45.0%

Median Home Sales Price (2017\$)



Neighborhood Profile

Hollywood



Population & Income	Population		Median Income		Poverty Rate	
	2000	2016	*2000	2016	2000	2016
TOTAL	29,487	33,027	\$67,613	\$73,626	7.9%	11.0%
White	25,712	28,845	\$70,708	\$77,171	8.8%	9.6%
Black	1,341	975	\$48,254	\$25,058	22.0%	44.7%
Asian	841	1,298	-	\$62,961	3.9%	6.7%
Hispanic-Latino	1,081	1,906	\$46,586	\$43,864	13.7%	16.8%
Hawaiian-Pacific Islander	36	10	-	-	-	-
Native American	207	137	-	-	-	18.2%

*(2016\$)

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017
Housing Units: Total Units	14,496	14,551	14,684	14,763	15,201	15,290	15,371	15,834
Housing Units: Single-Family	7,887	7,890	7,897	7,903	7,921	7,929	7,948	7,955
Housing Units: Multifamily	6,609	6,661	6,787	6,860	7,280	7,361	7,423	7,879
Regulated Affordable Housing Units	-	642	-	-	-	732	-	-
City Funded Regulated Affordable Housing Units	135	152	152	172	172	172	172	214
New Residential Permits: Total Units	58	53	155	406	152	55	317	556
New Residential Permits: Single-Family Units	8	6	10	24	23	16	8	32
New Residential Permits: Multifamily Units	50	47	145	382	129	39	309	524

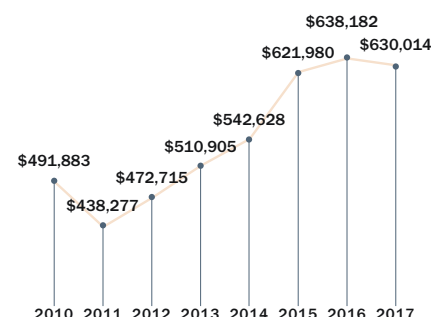
Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	3,364	583	1,755	944	82	N/A
Average Monthly Rent	\$1,307	\$1,067	\$1,234	\$1,584	\$1,730	N/A
Rental Unit Vacancy Rate	4.9%	4.6%	4.7%	5.9%	4.3%	N/A

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	YES	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
Hawaiian-Pacific Islander	NO	NO	NO	NO	NO
Senior	NO	NO	NO	NO	NO
Single Mother	NO	NO	NO	NO	NO
Foreign-Born	NO	NO	NO	NO	NO

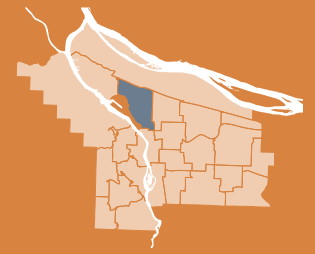
Households	2000	2016
Households Total	14,069	14,894
Single-Person Households	5,548	5,312
Households with Children	3,118	3,402
Foreign-Born Individuals	1,860	1,970
Persons Exp. Disabilities	4,388	3,063
Persons 65 and Older	3,193	4,100

Homeownership Rates	2000	2016
TOTAL	53.8%	52.5%
White	57.2%	55.1%
Black	16.4%	19.7%
Asian	-	45.4%
Hispanic-Latino	28.9%	26.9%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2017\$)



Interstate Corridor



Population & Income	Population		Median Income		Poverty Rate	
	2000	2016	*2000	2016	2000	2016
TOTAL	37,540	45,495	\$51,384	\$62,682	17.9%	18.0%
White	22,012	34,197	\$55,595	\$69,736	13.1%	14.9%
Black	8,719	5,685	\$36,719	\$26,474	24.9%	34.7%
Asian	1,591	2,031	\$55,110	\$88,073	23.6%	10.9%
Hispanic-Latino	3,729	4,284	\$41,894	\$49,999	30.1%	20.7%
Hawaiian-Pacific Islander	312	186	-	-	-	15.1%
Native American	557	125	-	-	29.1%	27.7%

*(2016\$)

Households	2000	2016
Households Total	15,835	18,421
Single-Person Households	4,864	5,923
Households with Children	4,891	4,319
Foreign-Born Individuals	5,096	4,168
Persons Exp. Disabilities	8,675	5,621
Persons 65 and Older	3,886	3,838

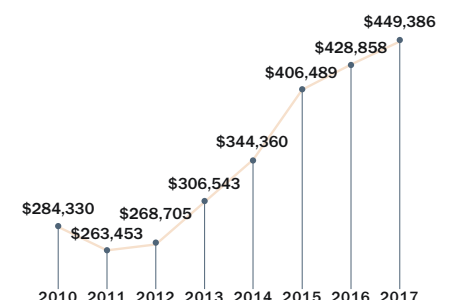
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017
Housing Units: Total Units	18,222	18,374	18,502	18,741	19,585	19,877	20,538	21,455
Housing Units: Single-Family	12,642	12,678	12,715	12,803	12,890	12,970	13,030	13,109
Housing Units: Multifamily	5,580	5,696	5,787	5,938	6,695	6,907	7,508	8,346
Regulated Affordable Housing Units	-	2,050	-	-	-	2,303	-	-
City Funded Regulated Affordable Housing Units	968	1,085	1,107	1,187	1,234	1,249	1,257	1,326
New Residential Permits: Total Units	152	128	323	526	546	742	572	1,041
New Residential Permits: Single-Family Units	45	42	76	81	113	110	174	117
New Residential Permits: Multifamily Units	107	86	247	445	433	632	398	924

Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	2,866	600	1,566	665	35	N/A
Average Monthly Rent	\$1,374	\$1,135	\$1,318	\$1,748	\$1,379	N/A
Rental Unit Vacancy Rate	6.6%	6.8%	6.1%	8.2%	4.0%	N/A

Homeownership Rates	2000	2016
TOTAL	60.2%	55.7%
White	68.4%	58.8%
Black	43.7%	41.1%
Asian	67.1%	56.3%
Hispanic-Latino	38.9%	46.0%
Hawaiian-Pacific Islander	-	80.2%
Native American	-	20.5%

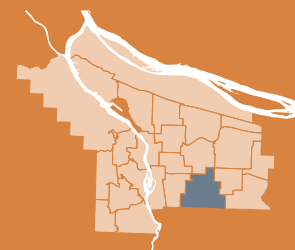
Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	NO	YES	NO
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	NO	NO	NO	NO	NO
3-Person Moderate-Income	YES	YES	NO	YES	NO
Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	NO	YES	NO
Black	NO	NO	NO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

Median Home Sales Price (2017\$)



Neighborhood Profile

Lents-Foster



Population & Income	Population		Median Income		Poverty Rate	
	2000	2016	*2000	2016	2000	2016
TOTAL	43,813	50,372	\$51,125	\$49,158	14.0%	19.0%
White	33,888	36,760	\$51,685	\$51,840	13.1%	16.3%
Black	757	1,914	\$54,794	\$32,105	29.6%	29.4%
Asian	4,239	6,557	-	\$41,604	11.8%	19.5%
Hispanic-Latino	3,474	6,900	\$48,551	\$37,898	17.4%	29.3%
Hawaiian-Pacific Islander	151	195	-	-	-	64.1%
Native American	572	509	-	\$34,539	19.7%	25.7%

*(2016\$)

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017
Housing Units: Total Units	18,877	18,935	18,998	19,068	19,174	19,271	19,418	19,794
Housing Units: Single-Family	14,231	14,285	14,334	14,402	14,502	14,583	14,664	14,761
Housing Units: Multifamily	4,646	4,650	4,664	4,666	4,672	4,688	4,754	5,033
Regulated Affordable Housing Units	-	988	-	-	-	1,023	-	-
City Funded Regulated Affordable Housing Units	315	354	373	374	374	374	374	401
New Residential Permits: Total Units	68	46	61	107	95	170	185	450
New Residential Permits: Single-Family Units	68	46	61	107	89	111	113	123
New Residential Permits: Multifamily Units	-	-	-	-	6	59	72	327

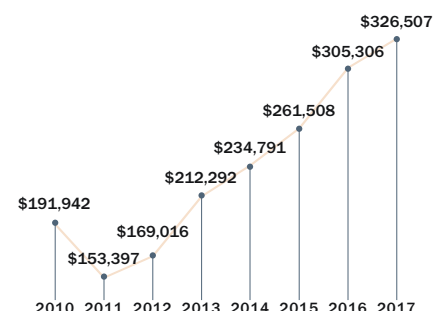
Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	1,334	20	399	766	149	N/A
Average Monthly Rent	\$1,143	\$911	\$1,042	\$1,139	\$1,580	N/A
Rental Unit Vacancy Rate	3.8%	4.2%	3.9%	3.7%	5.0%	N/A

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	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	NO	YES
Black	NO	NO	NO	NO	NO
Latino	YES	NO	NO	NO	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	YES	YES	NO	NO
Hawaiian-Pacific Islander	NO	NO	NO	NO	NO
Senior	YES	NO	NO	NO	NO
Single Mother	NO	NO	NO	NO	NO
Foreign-Born	NO	NO	NO	NO	NO

Households	2000	2016
Households Total	16,556	18,827
Single-Person Households	4,496	5,009
Households with Children	5,582	5,295
Foreign-Born Individuals	8,368	9,870
Persons Exp. Disabilities	9,263	7,516
Persons 65 and Older	4,496	4,878

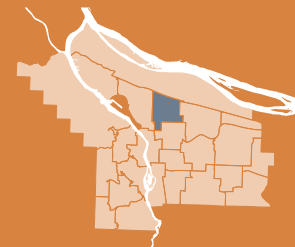
Homeownership Rates	2000	2016
TOTAL	61.0%	57.2%
White	62.1%	60.3%
Black	-	17.3%
Asian	73.6%	58.4%
Hispanic-Latino	45.8%	42.7%
Hawaiian-Pacific Islander	-	18.2%
Native American	-	19.6%

Median Home Sales Price (2017\$)



Neighborhood Profile

MLK-Alberta



Population & Income	Population		Median Income		Poverty Rate	
	2000	2016	*2000	2016	2000	2016
TOTAL	33,611	36,397	\$61,411	\$82,283	13.4%	11.0%
White	18,960	28,403	\$70,228	\$89,570	7.7%	9.7%
Black	10,094	4,366	\$43,585	\$42,585	21.5%	14.8%
Asian	807	989	-	\$97,083	11.0%	10.2%
Hispanic-Latino	2,353	2,001	\$58,763	\$58,750	27.0%	23.7%
Hawaiian-Pacific Islander	272	25	-	-	-	-
Native American	347	287	-	-	33.2%	40.0%

*(2016\$)

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017
Housing Units: Total Units	16,523	16,624	16,673	16,751	16,935	17,090	17,269	17,514
Housing Units: Single-Family	14,231	14,285	14,334	14,402	14,502	14,583	14,664	14,761
Housing Units: Multifamily	2,292	2,339	2,339	2,349	2,433	2,507	2,605	2,753
Regulated Affordable Housing Units	-	713	-	-	-	757	-	-
City Funded Regulated Affordable Housing Units	225	264	321	323	323	323	323	395
New Residential Permits: Total Units	107	41	76	130	148	162	287	181
New Residential Permits: Single-Family Units	55	40	64	60	76	96	87	94
New Residential Permits: Multifamily Units	52	1	12	70	72	66	200	87

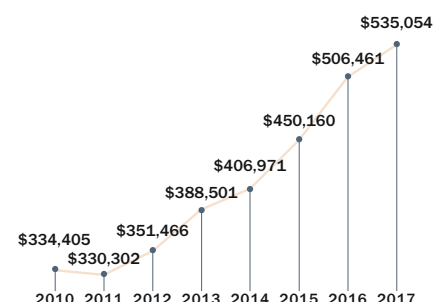
Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	693	117	391	167	18	N/A
Average Monthly Rent	\$1,214	\$1,175	\$1,118	\$1,424	\$1,625	N/A
Rental Unit Vacancy Rate	6.5%	9.0%	3.9%	13.3%	7.7%	N/A

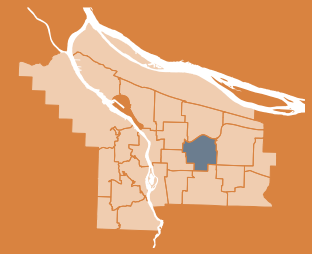
Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	YES	NO	NO
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	NO	NO	NO	NO	NO
3-Person Moderate-Income	YES	YES	YES	NO	NO
Couple with Family	YES	YES	YES	YES	NO
White	YES	YES	YES	NO	NO
Black	NO	NO	NO	NO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

Households	2000	2016
Households Total	13,112	14,027
Single-Person Households	3,443	3,567
Households with Children	4,215	3,561
Foreign-Born Individuals	2,811	2,406
Persons Exp. Disabilities	5,852	3,584
Persons 65 and Older	2,952	3,340

Homeownership Rates	2000	2016
TOTAL	69.6%	70.3%
White	76.8%	70.1%
Black	57.7%	69.9%
Asian	-	72.4%
Hispanic-Latino	43.7%	39.8%
Hawaiian-Pacific Islander	-	-
Native American	-	75.6%

Median Home Sales Price (2017\$)





Neighborhood Profile

Montavilla

Population & Income	Population		Median Income		Poverty Rate	
	2000	2016	*2000	2016	2000	2016
TOTAL	34,989	38,516	\$58,049	\$58,683	9.3%	14.0%
White	28,028	30,698	\$59,582	\$60,927	7.8%	9.6%
Black	906	1,140	-	\$23,828	21.4%	41.0%
Asian	3,499	3,469	\$59,037	\$42,416	12.4%	28.2%
Hispanic-Latino	1,949	2,973	\$47,395	\$51,271	28.0%	24.0%
Hawaiian-Pacific Islander	143	345	-	-	-	72.6%
Native American	272	454	-	-	-	42.6%

*(2016\$)

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017
Housing Units: Total Units	15,222	15,241	15,256	15,279	15,323	15,429	15,660	15,724
Housing Units: Single-Family	10,427	10,444	10,459	10,482	10,512	10,563	10,606	10,663
Housing Units: Multifamily	4,795	4,797	4,797	4,797	4,811	4,866	5,054	5,061
Regulated Affordable Housing Units	-	674	-	-	-	688	-	-
City Funded Regulated Affordable Housing Units	264	264	264	264	303	303	303	320
New Residential Permits: Total Units	17	12	38	41	100	140	224	167
New Residential Permits: Single-Family Units	17	12	23	35	58	78	69	90
New Residential Permits: Multifamily Units	-	-	15	6	42	62	155	77

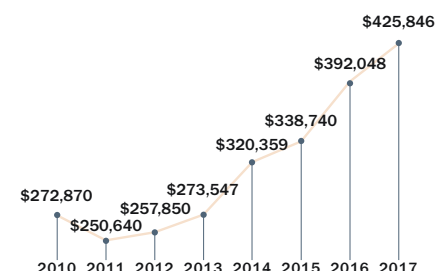
Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	2,017	385	750	752	130	N/A
Average Monthly Rent	\$1,079	\$1,042	\$972	\$1,167	\$1,304	N/A
Rental Unit Vacancy Rate	3.8%	3.5%	4.0%	3.3%	4.4%	N/A

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	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	NO	NO	NO	NO	NO
Latino	NO	YES	NO	NO	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	YES	YES	YES	NO
Hawaiian-Pacific Islander	NO	NO	NO	NO	NO
Senior	NO	YES	NO	NO	NO
Single Mother	NO	NO	NO	NO	NO
Foreign-Born	NO	NO	NO	NO	NO

Households	2000	2016
Households Total	14,288	15,823
Single-Person Households	4,498	4,928
Households with Children	3,856	3,584
Foreign-Born Individuals	5,260	4,261
Persons Exp. Disabilities	5,618	4,796
Persons 65 and Older	4,577	4,698

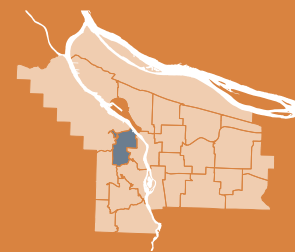
Homeownership Rates	2000	2016
TOTAL	59.2%	58.8%
White	61.1%	60.3%
Black	-	14.7%
Asian	61.5%	63.2%
Hispanic-Latino	33.5%	47.3%
Hawaiian-Pacific Islander	-	22.7%
Native American	-	41.3%

Median Home Sales Price (2017\$)



Neighborhood Profile

Northwest



Population & Income	Population		Median Income		Poverty Rate	
	2000	2016	*2000	2016	2000	2016
TOTAL	16,802	21,593	\$51,102	\$69,145	13.0%	11.0%
White	15,190	18,742	\$53,930	\$72,581	11.5%	8.7%
Black	312	406	-	\$10,000	-	61.3%
Asian	564	986	-	\$97,727	27.6%	10.3%
Hispanic-Latino	535	1,406	-	\$49,136	15.0%	18.7%
Hawaiian-Pacific Islander	22	24	-	-	-	-
Native American	143	123	-	\$8,750	-	43.3%

*(2016\$)

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017
Housing Units: Total Units	13,346	13,466	13,658	13,995	14,627	15,419	16,224	17,692
Housing Units: Single-Family	2,707	2,710	2,712	2,719	2,723	2,729	2,737	2,745
Housing Units: Multifamily	10,639	10,756	10,946	11,276	11,904	12,690	13,487	14,947
Regulated Affordable Housing Units	-	791	-	-	-	870	-	-
City Funded Regulated Affordable Housing Units	224	224	224	224	224	224	224	224
New Residential Permits: Total Units	1	280	302	315	788	818	633	761
New Residential Permits: Single-Family Units	1	8	7	7	11	3	5	7
New Residential Permits: Multifamily Units	-	272	295	308	777	815	628	754

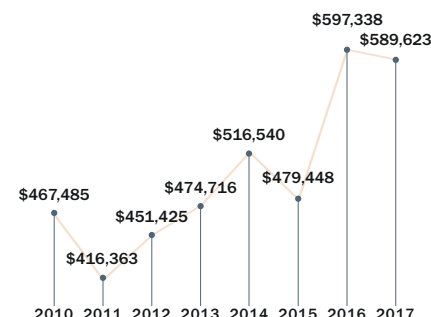
Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	7,944	2,886	3,930	1,104	24	N/A
Average Monthly Rent	\$1,567	\$1,171	\$1,597	\$2,460	\$3,245	N/A
Rental Unit Vacancy Rate	7.9%	7.9%	7.9%	10.0%	10.5%	N/A

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	NO
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
Hawaiian-Pacific Islander	NO	NO	NO	NO	NO
Senior	NO	NO	NO	NO	NO
Single Mother	NO	NO	NO	NO	NO
Foreign-Born	NO	NO	NO	NO	NO

Households	2000	2016
Households Total	10,207	12,762
Single-Person Households	5,974	6,973
Households with Children	1,008	1,175
Foreign-Born Individuals	1,655	2,506
Persons Exp. Disabilities	2,021	2,024
Persons 65 and Older	1,744	2,895

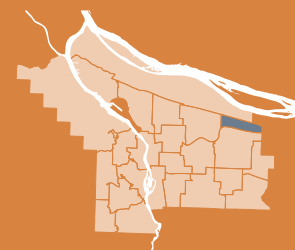
Homeownership Rates	2000	2016
TOTAL	29.9%	35.3%
White	31.7%	37.7%
Black	-	-
Asian	-	34.8%
Hispanic-Latino	-	17.7%
Hawaiian-Pacific Islander	-	-
Native American	-	7.7%

Median Home Sales Price (2017\$)



Neighborhood Profile

Parkrose-Argay



Population & Income	Population		Median Income		Poverty Rate	
	2000	2016	*2000	2016	2000	2016
TOTAL	12,298	13,372	\$55,389	\$49,898	11.6%	21.0%
White	8,640	8,146	\$55,966	\$50,309	8.7%	14.8%
Black	924	2,002	-	\$22,545	23.1%	41.5%
Asian	1,356	1,574	-	\$73,838	9.2%	9.6%
Hispanic-Latino	986	1,658	-	\$45,517	24.6%	32.8%
Hawaiian-Pacific Islander	104	123	-	-	-	49.6%
Native American	96	52	-	-	-	9.6%

*(2016\$)

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017
Housing Units: Total Units	5,590	5,596	5,596	5,596	5,599	5,600	5,601	5,604
Housing Units: Single-Family	2,891	2,894	2,894	2,894	2,894	2,895	2,896	2,899
Housing Units: Multifamily	2,699	2,702	2,702	2,702	2,705	2,705	2,705	2,705
Regulated Affordable Housing Units	-	86	-	-	-	86	-	-
City Funded Regulated Affordable Housing Units	27	27	27	27	27	27	27	27
New Residential Permits: Total Units	1	-	-	-	2	1	3	56
New Residential Permits: Single-Family Units	1	-	-	-	2	1	3	-
New Residential Permits: Multifamily Units	-	-	-	-	-	-	-	56

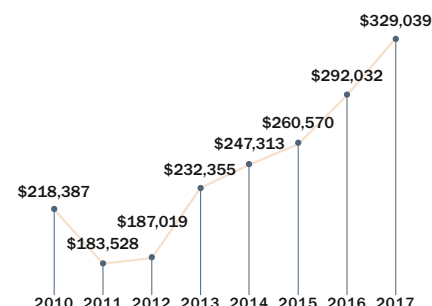
Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	1,471	177	487	634	173	N/A
Average Monthly Rent	\$1,193	\$1,027	\$1,061	\$1,263	\$1,442	N/A
Rental Unit Vacancy Rate	3.5%	4.2%	3.8%	3.2%	3.1%	N/A

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	NO	NO	NO	NO	NO
Latino	NO	NO	NO	NO	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	YES	YES	NO	NO
Hawaiian-Pacific Islander	NO	NO	NO	NO	NO
Senior	NO	NO	NO	NO	NO
Single Mother	NO	NO	NO	NO	NO
Foreign-Born	NO	NO	NO	NO	NO

Households	2000	2016
Households Total	5,071	5,275
Single-Person Households	1,576	1,701
Households with Children	1,477	1,284
Foreign-Born Individuals	2,243	2,817
Persons Exp. Disabilities	2,137	1,900
Persons 65 and Older	2,026	1,938

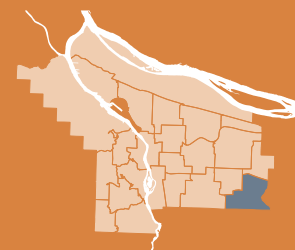
Homeownership Rates	2000	2016
TOTAL	57.7%	52.4%
White	62.0%	58.5%
Black	-	19.0%
Asian	-	76.5%
Hispanic-Latino	-	19.8%
Hawaiian-Pacific Islander	-	-
Native American	-	56.7%

Median Home Sales Price (2017\$)



Neighborhood Profile

Pleasant Valley



Population & Income	Population		Median Income		Poverty Rate	
	2000	2016	*2000	2016	2000	2016
TOTAL	10,761	15,965	\$70,797	\$55,995	8.1%	18.0%
White	9,067	11,197	\$70,908	\$58,501	7.6%	12.0%
Black	140	947	-	\$30,266	-	55.0%
Asian	911	2,561	-	\$74,071	8.0%	16.4%
Hispanic-Latino	454	1,019	-	-	12.6%	48.4%
Hawaiian-Pacific Islander	26	-	-	-	-	-
Native American	108	69	-	-	-	52.4%

*(2016\$)

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017
Housing Units: Total Units	5,446	5,452	5,465	5,474	5,499	5,513	5,537	5,547
Housing Units: Single-Family	4,126	4,132	4,145	4,152	4,177	4,191	4,215	4,225
Housing Units: Multifamily	1,320	1,320	1,320	1,322	1,322	1,322	1,322	1,322
Regulated Affordable Housing Units	-	55	-	-	-	55	-	-
City Funded Regulated Affordable Housing Units	36	36	36	36	36	36	36	36
New Residential Permits: Total Units	6	15	12	21	20	23	15	8
New Residential Permits: Single-Family Units	6	15	12	21	20	23	12	8
New Residential Permits: Multifamily Units	-	-	-	-	-	-	3	-

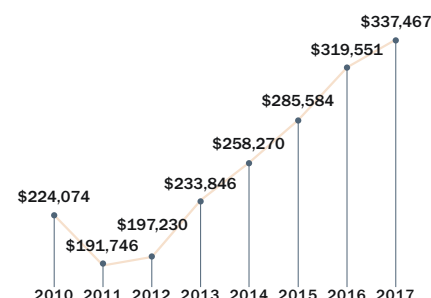
Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	590	1	68	438	83	N/A
Average Monthly Rent	\$1,192	\$903	\$908	\$1,197	\$1,293	N/A
Rental Unit Vacancy Rate	4.9%	10.0%	1.8%	5.6%	4.9%	N/A

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	NO	NO	NO	NO	NO
Latino	YES	YES	NO	NO	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	YES	YES	YES	NO
Hawaiian-Pacific Islander	NO	NO	NO	NO	NO
Senior	YES	YES	NO	NO	NO
Single Mother	NO	NO	NO	NO	NO
Foreign-Born	NO	NO	NO	NO	NO

Households	2000	2016
Households Total	3,742	5,316
Single-Person Households	661	1,127
Households with Children	1,440	1,945
Foreign-Born Individuals	1,468	4,191
Persons Exp. Disabilities	1,897	2,476
Persons 65 and Older	1,261	2,088

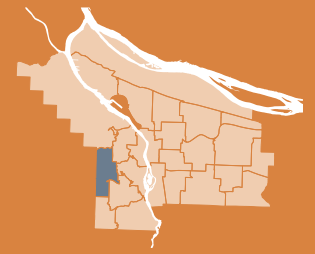
Homeownership Rates	2000	2016
TOTAL	75.8%	68.4%
White	76.3%	73.0%
Black	-	21.5%
Asian	-	82.2%
Hispanic-Latino	-	22.5%
Hawaiian-Pacific Islander	-	-
Native American	-	13.2%

Median Home Sales Price (2017\$)



Neighborhood Profile

Raleigh Hills



Population & Income	Population		Median Income		Poverty Rate	
	2000	2016	*2000	2016	2000	2016
TOTAL	13,742	14,734	\$90,755	\$103,656	4.3%	7.0%
White	12,640	13,122	\$86,788	\$105,833	3.9%	6.1%
Black	152	160	-	-	-	11.5%
Asian	343	543	-	\$105,000	7.3%	6.1%
Hispanic-Latino	484	582	-	\$49,999	6.5%	12.8%
Hawaiian-Pacific Islander	13	9	-	-	-	-
Native American	48	64	-	-	-	64.8%

*(2016\$)

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017
Housing Units: Total Units	5,882	5,891	5,894	5,918	5,934	5,954	5,999	6,023
Housing Units: Single-Family	4,704	4,713	4,716	4,725	4,741	4,761	4,784	4,808
Housing Units: Multifamily	1,178	1,178	1,178	1,193	1,193	1,193	1,215	1,215
Regulated Affordable Housing Units	-	97	-	-	-	111	-	-
City Funded Regulated Affordable Housing Units	-	-	-	14	14	14	14	14
New Residential Permits: Total Units	8	7	22	14	24	44	23	15
New Residential Permits: Single-Family Units	8	7	7	14	24	22	21	15
New Residential Permits: Multifamily Units	-	-	15	-	-	22	2	-

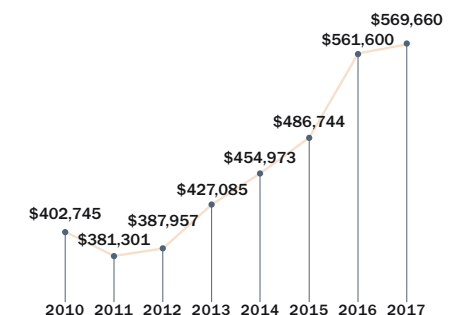
Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	735	1	291	355	88	N/A
Average Monthly Rent	\$1,192	\$779	\$1,024	\$1,231	\$1,497	N/A
Rental Unit Vacancy Rate	5.2%	0.0%	4.4%	5.0%	8.0%	N/A

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	YES	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	YES	YES	NO	NO	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	YES	YES	NO	NO
Hawaiian-Pacific Islander	YES	NO	NO	NO	NO
Senior	YES	YES	NO	NO	NO
Single Mother	YES	NO	NO	NO	NO
Foreign-Born	YES	NO	NO	NO	NO

Households	2000	2016
Households Total	5,709	6,056
Single-Person Households	1,559	1,678
Households with Children	1,764	1,830
Foreign-Born Individuals	1,302	1,353
Persons Exp. Disabilities	1,751	1,441
Persons 65 and Older	2,131	2,669

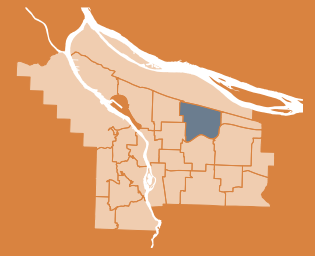
Homeownership Rates	2000	2016
TOTAL	73.5%	74.5%
White	75.8%	76.2%
Black	-	41.9%
Asian	-	79.0%
Hispanic-Latino	-	47.1%
Hawaiian-Pacific Islander	-	-
Native American	-	20.5%

Median Home Sales Price (2017\$)



Neighborhood Profile

Roseway-Cully



Population & Income	Population		Median Income		Poverty Rate	
	2000	2016	*2000	2016	2000	2016
TOTAL	36,329	38,829	\$59,564	\$59,020	13.4%	22.0%
White	26,017	29,306	\$61,881	\$61,748	9.6%	15.9%
Black	2,255	2,875	\$53,851	\$43,209	26.7%	36.8%
Asian	3,746	3,207	\$59,300	\$61,435	18.4%	15.5%
Hispanic-Latino	3,719	5,355	\$45,701	\$34,889	34.9%	48.5%
Hawaiian-Pacific Islander	142	110	-	-	-	37.3%
Native American	405	232	-	\$24,583	-	15.9%

*(2016\$)

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017
Housing Units: Total Units	15,653	15,672	15,729	15,754	15,776	15,807	15,858	15,906
Housing Units: Single-Family	11,162	11,181	11,200	11,217	11,237	11,268	11,317	11,354
Housing Units: Multifamily	4,491	4,491	4,529	4,537	4,539	4,539	4,541	4,552
Regulated Affordable Housing Units	-	1,334	-	-	-	1,387	-	-
City Funded Regulated Affordable Housing Units	796	796	796	796	796	821	821	1,100
New Residential Permits: Total Units	16	22	33	22	29	49	59	73
New Residential Permits: Single-Family Units	16	22	25	20	29	47	36	39
New Residential Permits: Multifamily Units	-	-	8	2	-	2	23	34

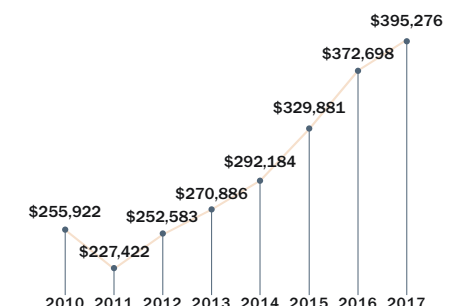
Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	1220	11	577	450	82	N/A
Average Monthly Rent	\$1,033	\$913	\$949	\$1,100	\$1,204	N/A
Rental Unit Vacancy Rate	3.0%	27.3%	3.5%	2.1%	3.5%	N/A

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	NO	NO	NO	NO	NO
Latino	YES	YES	NO	NO	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	YES	YES	YES	NO
Hawaiian-Pacific Islander	NO	NO	NO	NO	NO
Senior	YES	YES	NO	NO	NO
Single Mother	NO	NO	NO	NO	NO
Foreign-Born	NO	NO	NO	NO	NO

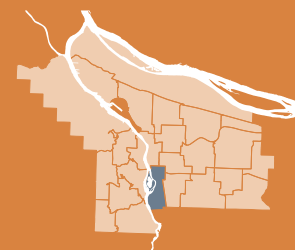
Households	2000	2016
Households Total	13,547	15,202
Single-Person Households	3,854	4,502
Households with Children	4,261	4,064
Foreign-Born Individuals	6,209	5,347
Persons Exp. Disabilities	6,302	4,614
Persons 65 and Older	3,709	4,149

Homeownership Rates	2000	2016
TOTAL	67.2%	63.6%
White	72.9%	66.8%
Black	38.4%	36.1%
Asian	57.7%	63.7%
Hispanic-Latino	28.7%	38.1%
Hawaiian-Pacific Islander	-	-
Native American	-	54.9%

Median Home Sales Price (2017\$)



Sellwood-Moreland-Brooklyn



Population & Income	Population		Median Income		Poverty Rate	
	2000	2016	*2000	2016	2000	2016
TOTAL	16,027	18,804	\$53,558	\$64,298	12.1%	14.0%
White	14,087	16,739	\$54,954	\$65,192	10.2%	12.8%
Black	352	111	-	-	-	70.3%
Asian	607	650	-	\$64,234	15.5%	18.9%
Hispanic-Latino	642	1,480	-	\$29,999	26.9%	19.2%
Hawaiian-Pacific Islander	38	40	-	-	-	-
Native American	148	183	-	-	-	-

*(2016\$)

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017
Housing Units: Total Units	8,202	8,213	8,240	8,264	8,468	8,524	8,831	9,169
Housing Units: Single-Family	4,486	4,497	4,514	4,535	4,573	4,607	4,638	4,664
Housing Units: Multifamily	3,716	3,716	3,726	3,729	3,895	3,917	4,193	4,505
Regulated Affordable Housing Units	-	616	-	-	-	617	-	-
City Funded Regulated Affordable Housing Units	85	85	85	85	85	85	85	85
New Residential Permits: Total Units	12	24	34	191	111	195	254	301
New Residential Permits: Single-Family Units	12	17	30	35	39	41	44	24
New Residential Permits: Multifamily Units	-	7	4	156	72	154	210	277

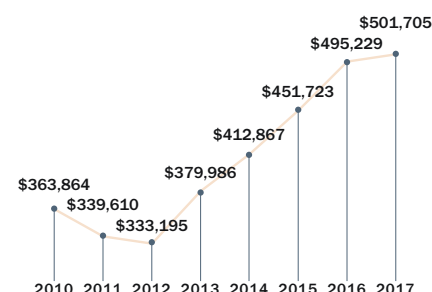
Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	1,258	103	683	466	6	N/A
Average Monthly Rent	\$1,213	\$1,117	\$1,078	\$1,413	-	N/A
Rental Unit Vacancy Rate	4.2%	7.5%	4.3%	3.6%	-	N/A

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	NO	YES	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	NO	NO	NO	-	NO
Native American	NO	NO	NO	-	NO
Asian	YES	YES	NO	-	NO
Hawaiian-Pacific Islander	NO	NO	NO	-	NO
Senior	NO	NO	NO	-	NO
Single Mother	NO	NO	NO	-	NO
Foreign-Born	NO	NO	NO	-	NO

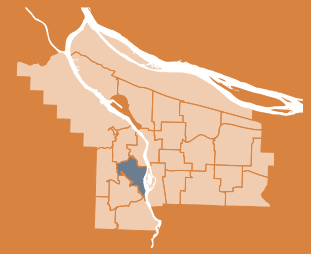
Households	2000	2016
Households Total	7,728	8,467
Single-Person Households	2,928	2,923
Households with Children	1,628	2,068
Foreign-Born Individuals	1,208	915
Persons Exp. Disabilities	2,623	1,887
Persons 65 and Older	1,677	2,272

Homeownership Rates	2000	2016
TOTAL	47.7%	74.5%
White	49.5%	49.9%
Black	-	-
Asian	-	32.8%
Hispanic-Latino	-	22.0%
Hawaiian-Pacific Islander	-	-
Native American	-	21.1%

Median Home Sales Price (2017\$)



South Portland-Marquam Hill



Population & Income	Population		Median Income		Poverty Rate	
	2000	2016	*2000	2016	2000	2016
TOTAL	9,890	14,230	\$76,706	\$86,962	10.3%	12.0%
White	8,915	11,730	\$75,190	\$94,940	9.3%	11.4%
Black	121	337	-	-	-	34.6%
Asian	471	1,001	-	\$77,310	21.7%	7.9%
Hispanic-Latino	285	899	-	\$52,857	-	12.1%
Hawaiian-Pacific Islander	12	21	-	-	-	-
Native American	37	78	-	\$9,839	-	-

*(2016\$)

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017
Housing Units: Total Units	7,312	7,316	7,528	7,678	7,934	8,591	8,623	8,927
Housing Units: Single-Family	2,779	2,783	2,786	2,792	2,801	2,805	2,818	2,821
Housing Units: Multifamily	4,533	4,533	4,742	4,886	5,133	5,786	5,805	6,106
Regulated Affordable Housing Units	-	26	-	-	-	244	-	-
City Funded Regulated Affordable Housing Units	11	11	11	220	220	220	220	220
New Residential Permits: Total Units	4	212	12	167	343	769	253	16
New Residential Permits: Single-Family Units	4	3	12	11	15	13	17	7
New Residential Permits: Multifamily Units	-	209	-	156	328	756	236	9

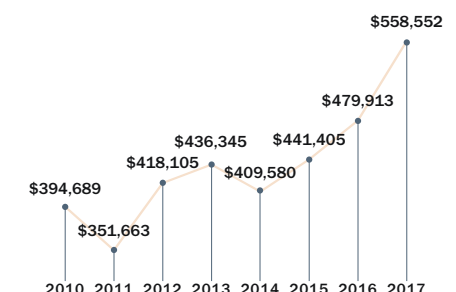
Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	3,239	517	1,788	902	32	N/A
Average Monthly Rent	\$1,702	\$1,217	\$1,508	\$2,344	\$2,132	N/A
Rental Unit Vacancy Rate	6.9%	6.3%	6.9%	7.7%	9.1%	N/A

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	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	NO	NO	NO	NO
Hawaiian-Pacific Islander	NO	NO	NO	NO	NO
Senior	NO	NO	NO	NO	NO
Single Mother	NO	NO	NO	NO	NO
Foreign-Born	NO	NO	NO	NO	NO

Households	2000	2016
Households Total	5,258	7,472
Single-Person Households	2,247	3,003
Households with Children	707	956
Foreign-Born Individuals	956	1,773
Persons Exp. Disabilities	1,184	1,325
Persons 65 and Older	1,282	2,613

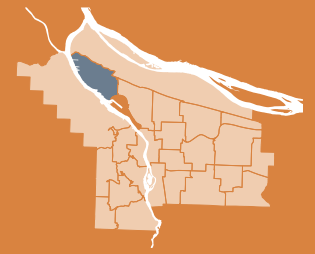
Homeownership Rates	2000	2016
TOTAL	51.8%	46.3%
White	54.1%	50.4%
Black	-	29.9%
Asian	-	24.3%
Hispanic-Latino	-	25.3%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2017\$)



Neighborhood Profile

St. Johns



Population & Income	Population		Median Income		Poverty Rate	
	2000	2016	*2000	2016	2000	2016
TOTAL	25,585	30,671	\$49,209	\$50,728	19.2%	27.0%
White	17,904	23,251	\$50,854	\$57,515	15.2%	20.7%
Black	2,172	2,594	\$26,936	\$23,151	44.0%	44.6%
Asian	1,469	1,160	-	\$53,367	14.1%	29.6%
Hispanic-Latino	3,544	4,692	\$43,815	\$35,206	24.1%	39.7%
Hawaiian-Pacific Islander	164	807	-	\$27,500	-	51.3%
Native American	500	400	-	-	-	82.2%

*(2016\$)

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017
Housing Units: Total Units	11,011	11,051	11,085	11,128	11,427	11,502	11,585	11,820
Housing Units: Single-Family	7,343	7,367	7,393	7,431	7,479	7,535	7,580	7,623
Housing Units: Multifamily	3,668	3,684	3,692	3,697	3,948	3,967	4,005	4,197
Regulated Affordable Housing Units	-	1,185	-	-	-	1,236	-	-
City Funded Regulated Affordable Housing Units	297	297	303	303	303	303	303	303
New Residential Permits: Total Units	87	51	43	312	93	103	206	160
New Residential Permits: Single-Family Units	29	36	43	64	62	68	51	71
New Residential Permits: Multifamily Units	58	15	-	248	31	35	155	89

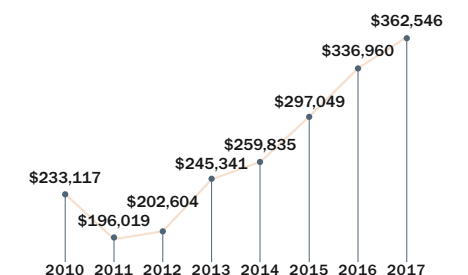
Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	1,442	312	366	666	98	N/A
Average Monthly Rent	\$1,142	\$1,117	\$1,110	\$1,157	\$1,228	N/A
Rental Unit Vacancy Rate	8.2%	13.2%	10.6%	5.7%	5.9%	N/A

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	NO	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	NO	NO	NO	NO	NO
Latino	NO	NO	NO	NO	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	YES	YES	YES	NO
Hawaiian-Pacific Islander	NO	NO	NO	NO	NO
Senior	NO	NO	NO	NO	NO
Single Mother	NO	NO	NO	NO	NO
Foreign-Born	NO	NO	NO	NO	NO

Households	2000	2016
Households Total	9,193	10,923
Single-Person Households	2,467	3,267
Households with Children	3,280	2,895
Foreign-Born Individuals	3,733	4,220
Persons Exp. Disabilities	5,499	4,289
Persons 65 and Older	2,378	2,311

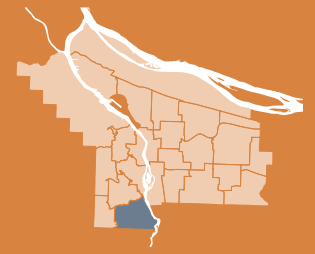
Homeownership Rates	2000	2016
TOTAL	56.2%	54.6%
White	63.3%	61.1%
Black	19.7%	13.0%
Asian	-	60.0%
Hispanic-Latino	28.2%	34.1%
Hawaiian-Pacific Islander	-	45.7%
Native American	-	35.2%

Median Home Sales Price (2017\$)



Neighborhood Profile

Tryon Creek-Riverdale



Population & Income	Population		Median Income		Poverty Rate	
	2000	2016	*2000	2016	2000	2016
TOTAL	10,258	10,851	\$115,907	\$119,815	4.6%	6.0%
White	9,403	9,486	\$107,431	\$119,313	3.9%	5.8%
Black	82	34	-	-	-	-
Asian	373	453	-	-	-	3.4%
Hispanic-Latino	210	508	-	-	-	5.5%
Hawaiian-Pacific Islander	29	22	-	-	-	-
Native American	30	21	-	-	-	-

*(2016\$)

Households	2000	2016
Households Total	3,638	3,641
Single-Person Households	736	664
Households with Children	1,319	1,130
Foreign-Born Individuals	681	1,133
Persons Exp. Disabilities	930	732
Persons 65 and Older	1,040	1,223

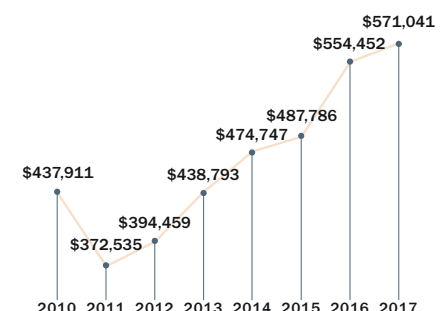
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017
Housing Units: Total Units	3,661	3,670	3,682	3,695	3,703	3,716	3,729	3,749
Housing Units: Single-Family	3,571	3,580	3,592	3,605	3,613	3,626	3,639	3,659
Housing Units: Multifamily	90	90	90	90	90	90	90	90
Regulated Affordable Housing Units	-	-	-	-	-	-	-	-
City Funded Regulated Affordable Housing Units	-	-	-	-	-	-	-	-
New Residential Permits: Total Units	9	15	7	13	15	19	19	12
New Residential Permits: Single-Family Units	9	14	7	13	15	19	15	12
New Residential Permits: Multifamily Units	-	1	-	-	-	-	4	-

Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	43	-	12	31	-	N/A
Average Monthly Rent	\$1,166	-	\$1,030	\$1,229	-	N/A
Rental Unit Vacancy Rate	7.0%	-	8.3%	6.5%	-	N/A

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

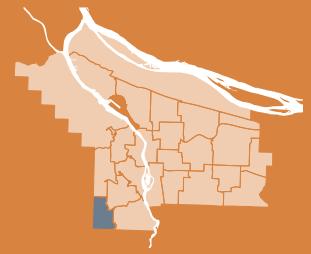
Homeownership Rates	2000	2016
TOTAL	88.4%	87.8%
White	88.6%	87.7%
Black	-	62.5%
Asian	-	96.6%
Hispanic-Latino	-	76.9%
Hawaiian-Pacific Islander	-	100.0%
Native American	-	-

Median Home Sales Price (2017\$)



Neighborhood Profile

West Portland



Population & Income	Population		Median Income		Poverty Rate	
	2000	2016	*2000	2016	2000	2016
TOTAL	12,726	13,525	\$83,815	\$79,960	6.6%	10.0%
White	11,088	11,363	\$84,324	\$81,928	5.3%	6.9%
Black	272	805	-	\$30,000	-	52.3%
Asian	476	621	-	\$81,875	8.5%	8.1%
Hispanic-Latino	593	389	-	-	18.8%	32.2%
Hawaiian-Pacific Islander	58	-	-	-	-	-
Native American	68	37	-	-	-	-

*(2016\$)

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017
Housing Units: Total Units	4,780	4,785	4,791	4,797	4,809	4,824	4,844	4,865
Housing Units: Single-Family	3,791	3,796	3,802	3,808	3,820	3,835	3,855	3,876
Housing Units: Multifamily	989	989	989	989	989	989	989	989
Regulated Affordable Housing Units	-	21	-	-	-	21	-	-
City Funded Regulated Affordable Housing Units	-	-	-	-	-	-	-	-
New Residential Permits: Total Units	7	6	5	15	14	23	24	23
New Residential Permits: Single-Family Units	7	5	5	15	14	23	24	23
New Residential Permits: Multifamily Units	-	1	-	-	-	-	-	-

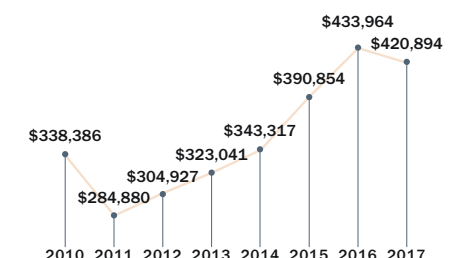
Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	1,112	18	309	665	120	N/A
Average Monthly Rent	\$1,438	\$875	\$1,193	\$1,504	\$1,774	N/A
Rental Unit Vacancy Rate	5.7%	18.3%	6.3%	5.2%	5.6%	N/A

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	YES	NO	NO	NO	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	YES	NO	NO	NO
Hawaiian-Pacific Islander	NO	NO	NO	NO	NO
Senior	YES	NO	NO	NO	NO
Single Mother	NO	NO	NO	NO	NO
Foreign-Born	NO	NO	NO	NO	NO

Households	2000	2016
Households Total	5,444	5,756
Single-Person Households	1,588	1,601
Households with Children	1,571	1,642
Foreign-Born Individuals	1,367	1,386
Persons Exp. Disabilities	1,428	1,048
Persons 65 and Older	1,045	2,011

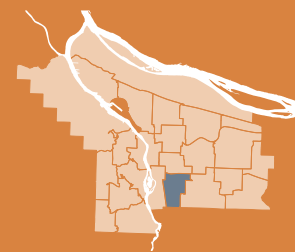
Homeownership Rates	2000	2016
TOTAL	72.3%	72.0%
White	74.2%	75.2%
Black	-	9.7%
Asian	-	56.3%
Hispanic-Latino	-	39.3%
Hawaiian-Pacific Islander	-	-
Native American	-	100.0%

Median Home Sales Price (2017\$)



Neighborhood Profile

Woodstock



Population & Income	Population		Median Income		Poverty Rate	
	2000	2016	*2000	2016	2000	2016
TOTAL	23,529	25,605	\$57,723	\$61,342	11.9%	15.0%
White	19,924	22,174	\$58,321	\$64,978	11.3%	12.1%
Black	442	533	-	-	-	60.0%
Asian	1,575	1,477	\$57,886	\$44,700	8.6%	30.1%
Hispanic-Latino	1,162	1,526	-	\$54,630	16.0%	19.1%
Hawaiian-Pacific Islander	73	50	-	-	-	54.0%
Native American	229	158	-	-	-	41.8%

*(2016\$)

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017
Housing Units: Total Units	10,382	10,410	10,422	10,450	10,491	10,561	10,646	10,805
Housing Units: Single-Family	6,839	6,863	6,873	6,899	6,928	6,974	7,025	7,075
Housing Units: Multifamily	3,543	3,547	3,549	3,551	3,563	3,587	3,621	3,730
Regulated Affordable Housing Units	-	308	-	-	-	313	-	-
City Funded Regulated Affordable Housing Units	135	135	135	135	135	135	135	135
New Residential Permits: Total Units	19	13	28	59	71	50	185	171
New Residential Permits: Single-Family Units	19	13	26	33	60	40	55	71
New Residential Permits: Multifamily Units	-	-	2	26	11	10	130	100

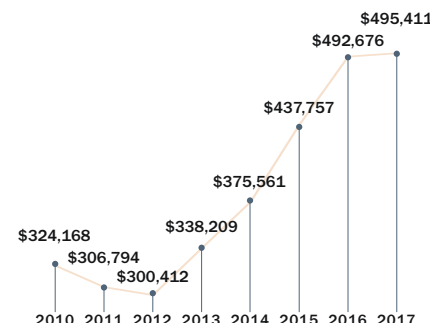
Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	1,982	142	826	963	51	N/A
Average Monthly Rent	\$1,166	\$984	\$1,015	\$1,312	\$1,344	N/A
Rental Unit Vacancy Rate	4.2%	5.3%	4.4%	3.9%	3.1%	N/A

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	NO
White	YES	YES	YES	YES	NO
Black	NO	NO	NO	NO	NO
Latino	YES	YES	NO	NO	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	YES	YES	YES	NO
Hawaiian-Pacific Islander	NO	NO	NO	NO	NO
Senior	YES	YES	NO	NO	NO
Single Mother	NO	NO	NO	NO	NO
Foreign-Born	NO	NO	NO	NO	NO

Households	2000	2016
Households Total	9,887	10,466
Single-Person Households	3,238	2,897
Households with Children	2,468	2,399
Foreign-Born Individuals	2,762	1,857
Persons Exp. Disabilities	3,830	3,323
Persons 65 and Older	3,082	2,957

Homeownership Rates	2000	2016
TOTAL	57.3%	55.6%
White	60.1%	57.0%
Black	-	13.0%
Asian	50.1%	76.6%
Hispanic-Latino	-	31.6%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2017\$)



City of Portland Policies & Programs

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97	4.02 Focus Areas
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99	4.04 Renter Portfolio & Programs
105	4.05 Strategic Initiatives
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Section 1

City Plans & Policies

The Portland Housing Bureau is responsible for leading housing policy for the City of Portland and administering programs to produce affordable rental housing, increase and stabilize homeownership, end homelessness, and regulate and assist landlords and tenants in the rental housing market. These functions have been assigned to the Bureau through various city plans, policies, and budget notes. Outlined below are the most significant active city plans and policies that direct the Bureau's work. Included in the descriptions are the major goals identified in each of the plans.

✓ Completed ● In Process ✗ Not Completed

2035 Comprehensive Plan

Established 2016

Completion 2035

Adopted in 2016, the 2035 Comprehensive Plan is a long-range plan that helps the City prepare for and manage expected population and employment growth, as well as plan for and coordinate major public investments. The plan guides land use and investment decisions through 2035. Major policy goals and progress to date are outlined in the table below.

Goal	
○	▶ Build 10,000 new units at 0-80% AMI by 2035
○	▶ Affirmatively Further Fair Housing
○	▶ Mitigate and prevent displacement
✓	▶ Land bank for affordable housing <i>The Housing Bureau and its community partners land bank for affordable housing.</i>
✓	▶ Site affordable housing in high opportunity areas <i>The Housing Bureau worked with the Bureau Planning and Sustainability to map opportunity areas and is currently siting affordable housing, via the Housing Bond, in these areas.</i>
○	▶ Preserve and produce affordable housing
○	▶ Fund affordable housing
○	▶ Increase affordable rentals and homeownership opportunities
✓	▶ Create and implement an inclusionary housing program <i>The Portland Inclusionary Housing Program has been in effect since February 2017.</i>
○	▶ Preserve mobile home parks
○	▶ Create homeowners
○	▶ Support homeowner retention services
○	▶ Offer a variety of homeownership paths (such as condos, land trust, etc.)
○	▶ Prevent and reduce homelessness
✓	▶ Require safe and healthy housing <i>The Housing Bureau currently offers a lead hazard control program.</i>
○	▶ Increase renter protections

Portland Plan

Established 2012

Adopted in 2012, the Portland Plan presents a strategic roadmap for the City of Portland through the plan's three integrated strategies—*Thriving Educated Youth*, *Economic Prosperity and Affordability*, and *Healthy Connected City*—and its framework for advancing equity, designed to help realize the vision of a prosperous, educated, healthy and equitable Portland. Major policy goals and progress to date are outlined in the table below.

Goal	
○	▶ Remove discriminatory barriers to Portlanders trying to secure housing
○	▶ Prevent evictions and foreclosure
○	▶ Move households from homelessness into transitional housing such as permanent supportive housing
○	▶ Create more homeowners
○	▶ Implement the Fair Housing Action Plan
○	▶ Create more minority homeowners
✓	▶ Update 10-Year Plan to End Homelessness <i>The Home for Everyone Plan was established in 2014.</i>

Central City No Net Loss Policy

Established 2001

Adopted in 2001, the Central City No Net Loss Policy mandates that the City will maintain the number of units that were affordable at 60 percent AMI and below in 2002 in the Central City. According to the baseline established in a 2002 central city housing inventory, 8,286 rental units were affordable at 60 percent AMI and below.

In 2018, there was a total of 8,124 total units in the Central City of which 7,797 units are regulated and 327 units are market rate. Compared to 2017, the Central City lost 11 regulated units and gained 184 market rate units.

Policy goals and progress to date are outlined in the table below.

	Regulated Units		Market Units		Total Units	
	2002	2018	2002	2018	2002	2018
No Net Loss Rental Housing Units, 0-60% AMI						
Central Eastside	160	464	464	67	624	531
Downtown	3,197	3,248	1,048	133	4,245	3,381
Goose Hollow	548	513	785	19	1,333	532
Lloyd District	-	221	97	74	97	295
River District	1,485	3,123	502	34	1,987	3,157
South Waterfront	-	209	-	-	-	209
Lower Albina	-	19	-	-	-	19
Total	5,390	7,797	2,896	327	8,286	8,124

While the number of regulated units has increased by 2,407 units since 2002, the Central City has seen continued loss of affordability in market-rate units, though the number of units more than doubled from 143 in 2017 to 327 in 2018. 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.

East Portland Action Plan a Guide for Improving Livability in Outer East Portland

Adopted in 2009, The East Portland Action Plan contains strategies and actions to provide guidance and direction to public agencies, nonprofit organizations, businesses and individuals to address the broad array of opportunities and challenges facing East Portland. Major housing policy goals and progress to date are outlined in the table below.

Goal	
✗	► Create a housing rehabilitation program
○	► Expand nonprofit home repair and rehab programs
○	► Review/assess housing development tax abatement benefits and their impacts in East Portland

Broadway Corridor Project

The Broadway Corridor project is an opportunity site for high-density employment, mixed-income housing, and signature city attractions and amenities. This project will connect the Old Town/Chinatown and Pearl District neighborhoods, with the goal to maximize community benefits, particularly to those groups that haven't benefited from other urban projects. Affordable housing production targets are outlined below.

Goal	
○	▶ 30% of Residential Development Rights for Affordable Housing at 0%-60% AMI and 0%-80% AMI brackets, creating approximately 720 units

Division Corridor Transit Project

The Division Transit Project will improve travel between Downtown Portland, Southeast and East Portland and Gresham with easier, faster and more reliable bus service. As a part of the planning process the Housing Bureau worked with community stakeholders, agreeing to a community benefits agreement outlining specific affordable housing goals. Affordable housing production targets are outlined below.

Goal	
○	▶ Support the production of more and a variety of housing types of affordable housing: secure funding for 300 new affordable rental housing units for households earning up to 60% of AMI through 2021
○	▶ Use existing and new programs and resources to help preserve affordability in 100 housing units serving families up to 80% AMI (includes both homeownership and rental) through 2021

Southwest Corridor Project

Adopted in 2018, the SW Corridor Equitable Housing Strategy will help ensure that homes along a new transit line meet the needs of households of different sizes and incomes. It will also support the cities' and regional efforts to leverage a major public transit project with housing policies and investments so all Portlanders—regardless of race, ethnicity, family status, income, or disability—have a range of affordable choices of where to live. Affordable housing production targets are outlined below.

Goal	
○	▶ Improve access to affordable living, considering the combined housing, transportation and utility costs
○	▶ Equitable housing: Identify tools to increase supply and meet demand for diverse places to live to fit the needs of individuals and families of all incomes and sizes
○	▶ Create an equitable housing strategy to identify ways to build or maintain affordable housing with a future light rail project

Section 2

Focus Areas

Based on direction outlined in policies, plans, and budget notes, the Portland Housing Bureau has developed four focus areas for work that implement policies, programs, and services necessary to achieve the city's housing goals and objectives.



Production & Preservation

The Portland Housing Bureau provides financing for the construction and preservation of affordable housing. PHB's housing is required to remain affordable at targeted incomes for up to 99 years.

- ▶ Direct financing using local and federal resources
- ▶ Indirect subsidies, such as tax exemptions and fee waivers



Home Ownership

The Housing Bureau funds programs to increase homeownership for vulnerable communities, directly and with community partners.

- ▶ Homebuyer education
- ▶ Down-payment assistance
- ▶ Tax exemptions
- ▶ Mortgage tax credits
- ▶ Construction



Preventing Displacement

The Housing Bureau uses a variety of strategies to stabilize vulnerable renters and homeowners, especially in North/Northeast and East Portland.

- ▶ New tenant protections
- ▶ New Rental Services Office
- ▶ Legal services funding
- ▶ Home repair grants and loans



Ending Homelessness

Through the Joint Office of Homeless Services, the Housing Bureau invests in a variety of services and programs that directly assist individuals and families at risk of and experiencing homelessness, including:

- ▶ Short-term rent assistance
- ▶ Permanent supportive housing
- ▶ Transitional housing
- ▶ Emergency shelter and winter shelter

Together with partners, the Housing Bureau is working to achieve Portland City Council's goal of creating 2,000 new supportive housing units by 2028.

Section 3

Bureau Plans

Portland's Housing Bond

Portland's Housing Bond is a voter-backed initiative to create more affordable housing in Portland. A Policy Framework establishes goals for Portland's Housing Bond and outlines the community priorities to guide decisions about bond investments. The Framework to identify, purchase, build, and renovate units was finalized following a six-month public process and with the input of nearly 1,000 community members. For a detailed look at the budget, programming goals, and performance to date, please turn to page 106.

N/NE Neighborhood Housing Strategy

The N/NE Neighborhood Housing Strategy is an initiative to address the legacy of displacement in North and Northeast Portland through investments to create new affordable housing, opportunities for first-time homebuyers, and home retention programs for longtime residents of the area. Since 2015, the Housing Bureau has used all Interstate Corridor Urban Renewal Area resources to implement and expand the housing strategy. For a detailed look at the budget, programming goals, and performance to date, please turn to page 108.

Supportive Housing Plan

In late 2017, the Portland City Council and the Multnomah County Board of Commissioners adopted parallel resolutions directing the development of this plan to guide the production of at least 2,000 new units of supportive housing in Multnomah County by 2028. The Resolutions required that the plan include the actual need for supportive housing, the total cost of meeting the 2,000 unit goal, an assessment of resources currently and prospectively available to meet the goal, and the necessary next steps for implementation. For a detailed look at the budget, programming goals, and performance to date, please turn to page 112.

A Home for Everyone | Joint Office of Homeless Services

In 2012, a committee was convened by the City of Portland, Multnomah County, and Home Forward to bring together diverse stakeholders to review data, listen to community, and learn effective local and national practices to develop a plan to end homelessness. This plan was adopted and put into effect with the creation of the Joint City-County Office of Homeless Services tasked with implementing the plan. For a detailed look at the budget, programming goals, and performance to date, please turn to page 116.

Urban Renewal Housing Strategies

Adopted in 2006, the City of Portland's Tax Increment Financing Set-Aside Policy allocates 45 percent of urban renewal resources to affordable housing programs. Each urban renewal area developed a separate housing strategy to be implemented with the tax increment resources. The Housing Bureau is responsible for meeting the affordable housing programming goals in each strategy. For a detailed look at the set-aside financial data, programming goals, and performance to date, please turn to Part 5, page 144.

Section 4

Renter Portfolio & Programs

Through the Portland Housing Bureau, the City of Portland works to increase affordable rental housing by subsidizing the construction of new buildings and rehabilitating existing buildings (“preservation”) to provide long-term affordability for households at targeted income levels.

The Portland Housing Bureau supports affordable housing development throughout the city by providing direct financing to nonprofit housing providers, as well as property tax and development fee exemptions to for-profit developers who include affordable units within market-rate projects.

City Regulated Rental Units by Financing Structure*	30% AMI	40% AMI	50% AMI	60% AMI	80% AMI	Total
Total Units	2,236	643	4,079	6,895	612	14,465
Basic Financing	659	147	1,237	2,320	257	4,620
+ Section 8 Project	532	299	1,033	1,106	64	3,034
+ Tax Abatement	87	-	108	498	124	817
+ 4% Tax Credits	218	38	324	826	39	1,445
+ 9% Tax Credits	104	39	376	707	81	1,307
+ 4% Tax Credits and Section 8	338	108	437	680	25	1,588
+ 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
2018	62	31	-	-	89	-	539	152	113	-	803	183
2017	54	54	-	-	-	29	350	62	107	-	511	145
2016	9	49	-	-	57	-	241	-	-	-	362	49

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

NC=New Construction P=Preservation & Rehabilitation

Resident Demographics

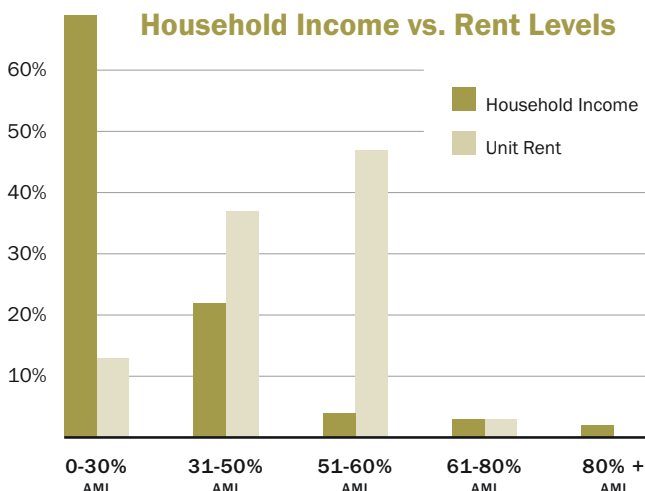
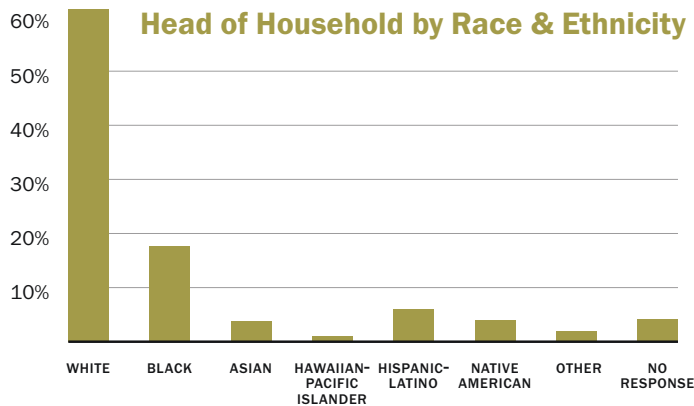
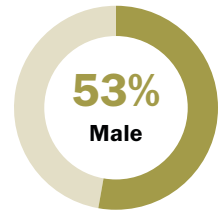
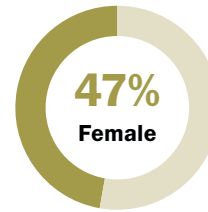
Many residents from diverse backgrounds and demographic characteristics live in the Housing Bureau's regulated units. Residents vary by race, gender, income and type of subsidy they received.

20,193
Total Residents

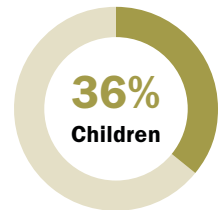
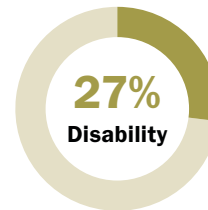
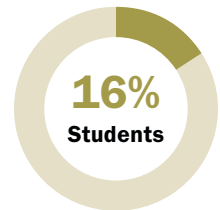
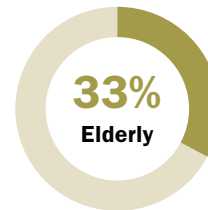
7 years
Average Residency

\$ 17,848 Average Annual Income
518 Average Gross Rent

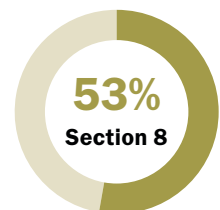
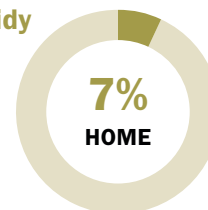
Heads of Household



Demographic of Residents



Subsidy Type



For example, 69% of households in the Bureau'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.

Ending Homelessness

The City is a key partner of *A Home for Everyone*, our local collaboration to end homelessness. *A Home for Everyone* is comprised of community members and leaders from Multnomah County, the Cities of Portland and Gresham, Home Forward, nonprofit service organizations, and many other community partners.

The City funds programs designed to prevent and end homelessness for families and individuals through the Joint Office of Homeless Services. Services are delivered through contracts with various nongovernmental and other public entities, who provide a range of programming to address the diverse needs of people experiencing homelessness, including short term rent assistance, eviction prevention and housing placement, emergency shelter, and transitional housing.

Services by Program	Housing								Transitional Housing				Shelter Beds			
	Short Term Rent Assistance				Permanent Supportive Housing				Transitional Housing Units				Emergency / Winter Shelter			
	2014	2015	2016	2017	2014	2015	2016	2017	2014	2015	2016	2017	2014	2015	2016	2017
TOTAL	4,814	4,062	5,182	5,016	2,685	3,996	4,214	4,638	2,897	1,910	1,761	1,594	3,592	4,692	6,900	8,180
White	1,436	2,365	2,012	2,800	1,496	2,879	2,510	3,430	1,629	1,473	1,178	1,218	1,889	3,301	4,310	5,957
Black	1,483	1,274	1,127	1,820	658	1,057	820	1,258	690	413	319	394	979	1,169	1,135	2,041
Asian	146	201	234	335	50	82	84	149	57	33	17	23	101	110	69	201
Hispanic-Latino	199	1,289	1,407	1,559	54	497	543	584	67	162	172	138	218	562	930	897
Hawaiian-Pacific Islander	199	148	125	218	54	95	64	155	67	26	14	37	218	198	152	428
Native American	487	512	277	685	292	520	193	589	343	190	61	173	426	640	304	1,160

Source: Homeless Management Information System (HMIS): Accessed December 2018

Homeownership & Stabilization

Through programs and investments to increase 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 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, 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	454	283	35	772
Home Buyer Assistance Loan	72	172	34	278
Home Repair Loan	382	111	1	494

AMI=Area Median Income

Homeownership Production by Program	Below 50% AMI				51-80% AMI				81%+ AMI				Total			
	2014	2015	2016	2017	2014	2015	2016	2017	2014	2015	2016	2017	2014	2015	2016	2017
Home Buyer Assistance Loan	12	4	3	5	27	7	10	15	-	-	5	10	35	17	18	30
Home Repair Loan	8	9	13	26	8	21	12	29	-	-	-	-	16	30	25	55
Home Repair Grant	476	600	541	551	59	92	43	62	-	1	-	-	532	693	561	613
Lead Hazard Reduction	N/A	N/A	30	1	N/A	N/A	23	1	N/A	N/A	-	-	N/A	N/A	53	2
Mortgage Credit Certificate	3	-	-	-	20	23	16	12	57	81	41	33	80	104	57	45
SDC Exemption Program	33	14	15	14	51	24	30	29	56	30	40	15	138	68	85	58
Homeownership Tax Exemption	24	23	12	14	41	26	22	29	44	32	30	16	109	81	64	59

AMI=Area Median Income

Homeownership & Stabilization cont.

	■ Home Buyer Assistance Loan				■ Home Repair Loan				■ Home Repair Grant				■ Lead Hazard Reduction			
	2014	2015	2016	2017	2014	2015	2016	2017	2014	2015	2016	2017	2014	2015	2016	2017
White	54%	24%	33%	22%	71%	34%	48%	47%	58%	52%	54%	53%	N/A	N/A	40%	100%
Black	37%	53%	50%	59%	21%	59%	48%	42%	24%	27%	24%	24%	N/A	N/A	32%	-
Asian	3%	-	-	4%	7%	-	8%	5%	4%	4%	4%	4%	N/A	N/A	2%	-
Hispanic-Latino	23%	18%	11%	11%	-	7%	-	-	4%	5%	6%	7%	N/A	N/A	6%	-
Hawaiian-Pacific Islander	3%	-	-	-	-	-	-	-	-	1%	1%	1%	N/A	N/A	-	-
Native American	3%	-	6%	15%	-	-	4%	-	8%	10%	10%	2%	N/A	N/A	-	-
African, Middle Eastern or Slavic	-	5%	-	-	-	-	-	-	2%	1%	1%	-	N/A	N/A	-	-

	■ Mortgage Credit Certificate				■ SDC Exemption				■ Homeownership Tax Exemption			
	2014	2015	2016	2017	2014	2015	2016	2017	2014	2015	2016	2017
White	81%	84%	74%	85%	46%	49%	36%	20%	38%	32%	30%	20%
Black	7%	4%	7%	13%	6%	2%	5%	3%	7%	8%	3%	3%
Asian	1%	7%	9%	3%	33%	42%	51%	65%	36%	49%	58%	65%
Hispanic-Latino	6%	5%	11%	13%	8%	4%	11%	3%	9%	2%	11%	3%
Hawaiian-Pacific Islander	-	-	-	-	-	-	1%	-	1%	-	2%	-
Native American	5%	-	-	-	1%	1%	4%	-	1%	1%	2%	-
African, Middle Eastern or Slavic	15%	-	-	-	8%	2%	2%	11%	9%	8%	2%	11%

Source: Homeless Management Information System (HMIS): Accessed December 2018

Rental Services Office

The Portland Housing Bureau Rental Services Office provides information on local landlord-tenant and Fair Housing laws, coordinates legal aid services, and works on tenant protections. Through the Office, the Bureau funds programs designed to protect the rights of renters and to protect rental households vulnerable to the negative impacts of displacement or eviction. These programs are provided through contracts with various non-governmental and other public entities, who perform a range of services that address the diverse needs of people experiencing rental housing instability.

Funded services include a renter hotline, a Fair Housing hotline, Fair Housing training, Fair Housing testing, landlord/tenant education, legal aid, advocate support, and emergency housing placement. Most clients served, for all rental service programs, are below 50 percent AMI. Compliance, policy and program development is also done by the Portland Housing Bureau Rental Services Office. The Bureau links these rental service programs to its funded rental housing, supportive housing, regulatory agreements.

	Fair Housing Education	Renter Advocacy & Education	Legal Aid	Renter Habitability
Numbers Served, FY 2016-17	Year-to-Date	Year-to-Date	Year-to-Date	Year-to-Date
Racial Composition: Total	721	1,725	312	132
White	207	1112	130	6
Black	107	226	96	42
Asian	10	55	16	4
Hispanic-Latino	53	147	22	3
Hawaiian-Pacific Islander	3	48	1	5
Native American	18	91	6	9
African, Middle Eastern or Slavic	7	22	18	63
Declined to Answer	316	24	23	-
Gender Composition: Total	678	1,569	302	92
Female	203	576	90	55
Male	79	993	209	37
Unknown	405	-	3	-

Source: Homeless Management Information System (HMIS): Accessed December 2018

Section 5

Strategic Initiatives

Portland's Housing Bond

Passed November 2016

Completion 2023

In November 2016, Portland voters approved measure No. 26-179, authorizing \$258.4 million in general obligation bonds to fund at least 1,300 units of newly affordable housing over five to seven years. The Portland Housing Bureau administers these funds to develop new housing and acquire existing buildings. Investments are guided by a community-driven Policy Framework, which outlines production goals, priority communities, and location priorities.

Program Goals

1300

newly affordable units

650units for families
2+ bedrooms**600**units at or below
30% AMI**300**permanent supportive
housing units

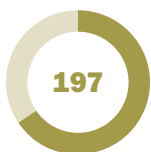
2018 Outcomes to Date

Progress Measures

■ Complete or Met
■ Remaining or Unmet



Total Units

Family-Sized
Units30% AMI
UnitsProject-Based
VouchersSupportive Housing
Units

Current Bond Projects

**Ellington Apts.**

263 units

Acquired Feb 2017

**30th & Powell**

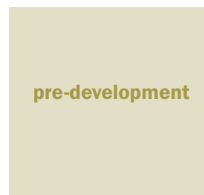
200 units

Construction in 2020

**105th & Burnside**

51 units

Leasing Aug 2018



pre-development

NE Prescott

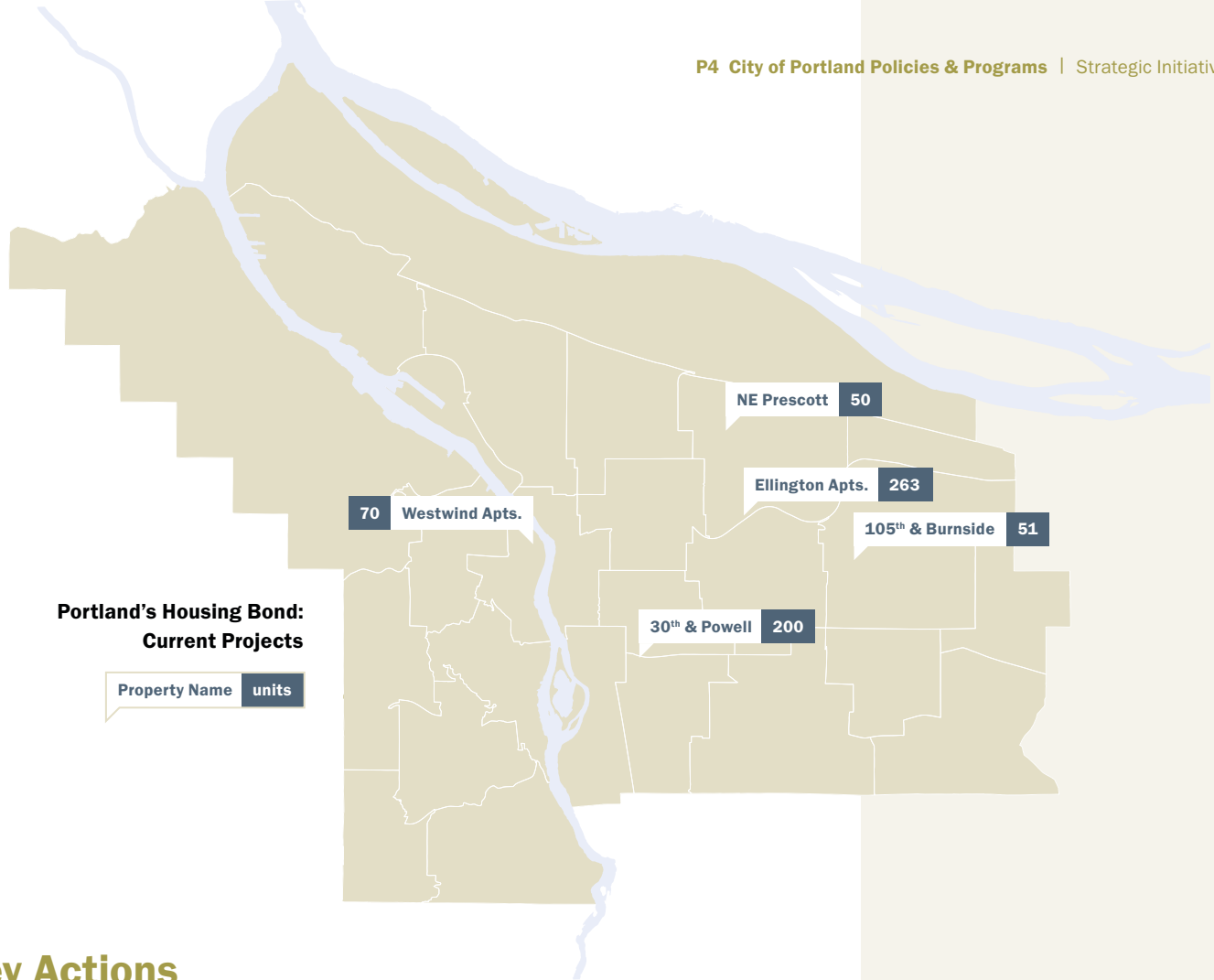
50 units

Pre-development

**Westwind Apts.**

70 units

Purchased Nov 2018



Key Actions

- **November 2016** Bond Measure passes
- **February 2017** City acquires the Ellington Apartments
- **April–September 2017** A Stakeholder Advisory Group is convened to create a community-driven policy framework to guide Bond expenditures; an independent Oversight Committee is appointed to review expenditures and monitor implementation
- **February 2018** City Council approves an Intergovernmental Agreement with Home Forward to perform Asset Management for Bond projects
- **June 2018** City acquires a parcel at 5827 NE Prescott for future development and a new building at 10506 E Burnside, which is leased in partnership with homeless family providers and other community partners
- **October 2018** A team lead by Holst Architecture is selected to develop 30th & Powell under the Housing Bond
- **November 2018** The Westwind Apartments is purchased for redevelopment in partnership with Multnomah County to provide supportive housing

For more information:
portlandhousingbond.com

N/NE Neighborhood Housing

Established January 2015

Completion 2022

The N/NE Neighborhood Housing Strategy is a City initiative to address the legacy of displacement in North and Northeast Portland through investments to create new affordable housing, opportunities for first-time homebuyers, and home retention programs for longtime residents of the area.

Program Goals

Rental Development

380

units

Home Repair Loans

190

households

Home Repair Grants

340

households

Homeownership

122

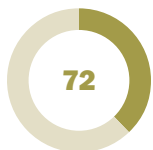
households

2018 Outcomes to Date

Since the strategy's inception in 2015, a Community Oversight Committee and the Bureau have increased funding from the original \$20 million housing plan to a budget of more than \$60 million in recognition of the continued community need and the inflating cost of housing in the area.

Progress Measures

■ Complete or Met
■ Remaining or Unmet



Home Repair Loans
Provided



Home Repair Grants
Provided



Homeowners
Created

Current Rental Projects



Charlotte B Rutherford
51 units
Open December 2018



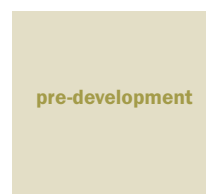
Beatrice Morrow
80 units
Open November 2018



King Parks
70 units
Pre-Development



Magnolia II
50 units
Pre-Development

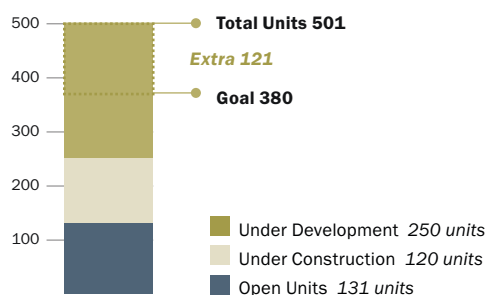


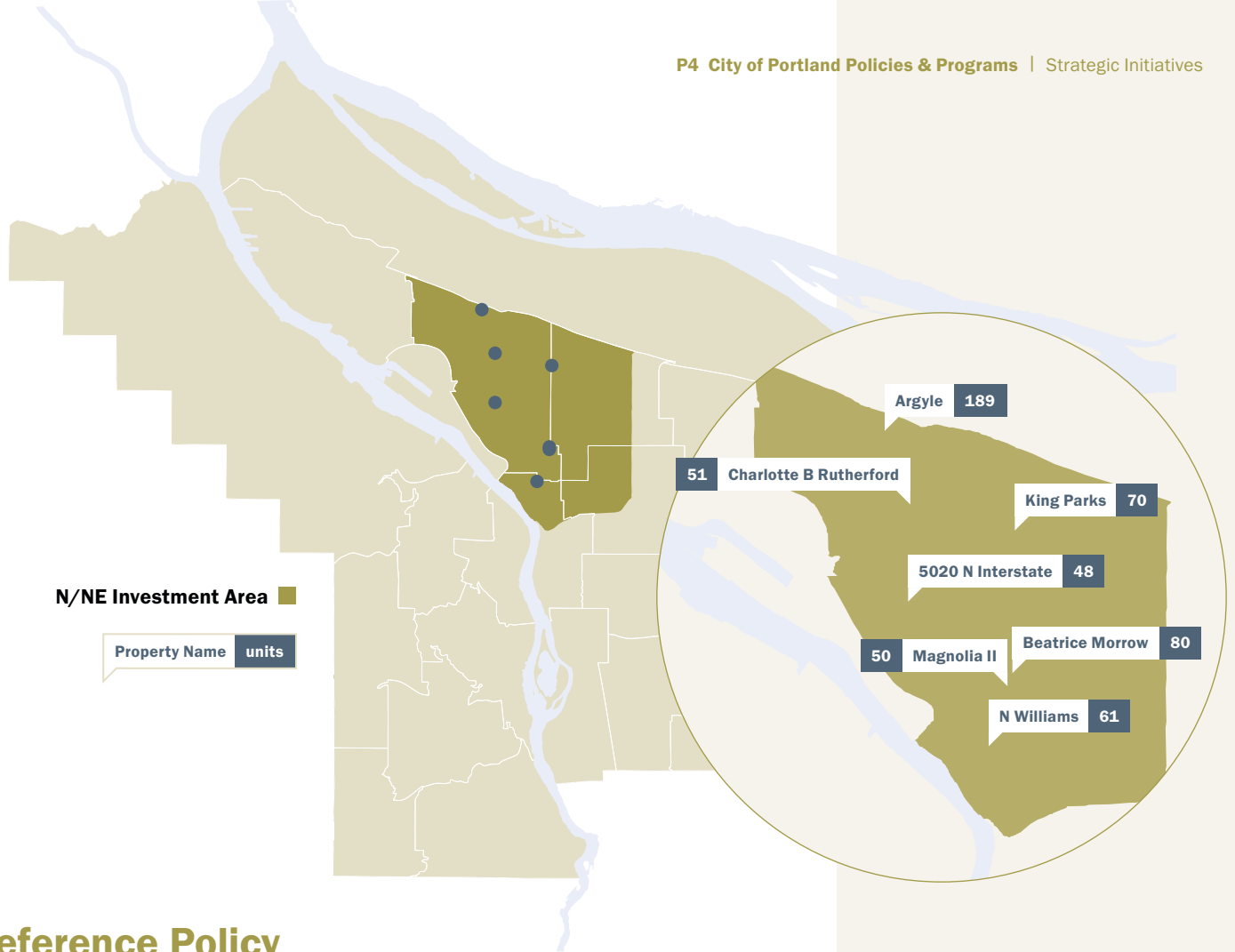
Argyle
189 units
Pre-Development



N Williams
61 units
Pre-Development

Rental Development Units to Date



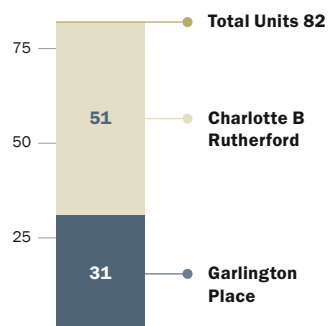


Preference Policy

A central feature of the N/NE Housing Strategy is the Preference Policy, which gives priority for the City's affordable housing investments in the Interstate Corridor Urban Renewal Area to current and former residents of the N/NE Portland community. Preference points do not guarantee that the household will be eligible for a housing unit. Preference is:

- ▶ based on the amount of urban renewal activity that occurred where person or person's parent/guardian or grandparent lived (or currently live) in N/NE Portland
- ▶ given to applicants who were displaced, are at risk of displacement, or who are the descendants of families that were displaced due to urban renewal in N/NE Portland
- ▶ given regardless of whether the person is currently residing in N/NE Portland
- ▶ the households also meet income and screening eligibility requirements for the housing unit

Preference Policy Households Housed



Notes: The Garlington Place is owned by Cascadia Behavioral Health and did not receive funding from PHB. However, they voluntarily leased up a portion of the building using Preference Policy households.

For more information:
portlandoregon.gov/phb/nnestrategy

Inclusionary Housing

Established February 2017 **Completion** ongoing

The City of Portland has identified the need for a minimum of 22,000 affordable housing units to serve low and moderate-income households. The Inclusionary Housing (IH) program is designed to supplement publicly financed affordable housing development by linking the production of affordable housing to the production of market-rate housing. Under IH, all residential buildings proposing 20 or more new units are required to provide a percentage of the units at rents affordable to households up to 80 percent of the median family income (MFI), with a program emphasis on units at 60 percent MFI or less.

Program Goals

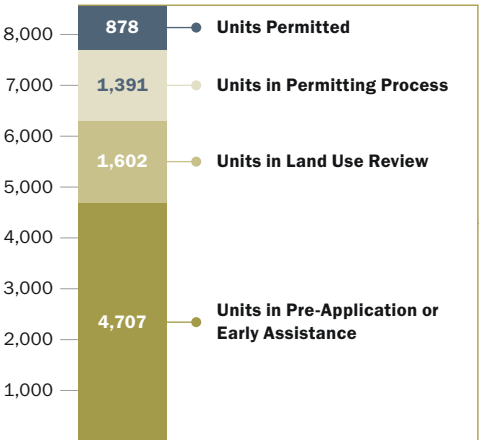
- Link affordable unit production to market-rate development
- Support development of affordable units in high-opportunity areas
- Increase housing opportunities for families and individuals facing the greatest disparities
- Promote a wide range of affordable housing type options

2018 Outcomes to Date

Since the IH program went into effect, there are a **total of 8,578 units in 100 proposed buildings** throughout the city at some stage of the pre-development or the permitting process.

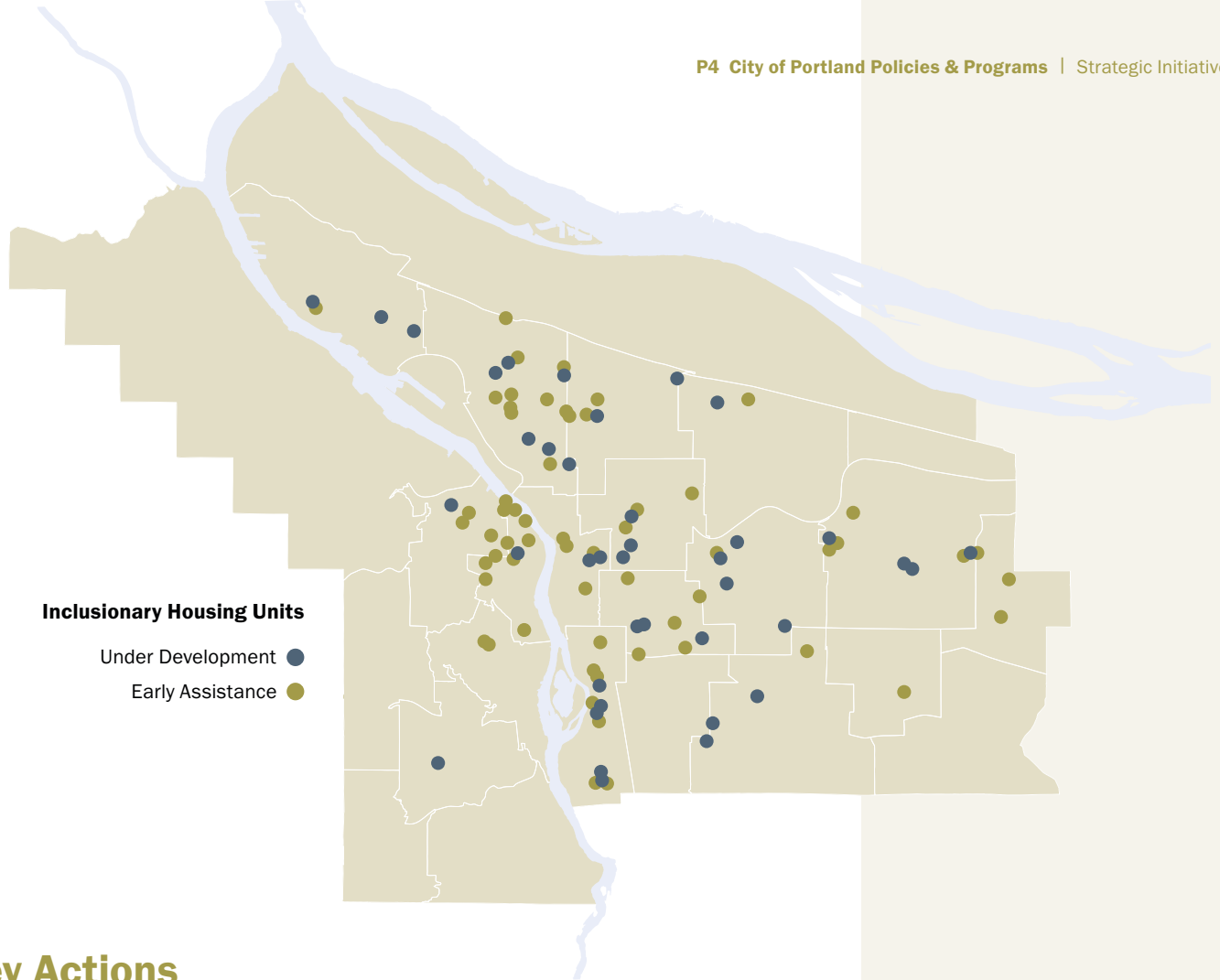
Multifamily & Inclusionary Housing Permitting Pipeline

20+ Unit Buildings



As of August 2017

8,578 Total Units
Of these, **43 projects with 362 affordable units** have permits or are close to permitting.



Key Actions

► June 2018

City Council approved technical changes to the IH program fee-in-lieu option

► August 2018

Adopted administrative rules for IH homeownership requirements

► October 2018

Inclusionary housing development 18-month review memo published and City Council approved technical change to IH program property tax exemption for projects in the Central City built or zoned 5:1+ FAR

For more information:
[portlandoregon.gov/
phb/inclusionary-housing](https://portlandoregon.gov/phb/inclusionary-housing)

Supportive Housing Plan

Passed October 2017

Completion 2028

In October 2017, the Portland City Council and the Multnomah County Board of Commissioners adopted parallel resolutions stating the goal to create 2,000 new supportive housing units by 2028. The resolution was passed in response to one of our community's most urgent needs.

Supportive housing is an evidence-based housing solution for individuals and families who have a disability and the experience of long-term (chronic) homelessness. Supportive housing combines affordable housing with wrap around services which help people who face the most complex challenges to live with stability, autonomy and dignity. Services may include, but are not limited to, mental health and addiction services, intensive case management, and health care.

An analysis conducted by the Corporation for Supportive Housing (CSH) in September 2018 indicates Multnomah County has a current gap of at least 2,400 units of supportive housing.

Budget & Goals

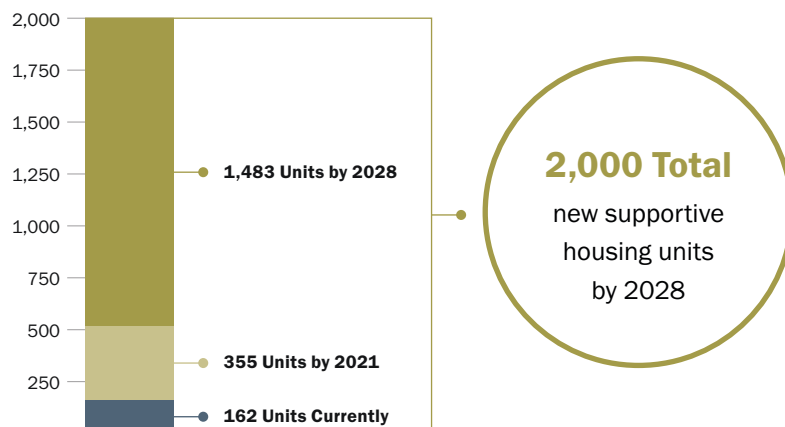
The estimated investment of \$592 million to \$640 million over 10 years is needed to reach the goal of creating 2,000 new supportive housing units. Operating costs after those 10 years are estimated at \$43 million to \$47 million a year. The report from CSH includes a plan to align those costs across all levels of government and alongside the private development, philanthropic and health care sectors.

2018 Outcomes to Date

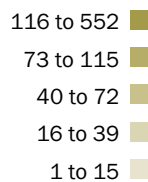
Over the last fiscal year, the City has worked with local and state jurisdictional and community partners in unprecedented ways to create new supportive housing units.

As a result of these and other collaborative efforts, **517 new supportive housing units** have opened or will be by the year 2021.

Supportive Housing Goals



Location of Supportive Housing Units



Key Actions

► July 2018

The *PHB 2018 Summer Notice of Funding Availability (NOFA)* was released, which combined state and local capital funding with local services funding to create 50 new units of Permanent Supportive Housing

► November 2018

Acquisition of the Westwind Apartments, a Portland Housing Bond and Multnomah County project, that will redevelop a minimum of 70 Single Room Occupancy (SRO) supportive housing units

For more information:
portlandoregon.gov/phb/72705

Rental Services Office

Established 2017

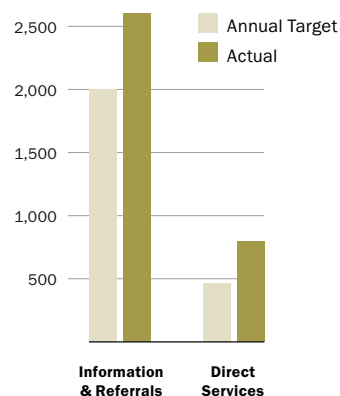
The Rental Services Office (RSO) is the newest functional area of the Housing Bureau, consolidating certain work products of the Bureau and establishing new work products recently adopted or funded since January 1, 2017. RSO's main functions include:

- Policy and planning, including staffing the Fair Housing Advocacy Committee and the Rental Services Commission
- Contracting for services and program development, contract awardees include JOIN, Legal Aid Services of Oregon, Fair Housing Council of Oregon, Impact NW, Community Alliance of Tenants, and others
- Administration of city code and rule, including mandatory relocation assistance exemptions, rental unit registration, etc.
- Provision of information and technical assistance to the public through a call line, email, and walk-in office hours.

The ongoing affordable housing crisis has disproportionately and adversely impacted the housing stability and well-being of renters. The number of renter households has steadily increased in the City of Portland and according to the most recent estimates, 46.4 percent of housing units are occupied by renters. The share of renter households in Portland is much higher than the nation (+10 percent) and the state (+9 percent). Renters have less income than owners and tend to pay a much higher share of their income as housing costs.

2018 Outcomes

As the city council continues to plan additional tenant protection policies, the work of RSO also continues to expand.



Focus Areas

► Mandatory Rental Registration

In July 2018, City Council amended the business license law to enact a residential rental registration program. RSO is working with the Revenue Division in planning, implementation and technical assistance required to set up such a registry.

► Implementation of New Renter Protection Policies

As the city council considers new tenant protection policies, RSO staff will be providing technical assistance to landlords and tenants relevant to those policies.

► Research & Evaluation Pilot Programs

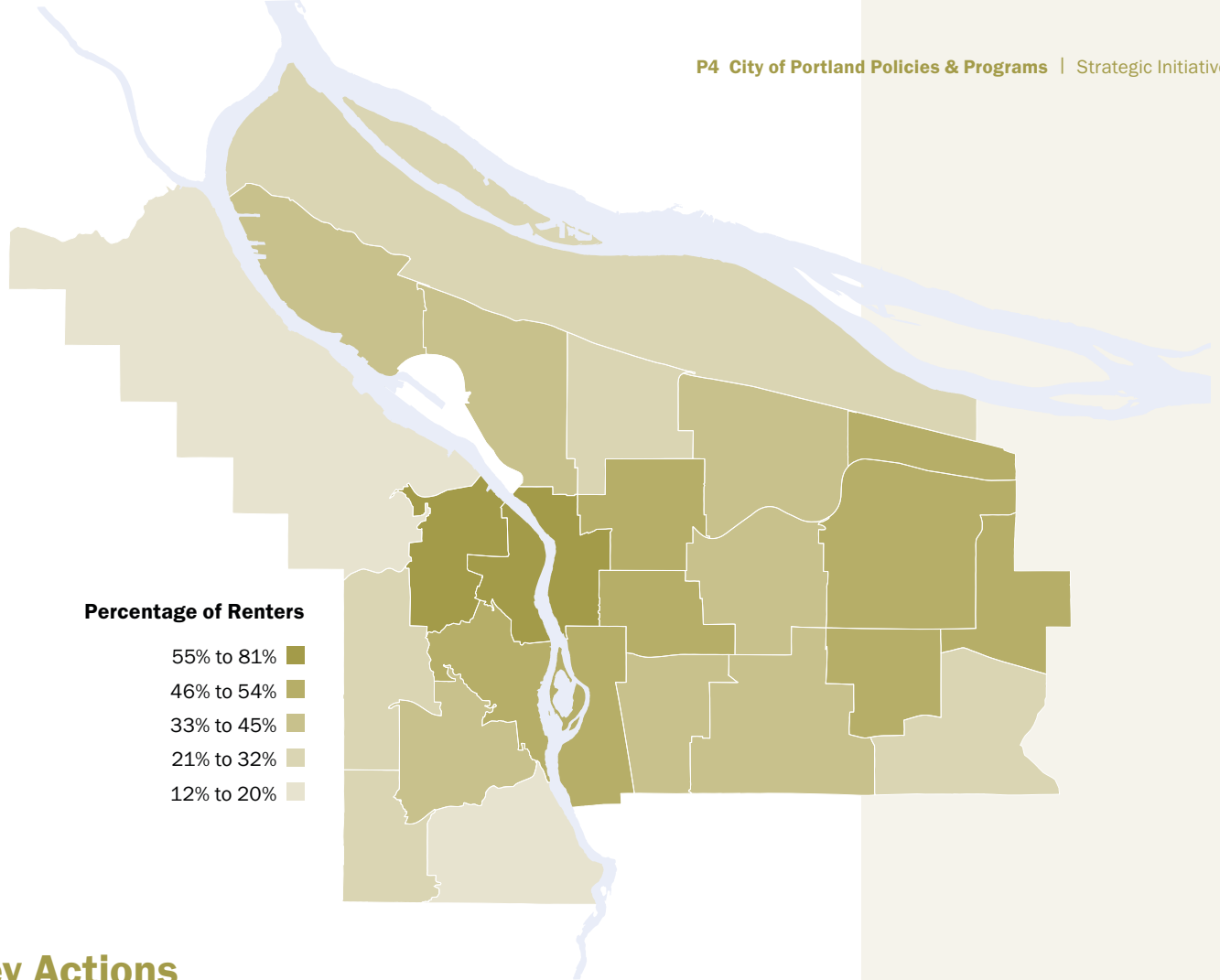
As services for renters expand, RSO is taking on research and evaluation of pilot programs with demonstrable benefits. An ongoing eviction pilot and an expungement pilot that is being planned are examples of such efforts. Systematic evaluation can help plan for scaling up beneficial programs for renters.

► Invitation & Evaluating Proposals to Fund

RSO will be sending out a request for innovative proposals (RFP) with potential to contribute to enhancing renter well-being. This effort is tied to disbursing a portion of federal funds that the city receives annually.

► Landlord Training Workshops

RSO staff are working closely with the inspection team at the City's Bureau of Development Services (BDS) to plan and organize landlord training workshops.



Key Actions

► FY 2017/2018

City Council supported the expansion of Housing Bureau renter services to support new tenant/landlord initiatives.

► 2017

City Council created the Rental Services Commission

► 2018

The Rental Services hotline opened and RSO began processing relocation exemption applications and payment notifications

► 2018

RSO revised administrative rules for the mandatory renter relocation policy

A Home for Everyone | Joint Office of Homeless Services

A Home for Everyone Established July 2014
Joint Office of Homeless Services Established July 2016

Ending homelessness is a major priority for the City of Portland. Like other West Coast cities, housing costs in Portland have risen faster than incomes, resulting in growing inequalities which push thousands more people into homelessness each year. The most recent *Point in Time Count* found 4,177 people experiencing homelessness on a night in February 2017, a 10 percent increase from 2015. People of color continue to be over-represented among the population experiencing homelessness, and the number of individuals who report being chronically homeless or having a disabling condition continues to rise.

In response to the urgent need, the Portland City Council declared a State of Emergency on Housing and Homelessness three years ago which has remained in effect. The City has dramatically expanded funding and programming for homeless services, administered by the Joint Office of Homeless Services. Every year, these services respond to the housing needs of individuals and families experiencing homelessness through housing placement, prevention and other investments to ensure people find housing stability and a safe place off of the streets.

The Joint Office of Homeless Services is funded by the City and Multnomah County. The office leads local efforts to end homelessness through its *A Home for Everyone* community collaboration.

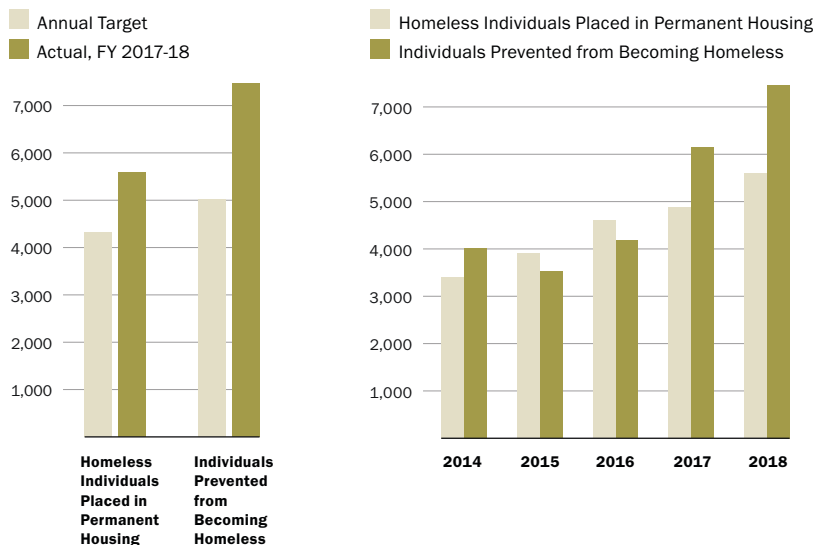
Budget & Goals

City general fund investments in homeless services have increased more than \$17 million over that last ten years. Funds go towards supporting a range of effective programs, including rent assistance, street outreach, supportive housing, and emergency shelter.

Outcomes to Date

Due to significant new investments, the City served more people than ever before across the housing spectrum in FY 2017-18. The JOHS and its funded nonprofit and community partners achieved the following outcomes, exceeding annual targets:

last year, more than
5,900 individuals
 were newly placed
 into housing



Looking Ahead

The City and Multnomah County have committed to creating 2,000 new supportive housing units by 2028. Supportive housing is an evidence-based solution offering affordable housing with wrap-around services for individuals and families who have experienced long-term (chronic) homelessness. PHB and JOHS will continue to work alongside partners from government, housing development, philanthropic and health care and nonprofit sectors to advance this goal.

Section 6

Housing Pipeline

City Regulated Rental Unit Production Pipeline

	30% AMI	50% AMI	60% AMI	80% AMI	Market*	Total Affordable	Total Units	Project Type
Construction								
Block 45	20	3	217	-	-	240	240	NC
Carolyn Gardens	-	-	12	-	-	12	12	P
Eastside Health Center	-	45	79	-	-	124	124	NC
Oak Leaf	-	-	22	-	-	22	22	P
The Jade	3	27	18	-	1	47	48	NC
Riverplace Parcel 3—West	90	-	113	-	-	203	203	NC
72nd and Foster	20	-	81	-	-	101	101	NC
Woody Guthrie	16	-	-	-	48	16	64	NC
Pre-Development								
Gateway Park	4	-	41	-	30	45	75	NC
Argyle	10	-	179	-	-	189	189	NC
King Parks	4	-	65	-	1	69	70	NC
Magnolia II	6	16	28	-	-	50	50	NC
N Williams Center	40	4	16	-	1	60	61	NC
The Henry	9	-	163	-	1	172	173	P
The Joyce Hotel	-	-	-	-	-	69	69	P
Total Units	248	174	1,448	-	139	1,938	2,077	

Multiple Unit Limited Tax Exemption (MULTE) Production Pipeline

	30% AMI	50% AMI	60% AMI	80% AMI	Market*	Total Affordable	Total Units	Project Type
Construction								
3rd & Ash	-	-	-	27	106	27	133	NC
Fairfield Killingsworth	-	-	-	28	112	28	140	NC
Hawthorne Boulevard	-	-	-	12	47	12	59	NC
Koz 16th & Marshall	-	-	26	-	127	26	127	NC
SW Park & Columbia Apartments, Broadway Tower II	-	-	-	24	49	24	73	NC
Koz 4th & Grant	-	-	21	-	108	21	108	NC
NW 17th & Kearney	-	-	-	28	111	28	139	NC
NW 17th & Pettygrove	-	-	-	40	157	40	197	NC
Vancouver Avenue Apartments	-	-	-	27	109	27	136	NC
Pre-Development								
Atomic Orchard Lofts	-	-	-	18	70	18	88	NC
Block 33	-	-	-	33	134	33	167	NC
Hazelwood Plaza	-	-	25	-	36	25	61	NC
KOTI—Block 290	-	-	-	40	160	40	200	NC
Total Units	-	-	72	353	1,632	425	2,010	

Inclusionary Housing Production Pipeline

	30% AMI	50% AMI	60% AMI	80% AMI	Market*	Total Affordable	Total Units	Project Type
Construction								
28th Avenue Lofts	-	-	-	18	101	18	119	NC
52nd Avenue Apartments	-	-	-	5	27	5	32	NC
5955 SE Milwaukie Avenue	-	-	11	-	43	11	54	NC
Cully Commons	-	-	-	2	13	2	15	NC
Halsey Apartments	-	-	-	8	44	8	52	NC
KOZ 1299 SE Ankeny	-	-	-	13	74	13	87	NC
SE 26th & Ankeny Apartments	-	-	-	15	81	15	96	NC
Tabor Commons Apartments	-	-	-	7	38	7	45	NC
54 Woodstock	-	-	3	-	35	3	38	NC
Ivanhoe 4	-	-	-	1	18	1	19	NC
Pre-Development								
124th & Ash	-	-	14	-	161	14	175	NC
1481 NE Alberta St	-	-	-	-	18	-	18	NC
1654 SE Spokane Street	-	-	-	-	-	-	27	NC
1662 SE Spokane Street	-	-	-	-	-	-	27	NC
1717 SE Tenino	-	-	18	-	73	18	91	NC
26th & Upshur Apartments	-	-	-	22	123	22	145	NC
32 Division	-	-	-	5	27	5	32	NC
4064 N Mississippi Avenue	-	-	-	-	15	-	15	NC
5434 SE Milwaukie	-	-	28	-	-	28	28	NC
5770 E Burnside	-	-	4	-	44	4	48	NC
6341 NE Glisan	-	-	-	-	1	-	1	NC
6341 NE Glisan	-	-	-	-	2	-	2	NC
815 W Burnside	-	-	-	-	-	-	144	NC
Arbor Lodge Apartments	-	-	-	10	56	10	66	NC
Division Two	-	-	2	-	52	2	54	NC
Ellis Apartments	-	-	30	-	-	30	30	NC
Holman 42 Apartments	-	-	59	-	-	59	59	NC
L&L PDX Hostel	-	-	-	-	-	-	-	NC
Lombard Apartments	-	-	-	7	39	7	46	NC
Multnomah Station Apartments	-	-	1	-	38	1	39	NC
NE 148th Apartments	-	-	-	3	21	3	24	NC
Nehalem Apartments	-	-	-	9	54	9	63	NC
NHA Glisan Housing	-	-	159	-	-	159	159	NC
QBD Holgate Apartments	-	-	2	-	26	2	28	NC
River Apartments	-	-	-	-	-	-	72	NC
The E	-	-	-	5	27	5	32	NC
Vibrant Cities-Brio	-	-	-	-	-	-	-	NC
VIRK Villa Apartments	-	-	-	5	25	5	30	NC
Total Units	-	-	331	135	1,276	466	2,012	

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

NC=New Construction P=Preservation & Rehabilitation

*Market rate rental units received no public subsidy

Building Profile

Block 45

Building Profile

Project Type	New Construction
Location	Central City
Regulated Units	240
Total Units	240
Status	Construction Started January 2018

Units

By Type		By Income Level	
Studio	88	30% AMI	20
1-Bedroom	109	40% AMI	-
2-Bedroom	43	50% AMI	3
3-Bedroom	-	60% AMI	217
		80% AMI	-
		Market Rate	-

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	\$55,776,019
Portland Housing Bureau	\$5,100,000 + Land
Multnomah County	\$500,000

Development Team

Home Forward, *Sponsor*
 LEVER Architecture & LRS Architect, *Architects*
 O'Neill/Walsh, *General Contractor*



Construction is underway on 240 new affordable units, from studios to two-bedroom apartments, in Portland's bustling Lloyd District. The 12-story project on NE Grand Ave takes advantage of the high-amenity surroundings, including proximity to the Convention Center, transit (MAX, Streetcar, and high frequency buses), and employment centers, all of which provide high quality options for low-income households.

Through a partnership with Multnomah County Domestic Violence Coordination Office, the Gateway Center, and other agencies, the Domestic Violence Coordinated Access housing system will be working with Home Forward to offer housing placement and retention support to 20 women at risk of homelessness. Three apartments will also be rented to households earning not more than 50% MFI and the remaining 217 units will be rented to households earning not more than 60% MFI. Residents will also receive self-sufficiency training, including credit repair, job placement, employment referrals, and home-buying education through Home Forward's GOALS program.

The project will include first-floor retail with outdoor seating along Grand to enhance the streetscape and the commercial vitality of the district. Home Forward will target retail businesses serving residents, travelers and surrounding workers. Additional project features include a mailroom, resident services, conference rooms, a small interior courtyard and a roof-top deck for residents. The building will meet LEED Gold certification.

Building Profile

Carolyn Gardens

Building Profile

Project Type	Rehabilitation
Location	Gateway
Regulated Units	12
Total Units	12
Status	Expected Completion July 2019

Units

By Type		By Income Level	
Studio	-	30% AMI	12
1-Bedroom	-	40% AMI	-
2-Bedroom	-	50% AMI	-
3-Bedroom	4	60% AMI	-
4-Bedroom	8	80% AMI	-
		Market Rate	-

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	\$2,083,248
Portland Housing Bureau	\$150,000

Development Team

Human Solutions, Inc., *Owner*

Human Solutions, Inc., *Developer*

Dalla Terra, *Construction Management Consultant*

Principle Management, *Property Management*

Colas Construction Inc., *General Contractor*

STACK Architecture, *Architect*



Carolyn Gardens is a 12-unit property providing family-size housing on SE Division St in the Gateway neighborhood. The project consists of four 3-bedroom and eight 4-bedroom units, all of which carry a project-based Section 8 vouchers to serve very-low income families.

Carolyn Gardens has struggled due to its small unit count, lack of amenities such as community or office space onsite for service delivery, long-standing deferred maintenance and significant construction defects. Funding from the Portland Housing Bureau has allowed the owner/developer, Human Solutions, to undertake the needed rehabilitation to preserve this critically important family housing and leverage over \$1.7 million in new funding from other sources.

Building Profile

Eastside Health Center

Building Profile

Project Type	New Construction
Location	Gateway
Regulated Units	124
Total Units	124
Status	Completion Expected June 2019

Units

By Type		By Income Level	
Studio	34	30% AMI	-
1-Bedroom	-	40% AMI	-
2-Bedroom	-	50% AMI	45
3-Bedroom	-	60% AMI	79
SRO*	90	80% AMI	-
*Single-Room Occupancy		Market Rate	-

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	\$24,626,280
<i>A Home for Everyone</i>	\$1,700,000

Development Team

Central City Concern, *Sponsor*
 Ankrom Moisan, *Architect*
 Walsh Construction, *Construction Firm*
 Central City Concern, *Property Manager*



The Eastside Health Center is being developed by Central City Concern (CCC) in the heart of East Portland adjacent to the East 122 Ave MAX light rail station. The project consists of 112,640 SF of new construction which includes a 34,476 SF federal qualified healthcare clinic plus 175 units of special needs housing focusing on medical and mental health recuperative care and recovery-oriented housing.

The Eastside Health Center is a building designed with two parts. Condo A will have 124 affordable apartments of which 90 are SRO (single resident occupancy) units and 34 studios. All units will be leased to those with household incomes from 0-60% MFI. The households will be provided with intensive case management. The population to be served will be those coming out of or at risk of homelessness and who are suffering from mental health and/or addiction issues. Condo B will be the medical clinic and 51 beds for recuperative care. The focus of care will be for those with mental health issues.

PHB's funding of \$1.7 were provided by Multnomah County's Home For Everyone Funds and will be used only for Condo A. PHB funds leverage over \$8 million in tax credits from US Bancorp. In addition, over \$10 million in grant funding of which six health organization (Kaiser, Care Oregon, Legacy, OHSU, Providence and Adventist Health) provided the bulk.

Building Profile

Oak Leaf

Building Profile

Project Type	Acquisition / Rehabilitation
Location	Roseway-Cully
Regulated Units	22
Total Units	22
Status	Construction

Units

By Type		By Income Level	
Studio	-	30% AMI	-
1-Bedroom	-	40% AMI	-
2-Bedroom	22	50% AMI	-
3-Bedroom	-	60% AMI	22
		80% AMI	-
		Market Rate	-

AMI = Area Median Income

Estimated Development Cost

Total Cost	\$5,269,585
Portland Housing Bureau	\$3,219,319

Development Team

St. Vincent de Paul, *Sponsor*

St. Vincent de Paul, *Developer*

Bergsund, DeLaney Architecture & Planning, *Architect*

Meili Construction, *General Contractor*



The Project is an acquisition/rehabilitation of an existing mobile home park, the Oak Leaf, completed by the Bureau at the request of City Council when Oak Leaf residents sought help upon discovering the owner's intent to sell the park in 2016. The Oak Leaf originally contained 34 total spaces, of which 27 were occupied at the time of an initial census. However due to safety and zoning, the site only allowed for 22 units.

The Project has proceeded in two phases. The first being to acquire the park to preserve its affordability, then to rehabilitate onsite environmental conditions, complete major infrastructural requirements (including electrical and sewer work) and remediate traffic flow inside the park then convert the park to a low income rental community.

The City's funding leverages about \$2 million of other public and private financing from Oregon Housing and Community Services Preservation Grant, Oregon Community Foundation Grant, Multnomah Weatherization grant, Bank of America grant, Energy Trust of Oregon Grant and NOAH Loan.

Building Profile

The Jade

Building Profile

Project Type	New Construction
Location	Lents-Foster
Regulated Units	47
Total Units	48
Status	Completion Expected February 2019

Units

By Type		By Income Level	
Studio	-	30% AMI	3
1-Bedroom	33	40% AMI	-
2-Bedroom	12	50% AMI	27
3-Bedroom	3	60% AMI	17
		80% AMI	-
		Market Rate	1

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	\$15,660,784
Portland Housing Bureau	\$1,857,307

Development Team

ROSE CDC, *Sponsor*

SERA Architects, *Architect*

Walsh Construction Company, *General Contractor*

Cascade Management Inc., *Property Manager*



The Jade Apartments is located at the corner of SE 82nd Ave and Division St in Southeast Portland's Jade District, one of eight Neighborhood Prosperity Initiative districts.

It will be a mixed-use project developed by Rose Community Development Corporation on a site acquired by Metro to facilitate development of livable, affordable, and transit-oriented neighborhoods. The four-story midrise will be designed to prevent displacement of low-income Jade District residents as Portland's gentrification continues eastward, and will support Baby Booster, a collaboration to address child health disparities in the surrounding area.

The 48,000 square foot project will have more than 5,000 square feet of ground-floor commercial space reserved for the Asian Pacific Network of Oregon (APANO) to house their offices and a Multi-Cultural Community Center. The unit mix will include 33 one-bedroom units, 11 two-bedroom units, 3 three-bedroom units, and a manager's unit. Rents in the affordable units will be restricted at or below 60% AMI, 12 of which will have Project Based Section 8 Vouchers.

The building will be built to Earth Advantage Platinum standards and amenities will include a small private courtyard and a playground on the ground floor, on-site sheltered parking, common laundry rooms, a community room with a kitchenette, and on-site property management.

Building Profile

Riverplace Parcel 3

Building Profile

Project Type	New Construction
Location	South Portland-Marquam Hill
Regulated Units	201
Total Units	203
Status	Construction Expected Fall 2019

Units

By Type		By Income Level	
Studio	70	30% AMI	90
1-Bedroom	81	40% AMI	-
2-Bedroom	47	50% AMI	-
3-Bedroom	5	60% AMI	111
		80% AMI	-
		Market Rate	2

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	\$86,900,384
Portland Housing Bureau	\$21,700,000

Development Team

Bridge Housing, *Sponsor*
 Williams & Dame Development, *Developer*
 Ankrom Moisan Architects, *Architect*
 Hoffman Construction, *General Contractor*



The affordable housing project being developed by Bridge Housing has 203 units. The project sits immediately across from the newly constructed Hyatt House hotel and is located directly next to the Portland SW River Parkway/Moody Streetcar stop, and close to the MAX light rail. Unique to the immediate area are the new Tilikum Crossing, a new pedestrian/public transit bridge providing access to the close-in east side, as well as convenient access to the Oregon Health and Sciences University (OHSU) Waterfront and Marquam Hill campuses. Approximately one block away are the Waterfront trail, and the newly opened Poet's Beach.

The project will serve a high needs population, many requiring supportive services with 90 units (over 44% of the total) targeted for those households earning 30% or below of Area Median Income. Of those, 70 will have project-based Section 8 vouchers, 10 will have project-based VASH (veterans) vouchers and 20 are permanent supportive housing tenants. Project amenities include a community room with library and kitchen, resident services area, mail room, workroom and leasing office, community courtyard and play area, two community laundry rooms, and 75 underground parking spaces, and bicycle parking.

The project came about through a Prosper Portland (formerly the Portland Development Commission) solicitation. The City's funding leverages over \$48 million of other public and private financing contributed by Key Bank, Barings, National Equity Fund and Oregon Housing and Community Services.

Building Profile

72nd & Foster

Building Profile

Project Type	New Construction
Location	Lents-Foster
Regulated Units	101
Total Units	101
Status	Completion Expected February 2019

Units

By Type		By Income Level	
Studio	66	30% AMI	20
1-Bedroom	14	40% AMI	-
2-Bedroom	12	50% AMI	-
3-Bedroom	9	60% AMI	81
		80% AMI	-
		Market Rate	-

AMI = Area Median Income

Estimated Development Cost

Total Cost	\$22,926,442
Portland Housing Bureau	\$5,766,360
Prosper Portland	Land Lease

Development Team

REACH CDC, *Sponsor*
Housing Development Center, *Consultant*
Holst, *Architect*
LMC, *General Contractor*



72nd & Foster is a 4-story new construction project being developed by sponsor REACH CDC at the SE corner of 72nd Avenue and SE Foster Road across from the Portland Mercado. 72nd & Foster will target Asian seniors and families for the 101 residential units through marketing and outreach. The development team expects to partner with the Asian Health and Service Center (AHSC), located in the Lents town center and was recently developed with support from Prosper Portland. The partnership will develop culturally responsive intergenerational housing in property as it offers a mixture of unit sizes ranging from studios to 3-bedroom. In addition, it will partner with Hacienda CDC on place making strategies.

Project amenities include 32 surface spaces tucked under and behind the building. Bike parking and communal laundry are provided on floors 2-4. A smaller lounge and balcony area on the 4th floor is available to tenants only. And then there is a sizeable courtyard. In addition, the project is a few blocks from the Mt Scott Community Center and the Eastport Shopping Plaza. TriMet serves the site with lines 14 (rapid service on the Foster side), and I 0, 17 which are farther away (.3 mi).

PHB's funding leveraged over \$14 million in grants, senior debt and tax credits from KeyBank and Oregon Housing and Community Services. In addition, the Project was awarded 20 Project-Based Section 8 (PBS8) vouchers from Home Forward.

Building Profile

Woody Guthrie

Building Profile

Project Type	New Construction
Location	Lents-Foster
Regulated Units	16
Total Units	64
Status	Completion Expected June 2019

Units

By Type		By Income Level	
Studio	-	30% AMI	16
1-Bedroom	39	40% AMI	-
2-Bedroom	16	50% AMI	-
3-Bedroom	9	60% AMI	-
		80% AMI	21
		100% AMI	26
		Market Rate	1

AMI = Area Median Income

Estimated Development Cost

Total Cost	\$21,551,152
Portland Housing Bureau	\$2,816,320
Prosper Portland Loan	\$9,090,955

Development Team

Rose CDC, *Sponsor*

Rose CDC, *Developer*

Carleton Hart Architects, *Architect*

Walsh Construction Company, *General Contractor*

Cascade Management Inc, *Property Manager*



The Woody Guthrie Place Apartments is a mixed-income project being developed by Rose CDC and is located at 5728 SE 91st St within the Lents Town Center. The project will be an elevator serviced 4-story midrise built to LEED GOLD standards and will have a large solar array. There will have 64,278 square feet (sf) of gross building area with a variety of one, two, and three-bedroom flats and townhomes. The building will have post-tension slab concrete construction on the first floor, and wood frame construction for floors 2 through 4. Property amenities include: a community room on the ground floor with a kitchenette, a fourth-floor lounge with a deck, common laundry facilities, secure bicycle/parking storage, a children's play area, and onsite property management. There are 28 vehicle parking spaces (12 in a covered ground floor garage and 16 in a surface parking lot).

The 16 affordable units are targeted for very-low income families with incomes at or below 30% of the area's median income of whom 15 will have Project-Based Section 8 vouchers. The affordable units consist of four 1BR units, seven 2BR units, and five 3BR units. The remaining 48 units will be workforce housing which are funded by Prosper Portland and will be restricted to residents with incomes up to 80% and 100% AMI and the project will have one unrestricted manager's unit.

The project came about through Prosper Portland's Lents solicitation. PHB and Prosper Portland's funding leverages almost \$8 million of FHA insured loans and other grants from Metro and PGE.

Building Profile

Gateway Park

Building Profile

Project Type	New Construction
Location	Gateway
Regulated Units	40
Total Units	40
Status	Construction Expected Early 2019

Units

By Type		By Income Level	
Studio	10	30% AMI	4
1-Bedroom	23	40% AMI	-
2-Bedroom	7	50% AMI	-
3-Bedroom	-	60% AMI	36
		80% AMI	-
		Market Rate	-

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	\$12,651,518
Portland Housing Bureau	\$5,490,413

Development Team

Human Solutions Inc., *Sponsor*

Gerding Edlen, *Consultant*

Holst Architects, *Architect*

LMC Construction and ModsPDX, *General Contractor*

Human Solutions, *Property Manager*



Human Solutions Inc. (HS) was awarded \$4,250,000 out of the Fall 2015 Notice of Funding Availability (NOFA) for rental and homeownership projects in the Gateway URA. Prosper Portland concurrently awarded development rights to the project site at 106th and NE Halsey Street, and will provide a ground lease on the site to the project.

The proposed new construction project is a mixed-use, mixed-income elevator-served development with a six-story residential building containing market rate and affordable housing units, community and retail spaces, and a two-story commercial building containing office and retail space. HS will relocate its current office to the project. PHB funding is allocated to the 40 affordable condominiums comprised of units scattered throughout the taller residential building.

Located in the residential common area is a computer room, community trash area, dog wash and resident lounge with kitchen facilities. There are 50 vehicle tuck under parking spaces, and 81 covered bicycle parking spaces.

This project has an extremely attractive amenity in the brand new Gateway Discovery Park which is north of the site in the middle of the Gateway community. A plaza along one side of the project will allow for events staging as well.

Building Profile

Argyle

Building Profile

Project Type	New Construction
Location	Interstate Corridor
Regulated Units	189
Total Units	189
Status	Construction Expected Early 2019

Units

By Type		By Income Level	
Studio	53	30% AMI	10
1-Bedroom	71	40% AMI	-
2-Bedroom	47	50% AMI	-
3-Bedroom	18	60% AMI	179
		80% AMI	-
		Market Rate	-

AMI = Area Median Income

Estimated Development Cost

Total Cost	\$53,655,846
Portland Housing Bureau	\$15,950,000

Development Team

REACH CDC, *Sponsor*

The Housing Development Center, *Developer*

MWA Architect, *Architect*

Walsh Construction, *General Contractor*



The Argyle Apartments project is a new construction, 189-unit multifamily rental project being developed by REACH CDC, located in the Kenton neighborhood in the Interstate Corridor Urban Renewal Area, located near the intersection of Argyle and Interstate Avenue. The Project includes a variety of unit sizes, ranging from studios to three-bedroom units with sizes varying from 375 square feet to 1,055 square feet. Argyle consist of two buildings with numerous shared amenities and lobby entrance. There is ground floor community space, office spaces, a fitness room, community pantry, bike rooms as well as an outdoor play area and small lounge areas. The project is located across from the Kenton Park and walking distance to the Kenton/N Denver MAX line.

The Project is subject to the City's N/NE Preference Policy. All units will be rented to households earning 60% of area median income ("AMI") or less, with ten units rented to those earning 30% AMI or less.

The project came about through a 2016 TriMet issued solicitation and in partnership with PHB, REACH was selected to redevelop the approximately two-acre site. PHB's funding leverages more than \$35 million of other public and private financing contributed by Barings Multifamily, Metro, REACH, BES, and Oregon Housing and Community Services.

Building Profile

King Parks

Building Profile

Project Type	New Construction
Location	Interstate Corridor
Regulated Units	70
Total Units	70
Status	Construction Expected January 2019

Units

By Type		By Income Level	
Studio	-	30% AMI	24
1-Bedroom	20	40% AMI	-
2-Bedroom	38	50% AMI	45
3-Bedroom	12	60% AMI	-
		80% AMI	-
		Market Rate	1

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	\$26,368,398
Portland Housing Bureau—Development	\$5,700,000
Portland Housing Bureau—Land	\$2,500,000

Development Team

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



The King Parks Apartments is slated for development at the intersection of Martin Luther King Jr. Blvd. and Rosa Parks Way, an area of historical significance to the Black/African American community. The project is a new construction, 70-unit multifamily rental project being developed by PCRI in the Piedmont neighborhood in the Interstate Corridor Urban Renewal Area.

The project is a 4-story building along MLK and steps down to 3-stories on the West-side. Total development is 80,000 square feet with a 1,200 SF community room for resident programming and neighborhood use. Majority of the homes are 2- and 3-bedrooms with all 3-bedroom units being townhomes designed with direct access to the central courtyard and play area. The project will have many amenities including secured entry system, trash/recycling room, on site management office, a large community room and 24 surface/tuck under parking spaces. The Project is well located near public transit, services, and other amenities.

The Project is subject to the City's N/NE Preference Policy. All units will be rented to households earning 60% of area median income ("AMI") or less. 24 units are rented to those earning 30% AMI or less with 20 being supported through Project Based Section 8 (PBS8) Vouchers. The project will provide housing to those at-risk of homelessness and survivors of domestic violence.

The project came about through the PHB 2015 Notice of Funding Availability (NOFA) and PHB is providing the land as well as \$5.7 million in subordinated loans. The City's funding leverages about \$17 million of other public and private financing contributed by Umpqua Bank, US Bank, Metro and Oregon Housing and Community Services.

Building Profile

Magnolia II

Building Profile

Project Type	New Construction
Location	MLK-Alberta
Regulated Units	50
Total Units	50
Status	Construction Started November 2018

Units

By Type		By Income Level	
Studio	-	30% AMI	6
1-Bedroom	17	40% AMI	-
2-Bedroom	23	50% AMI	16
3-Bedroom	10	60% AMI	28
		80% AMI	-
		Market Rate	-

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	\$16,371,057
Portland Housing Bureau	\$4,000,000

Development Team

Innovative Housing Inc., *Sponsor/Owner/Developer*
 LRS, *Architectural Partners*
 Bremik Construction, *General Contractor*



The Magnolia II is a four-story, 50-unit, elevator-served building that will be located at 415 NE Fargo on a currently vacant site at the corner of NE Fargo and NE MLK, owned by Sponsor, Innovative Housing Inc. (IHI). It is adjacent to the Magnolia I apartments just north of this project which was built with prior PHB funding in 2013.

Magnolia II is focused on providing family sized units and will have nine surface parking spots and 14 indoor bike spots. Amenities included a ground floor resident services office and community laundry room, as well as a common area maker space for the use of residents. An indoor and outdoor play area plus an outdoor patio are additional amenities, and a corridor connects Magnolia I and II.

Total project costs are about \$16.4 million and PHB's funds are needed to leverage more than \$12.4 million of other public and private financing. IHI, the sponsor, is targeting 30 percent hard cost contracting for DMWESB which exceeds the City's target of 20 percent.

Building Profile

N Williams Center

Building Profile

Project Type	New Construction
Location	Interstate Corridor
Regulated Units	61
Total Units	61
Status	Construction Starts Early 2019

Units

By Type		By Income Level	
Studio	-	30% AMI	40
1-Bedroom	9	40% AMI	-
2-Bedroom	34	50% AMI	4
3-Bedroom	18	60% AMI	16
		80% AMI	-
		Market Rate	1

AMI = Area Median Income

Estimated Development Cost

Total Cost	\$25,372,849
Portland Housing Bureau	\$4,500,000
Multnomah County	Land

Development Team

Bridge Housing, *Sponsor/Owner/Developer*
 Ankrom Moisan, *Architect*
 Colas Construction, *General Contractor*



The North Williams Center project is a new construction, 61-unit multifamily rental project being developed by BRIDGE Housing Inc. in Eliot neighborhood in the Interstate Corridor Urban Renewal Area. Units range in size from one to three-bedroom and between 700 sq ft to 1,278 sq ft.

The project is 5 stories, with a first-floor community room, common area laundry, leasing and office, mail area and resident services delivery area, outdoor children's play area and gathering spaces, and an indoor trash and recycling space. There are vehicle surface parking spaces and long-term bike parking spaces. The project is served by TriMet buses and is walking distance to ROSE Quarter Transit Center.

Subject to the City's N/NE Preference Policy, all affordable units will be rented to households earning 60% of area median income ("AMI") or less, with 40 Section 8 subsidized units rented at 30% AMI or less and 4 units rented at 50% AMI or less. BRIDGE intends to partner with Albertina Kerr to serve developmentally disabled tenants for approximately 10 units.

The project came about through the 2015 PHB Fall NOFA in partnership with Multnomah County and BRIDGE was selected to redevelop the site. PHB's funding leverages more than \$20 million of other public and private financing contributed by Barings Multifamily, Metro, Meyer Memorial Trust, Prosper Portland, USBank, and Oregon Housing and Community Services.

Building Profile

The Henry

Building Profile

Project Type	Rehabilitation
Location	Central City
Regulated Units	172
Total Units	173
Status	Construction Starts January 2019

Units

By Type		By Income Level	
Studio	1	30% AMI	5
1-Bedroom	-	40% AMI	-
2-Bedroom	-	50% AMI	14
3-Bedroom	-	60% AMI	73
SRO*	172	80% AMI	-
*Single-Room Occupancy		Market Rate	1

AMI = Area Median Income

Estimated Development Cost

Total Cost	\$45,716,252
Portland Housing Bureau	\$12,977,742

Development Team

Central City Concern, *Sponsor*
 KPFF, *Engineer*
 Colas Construction, *General Contractor*
 Central City Concern, *Property Manager*



Originally designed as an office building in 1909, the Henry is now listed on the National Register of Historic Places. Today, the Henry provides 153 nearly zero-barrier single occupancy rooms to some of the city's most vulnerable populations. This rehabilitation will add 20 new residential units in the existing center lightwell.

A partial seismic upgrade along with other capital renovations is made possible with a \$13 million award from the Portland Housing Bureau and will allow the Henry to continue providing a "Housing First" option. Total project costs are about \$45.7 million and PHB's funds are needed to leverage more than \$31.1 million of other public and private financing. Central City Concern, the sponsor, expects 24 percent hard cost contracting for DMWESB which exceeds City's target of 20 percent since the general contractor is an experienced, minority owned firm that has operated since 1997.

The Henry serves a high needs population many of whom receive supportive services and/or are transitioning from homelessness. Central City Concern, the sponsor, is working with service partners including the Veteran's Administration, Care Oregon, Dept. of Community Justice and Old Town Recovery Center. Tenants will receive wraparound services e.g., access to healthcare and mental health, supported employment services, recovery services, rent and food assistance, and case management services.

Building Profile

105 Burnside

Building Profile

Project Type	New Construction
Location	Gateway
Regulated Units	51
Total Units	51
Status	Opened August 2018

Units

By Type		By Income Level	
Studio	7	30% AMI	16
1-Bedroom	20	40% AMI	-
2-Bedroom	24	50% AMI	-
3-Bedroom	-	60% AMI	35
		80% AMI	-
		PSH	9
		Market Rate	-

AMI = Area Median Income

Development Cost

Total Project Cost	\$14,383,900
Portland Housing Bureau	\$12,887,522

Development Team

Central City Concern, *Sponsor*
 Home First Development, *Developer*
 Doug Circosta, *Architect*
 Silco, *Construction Firm*



The Hazelwood neighborhood and David Douglas school district in East Portland are home to the city's most diverse populations, with Communities of Color and foreign-born households representing half of all residents. This 51-unit building provides affordable housing to individuals and formerly homeless families in an area highly vulnerable to gentrification and displacement. Located on the TriMet Max line, residents will have access to work, school, and services, including supportive services onsite.

Building Profile

Charlotte B Rutherford

Building Profile

Project Type	New Construction
Location	Interstate Corridor
Regulated Units	51
Total Units	51
Status	Opened December 2018

Units

By Type		By Income Level	
Studio	-	30% AMI	3
1-Bedroom	34	40% AMI	-
2-Bedroom	17	50% AMI	28
3-Bedroom	-	60% AMI	20
		80% AMI	-
		Market Rate	-

AMI = Area Median Income

Development Cost

Total Project Cost	\$8,209,808
Portland Housing Bureau	\$1,000,000
Multnomah County	\$1,240,000

Development Team

Central City Concern, *Sponsor*
 Home First Development, *Developer*
 Doug Circosta, *Architect*
 Silco, *Construction Firm*



Charlotte B. Rutherford Place is part of the City of Portland's N/NE Neighborhood Housing Strategy to address displacement and gentrification in the historic neighborhoods of North and Northeast Portland by prioritizing longtime or displaced residents with ties to the community through the Preference Policy.

The four-story building has 51 apartments for households at 30-60 percent MFI (Median Family Income). These units target employed clients who seek to exit transitional housing programs.

On-site resident services include culturally specific recovery and employment support through partnerships with Miracles Club, NARA, and the Imani Program. Additionally, the close proximity to Head Start child care, mass transit, two grocery stores, and medical facilities will support residents achieve self-sufficiency.

Building Profile

Beatrice Morrow

Building Profile

Project Type	New Construction
Location	Central City
Regulated Units	79
Total Units	80
Status	Opened November 2018

Units

By Type		By Income Level	
Studio	4	30% AMI	24
1-Bedroom	32	40% AMI	-
2-Bedroom	32	50% AMI	7
3-Bedroom	12	60% AMI	48
		80% AMI	-
		Market Rate	1

AMI = Area Median Income

Development Cost

Total Project Cost	\$26,700,032
Portland Housing Bureau—Development	\$7,350,000
Portland Housing Bureau—Land	\$3,560,000

Development Team

PCRI, *Sponsor*
 Carleton Hart Architecture, *Architect*
 Colas Construction Inc., *General Contractor*
 Gerding Edlen, *Construction Firm*
 Cascade Management, *Property Management*



Located within the Interstate Corridor Urban Renewal Area, in the rapidly gentrifying inner northeast Portland, the Beatrice Morrow is one of the City's first rental project to utilize the N/NE Preference Policy to prioritize households impacted by the area's history of displacement for new housing opportunity.

The mixed-use building is the result of a 2015 Request for Qualifications soliciting a community-based team to develop a vacant City-owned parcel, formerly the Grant Warehouse site. Portland Community Reinvestment Initiatives (PCRI), in partnership with Gerding Edlen, was selected with an initial contribution of \$4.5 million in funding from the Portland Housing Bureau plus the land at no cost. Funding was later increased to \$7.35 million to maximize unit density.

The building is certified LEED Gold and includes 80 new affordable units, ranging in size from studios to 3-bedroom apartments, plus ground-floor community and commercial space, and 29 parking spaces. Community space includes indoor bike parking, a community room, and a small outdoor play area. Laundry is available on each floor. The site is served by numerous transit options and located near grocery stores and other amenities.

The Portland Housing Bureau funding leveraged over \$17 million for other public and private entities including US Bank, Oregon Housing and Community Services, Meyer Memorial Trust and Bellweather Capital.

Completed

Building Profile

Lents Commons

Building Profile

Project Type	New Construction
Location	Lents-Foster
Regulated Units	16
Total Units	54
Status	Completed

Units

By Type		By Income Level	
Studio	3	30% AMI	-
1-Bedroom	36	40% AMI	-
2-Bedroom	6	50% AMI	-
3-Bedroom	9	60% AMI	16
		80% AMI	-
		Market Rate	-

AMI = Area Median Income

Development Cost

Total Cost	\$16,565,025
Portland Housing Bureau	\$1,152,000
Prosper Portland	\$15,413,025

Development Team

Prosper Portland, *Sponsor*

Prosper Portland, *Developer*

Hacker, *Architect*

Bremik Construction, *General Contractor*



The mixed-use, mixed-income Lents Commons joins a host of new developments revitalizing the Lents-Foster neighborhood and contributing to a vibrant, active town center there.

The project is a four-story mixed-use building with 38 units of market-rate housing, 16 units affordable housing, plus nearly 9,000 square feet of ground-floor retail space.

Lents Commons offers residents apartments ranging in size from studios to three-bedroom units, as well as amenity space, parking spaces, an outdoor courtyard, storage units, and bike parking.

Completed

Building Profile

Oliver Station

Building Profile

Project Type	New Construction
Location	Lents-Foster
Regulated Units	126
Total Units	145
Status	Completed

Units

By Type		By Income Level	
Studio	-	30% AMI	6
1-Bedroom	48	40% AMI	-
2-Bedroom	78	50% AMI	-
3-Bedroom	-	60% AMI	119
		80% AMI	-
		Market Rate	19

AMI = Area Median Income

Development Cost

Total Cost	\$55,539,135
Portland Housing Bureau	\$13,262,131
Prosper Portland	\$8,100,000

Development Team

Palindrome Communities, *Sponsor*

Palindrome Communities, *Developer*

Ankrom Moisan Architects, *Architect*

Urban Edge Builders Inc., *General Contractor*

Pacific Cap Management Inc., *Property Manager*



With its two five-story midrise buildings and a one-story retail building, Oliver Station marks the first major mixed-use development to come to southeast Portland's Lents Town Center area. Together with a slate of new developments including Lents Commons, the Woody Guthrie, the Asian Health Services Center and more, Oliver Station is helping create a vibrant, active town center in the Lents neighborhood.

Of the building's 145 one- and two-bedroom apartments, 126 are designated affordable up to 60% of Median Family Income. Six of these are set aside for households with incomes at or below 30% MFI.

Property amenities include a community room, a computer room, bike storage, a fitness center, a courtyard, a rooftop terrace in the West Block, a rooftop plaza on East Block, central laundry rooms, parking, and each midrise provides electric vehicle charging stations.

Completed

Building Profile

Hazel Heights

Building Profile

Project Type	New Construction
Location	Gateway
Regulated Units	153
Total Units	153
Status	Completed

Units

By Type		By Income Level	
Studio	-	30% AMI	8
1-Bedroom	92	40% AMI	-
2-Bedroom	61	50% AMI	30
3-Bedroom	-	60% AMI	115
		80% AMI	-
		Market Rate	-
AMI = Area Median Income			

Development Cost

Total Project Cost	\$29,197,817
Portland Housing Bureau	\$9,700,000

Development Team

Central City Concern, *Sponsor*
Central City Concern, *Developer*
Ankrom Moisan Architects, *Architect*
Team Construction, *General Contractor*
Central City Concern, *Property Manager*



Hazel Heights offers 153 units of low-barrier, affordable housing in East Portland and is the first of three apartment communities planned citywide as part of Central City Concern's Housing is Health initiative in collaboration with six major Oregon healthcare organizations. The project targets at-risk populations currently moving from Central City Concern's transitional housing and graduating from their recovery/job training programs, including formerly homeless individuals and families.

The project benefits from proximity to public amenities such as Midland Library, Ventura Park, the East Portland Community Center, and mass transit. There are 92 one-bedroom units, and 61 two-bedroom units at Hazel Heights. Amenities include an on-site management office, ground-floor laundries in each of the two buildings, a community room with three offices for social services, an outdoor children's play area, a solar array, on-site parking spaces and 161 bicycle stalls.

Completed

Building Profile

Vibrant!

Building Profile

Project Type	New Construction
Location	Central City
Regulated Units	93
Total Units	93
Status	Completion Expected February 2019

Units

By Type		By Income Level	
Studio	-	30% AMI	5
1-Bedroom	30	40% AMI	-
2-Bedroom	31	50% AMI	14
3-Bedroom	32	60% AMI	73
		80% AMI	-
		Market Rate	1

AMI = Area Median Income

Development Cost

Total Project Cost	\$35,842,665
Portland Housing Bureau	\$11,434,111

Development Team

Innovative Housing Inc., *Sponsor*

Innovative Housing Inc., *Developer*

LRS Architecture and Alex Salazar Architects, *Architects*

Bremik Construction, *General Contractor*

Income Property Management, *Property Manager*

Located at NW 14th and Raleigh, Vibrant! Provides safe, accessible, and affordable homes for families in the highly desirable Pearl District neighborhood. The twelve-story tower maximizes the density opportunities for the site, with 93 units—all affordable—ranging in size from one to three bedrooms. Forty of the larger units have Project Based Section 8 vouchers to serve families exiting homelessness or at risk of homelessness.

The units are also linked to supportive services designed to meet basic needs, create a strong sense of community, access opportunities, and help residents use their housing as a foundation for success in all aspects of their lives. The building is designed to provide conveniences tailored to family needs, including an indoor/outdoor play area, a partially covered outdoor courtyard, a laundry room with windows overlooking the play area, secure bike and vehicle parking, offices for services, and a roof deck.

Its close proximity to services, jobs, parks, and transportation makes Vibrant! a perfect place for families and individuals to put down roots and flourish.



City of Portland Program Funding

Contents

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URA Policy & Program Targets

		0-30% AMI	31-50% AMI	51-60% AMI	61-80% AMI	Permanent Supportive Housing	Ownership (no. of loans)	Set-Aside
Active Districts								
Central Eastside 1986-2018	Set-Aside							22%
	Targets	88	494	248	-	75	-	
	Production	167	87	84	92	45	-	
Gateway 2001-2022	Set-Aside							33%
	Targets	800-1,000 total				-	-	
	Production	29	19	307	25	-	-	
Interstate Corridor 2000-2021	Set-Aside							55%
	Targets	3,400 total				-	-	
	Production	150	575	739	81	-	-	
Lents Town Center 1998-2020	Set-Aside							38%
	Targets	225-371 total				-	230-420	
	Production	119	169	328	1	-	286	
North Macadam 1999-2020	Set-Aside							44%
	Targets	166	211	102	103	-	-	
	Production	42	40	167	-	-	-	
River District 1998-2021	Set-Aside							36%
	Targets	359	365	440 total		-	-	
	Production	371	378	492	19	-	-	
Inactive Districts								
Convention Center 1989-2013	Set-Aside							26%
	Targets	1,200 total				-	-	
	Production	1	203	18	-	-	-	
Downtown Waterfront & South Park Blocks 1985-2008	Set-Aside							21% / 61%
	Targets	25-50	175-200	75-100	50-100	-	-	
	Production	668	1,021	916	133	-	-	

Unless otherwise noted, value indicates number of units.

Tax Increment Revenue

		Actual FY 2017-18	Adopted FY 2018-19
Central Eastside	Cumulative Housing	\$8,682,017	\$9,339,259
	Cumulative Set-Aside Base	\$47,596,127	\$53,190,578
	Percent of Set-Aside Base	17%	16%
Downtown Waterfront	Cumulative Housing	\$17,498,629	\$19,286,117
	Cumulative Set-Aside Base	\$91,402,338	\$91,402,338
	Percent of Set-Aside Base	19%	21%
Gateway	Cumulative Housing	\$9,910,656	\$11,858,434
	Cumulative Set-Aside Base	\$32,486,814	\$ 36,948,746
	Percent of Set-Aside Base	27%	28%
Interstate	Cumulative Housing	\$55,806,485	\$98,212,592
	Cumulative Set-Aside Base	\$134,857,658	\$ 161,719,418
	Percent of Set-Aside Base	35%	53%
Lents Town Center	Cumulative Housing	\$47,408,923	\$57,599,509
	Cumulative Set-Aside Base	\$92,687,047	\$132,995,527
	Percent of Set-Aside Base	40%	42%
North Macadam	Cumulative Housing	\$36,456,652	\$47,341,957
	Cumulative Set-Aside Base	\$ 86,359,254	\$100,657,113
	Percent of Set-Aside Base	35%	40%
Convention Center	Cumulative Housing	\$15,401,762	\$20,489,987
	Cumulative Set-Aside Base	\$78,564,626	\$78,564,626
	Percent of Set-Aside Base	20%	26%
River District	Cumulative Housing	\$100,133,284	\$108,082,381
	Cumulative Set-Aside Base	\$261,867,365	\$289,203,365
	Percent of Set-Aside Base	34%	34%
South Park Blocks	Cumulative Housing	\$36,195,993	\$37,207,713
	Cumulative Set-Aside Base	\$ 61,090,678	\$61,090,678
	Percent of Set-Aside Base	59%	61%
Education	Cumulative Housing	\$82,875	\$82,875
	Cumulative Set-Aside Base	\$978,808	\$978,808
	Percent of Set-Aside Base	8%	8%
TOTAL	Cumulative Housing Expenditures	\$327,577,276	\$409,500,824
	Cumulative Set-Aside Base	\$995,913,435	\$1,093,328,859
	Total Percent of Set-Aside Base		

Methodology & Sources

Contents

148	Definition of Terms
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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 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 Black or 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) identifying 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 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

Homeless Management Information System (HMIS). A locally implemented data system used to collect client-level data and data on the provision of housing and services to homeless individuals, families and persons at risk of homelessness.

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

HUD. The United States Department of Housing & Urban Development

Inclusionary Housing. Also known as inclusionary zoning, refers to Portland planning ordinances that require a given share of new construction to be affordable by people with low to moderate incomes.

Land Bank. Governmental or non-governmental nonprofit entity established, at least in part, to assemble, temporarily manage, and dispose of vacant land for the purpose of stabilizing neighborhoods and encouraging reuse 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 multifamily buildings containing at least two or more housing units with two or more families.

Naturally Occurring Affordable Housing. Privately-owned residential rental properties that command low rents, without subsidy, due to their age or physical condition.

NOAH. Naturally Occurring Affordable Housing.

PDC. See *Prosper Portland*.

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 Housing Bureau

Preference Policy. The preference policy identifies areas in N/NE Portland that were subject to high levels of urban renewal and prioritizes housing opportunities to current or former residents of those areas, and their descendants.

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

Prosper Portland. The City of Portland's Development Commission

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 of residential home sales in the region.

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

Short Term Rent Assistance (STRA). Local program that provides limited housing assistance (up to 24 months) to households that are experiencing homelessness or at risk of homelessness.

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.

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 2017 1-year estimates from the American Community Survey, 2007-11 5-year estimates, and the 2012-2016 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 and Metro Portland's Multifamily Inventory database. 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 2012-2016 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 2rd quarter monthly asking rent for 2018.

Part 2.02 Homeownership Market Affordability

Household profile data derived from the 2012-2016 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 2017.

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 4.04 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 4.05 Homeownership

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

Part 4.06 Homelessness

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

Part 5 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

2017 Population

US Census Bureau 2017 ACS 1-Year Estimates

2000 Median Household Income

US Census Bureau 2000 Decennial Census

2010 Median Household Income

US Census Bureau 2010 Decennial Census

2011 Median Household Income

US Census Bureau 2007-2011

ACS 5-Year Estimates

2016 Median Household Income

US Census Bureau 2012-2016

ACS 5-Year Estimates

2000 Poverty Rate

US Census Bureau 2000 Decennial Census

2010 Poverty Rate

US Census Bureau 2010 Decennial Census

2011 Poverty Rate

US Census Bureau 2007-2011

ACS 5-Year Estimates

2016 Poverty Rate

US Census Bureau 2012-2016

ACS 5-Year Estimates

2000 Households

US Census Bureau 2000 Decennial Census

2010 Households

US Census Bureau 2010 Decennial Census

2011 Households

US Census Bureau 2007-2011

ACS 5-Year Estimates

2016 Households

US Census Bureau 2012-2016

ACS 5-Year Estimates

2000 Single-person Households

US Census Bureau 2000 Decennial Census

2010 Single-person Households

US Census Bureau 2010 Decennial Census

2016 Single-person Households

US Census Bureau 2012-2016

ACS 5-Year Estimates

2000 Households with Children

US Census Bureau 2000 Decennial Census

2010 Households with Children

US Census Bureau 2010 Decennial Census

2011 Households with Children

US Census Bureau 2007-2011

ACS 5-Year Estimates

2016 Households with Children

US Census Bureau 2012-2016

ACS 5-Year Estimates

2000 Foreign-born Individuals

US Census Bureau 2000 Decennial Census

2010 Foreign-born Individuals

US Census Bureau 2010 Decennial Census

2016 Foreign-born Individuals

US Census Bureau 2012-2016

ACS 5-Year Estimates

2000 Persons Experiencing Disabilities

US Census Bureau 2000 Decennial Census

2010 Persons Experiencing Disabilities

US Census Bureau 2010 Decennial Census

2016 Persons Experiencing Disabilities

US Census Bureau 2012-2016

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

2016 Persons 65 and Older

US Census Bureau 2012-2016

ACS 5-Year Estimates

2000 Homeownership Rate

US Census Bureau 2000 Decennial Census

2010 Homeownership Rate

US Census Bureau 2010 Decennial Census

2016 Homeownership Rate

US Census Bureau 2012-2016

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

2017 Homelessness

2017 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

2016 Population

US Census Bureau 2012-2016
ACS 5-Year Estimates

2000 Median Household Income

US Census Bureau 2000 Decennial Census

2010 Median Household Income

US Census Bureau 2010 Decennial Census

2016 Median Household Income

US Census Bureau 2012-2016
ACS 5-Year Estimates

2000 Poverty Rate

US Census Bureau 2000 Decennial Census

2010 Poverty Rate

US Census Bureau 2010 Decennial Census

2016 Poverty Rate

US Census Bureau 2012-2016
ACS 5-Year Estimates

2000 Households

US Census Bureau 2000 Decennial Census

2010 Households

US Census Bureau 2010 Decennial Census

2016 Households

US Census Bureau 2012-2016
ACS 5-Year Estimates

2000 Single-person Households

US Census Bureau 2000 Decennial Census

2010 Single-person Households

US Census Bureau 2010 Decennial Census

2016 Single-person Households

US Census Bureau 2012-2016
ACS 5-Year Estimates

2000 Households with Children

US Census Bureau 2000 Decennial Census

2010 Households with Children

US Census Bureau 2010 Decennial Census

2016 Households with Children

US Census Bureau 2012-2016
ACS 5-Year Estimates

2000 Foreign-born Individuals

US Census Bureau 2000 Decennial Census

2010 Foreign-born Individuals

US Census Bureau 2010 Decennial Census

2016 Foreign-born Individuals

US Census Bureau 2012-2016
ACS 5-Year Estimates

2000 Persons Experiencing Disabilities

US Census Bureau 2000 Decennial Census

2010 Persons Experiencing Disabilities

US Census Bureau 2010 Decennial Census

2016 Persons Experiencing Disabilities

US Census Bureau 2012-2016
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

2016 Persons 65 and Older

US Census Bureau 2012-2016
ACS 5-Year Estimates

2000 Homeownership Rate

US Census Bureau 2000 Decennial Census

2010 Homeownership Rate

US Census Bureau 2010 Decennial Census

2016 Homeownership Rate

US Census Bureau 2012-2016
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

2017 Homelessness

2017 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, and Portland Metro's
Multi-Family Housing Inventory

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



Portland Housing Bureau

Mayor Ted Wheeler

Director Shannon Callahan

421 SW 6th Avenue, Suite 500

Portland, OR 97204

503-823-2375 • portlandoregon.gov/phb/

Agenda No.
REPORT
 Title

Accept the ~~submission of the~~ *State of Housing in Portland 2018 Report* (Report)

<p>INTRODUCED BY Commissioner/Auditor: Mayor Wheeler</p>	<p>CLERK USE: DATE FILED <u>DEC 11 2018</u></p>
<p>COMMISSIONER APPROVAL</p> <p>Mayor—Finance & Administration - Wheeler <i>MP</i></p> <p>Position 1/Utilities - Fritz</p> <p>Position 2/Works - Fish</p> <p>Position 3/Affairs - Saltzman</p> <p>Position 4/Safety - Eudaly</p>	<p>Mary Hull Caballero Auditor of the City of Portland</p> <p>By: <u><i>[Signature]</i></u> Deputy</p>
<p>BUREAU APPROVAL</p> <p>Bureau: Housing Bureau Head: Shannon Callahan <i>SC</i></p> <p>Prepared by: Bimal RajBhandary Date Prepared: 12/02/18</p>	<p>ACTION TAKEN:</p> <p>DEC 19 2018 <i>Rescheduled to</i> DEC 19 2018 3 P.M <i>Time Certain.</i></p> <p>DEC 19 2018 ACCEPTED</p>
<p>Impact Statement</p> <p>Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/></p>	
<p>City Auditor Office Approval: required for Code Ordinances</p>	
<p>City Attorney Approval: required for contract, code, easement, franchise, charter, Comp Plan</p>	
<p>Council Meeting Date 12/19/18</p>	

<p align="center">AGENDA</p> <p>TIME CERTAIN <input type="checkbox"/></p> <p>Start time: _____</p> <p>Total amount of time needed: _____ (for presentation, testimony and discussion)</p> <p>CONSENT <input type="checkbox"/></p> <p>REGULAR <input checked="" type="checkbox"/></p> <p>Total amount of time needed: 25 minutes (for presentation, testimony and discussion)</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 30%;">FOUR-FIFTHS AGENDA</th> <th colspan="2">COMMISSIONERS VOTED AS FOLLOWS:</th> </tr> <tr> <th></th> <th style="width: 30%;">YEAS</th> <th style="width: 30%;">NAYS</th> </tr> <tr> <td>1. Fritz</td> <td>1. Fritz <input checked="" type="checkbox"/></td> <td></td> </tr> <tr> <td>2. Fish</td> <td>2. Fish <input checked="" type="checkbox"/></td> <td></td> </tr> <tr> <td>3. Saltzman</td> <td>3. Saltzman <input checked="" type="checkbox"/></td> <td></td> </tr> <tr> <td>4. Eudaly</td> <td>4. Eudaly <input checked="" type="checkbox"/></td> <td></td> </tr> <tr> <td>Wheeler</td> <td>Wheeler <input checked="" type="checkbox"/></td> <td></td> </tr> </table>	FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:			YEAS	NAYS	1. Fritz	1. Fritz <input checked="" type="checkbox"/>		2. Fish	2. Fish <input checked="" type="checkbox"/>		3. Saltzman	3. Saltzman <input checked="" type="checkbox"/>		4. Eudaly	4. Eudaly <input checked="" type="checkbox"/>		Wheeler	Wheeler <input checked="" type="checkbox"/>	
FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:																					
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1. Fritz	1. Fritz <input checked="" type="checkbox"/>																					
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Wheeler	Wheeler <input checked="" type="checkbox"/>																					