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# State of Housing in Portland

Phase One April 2015



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## Foreword from Housing Commissioner Dan Saltzman

Dear Portlanders –

This first annual *State of Housing Report* is a comprehensive look at Portland’s housing market, integrating the most current private and public data available. This report and those that follow are intended to help inform policy decisions by providing timely, meaningful information on what is occurring in the market now as well as its impact to Portlanders of different races, ethnicities, family compositions, and income levels.

This report also includes metrics on the work the Portland Housing Bureau does to create and preserve affordable housing. A cursory glance at this report and you’ll understand the dire need to increase affordable housing stock throughout the city.

As Portland continues to grow, I am committed to making sure everyone and every neighborhood shares in the prosperity Portland is enjoying at this moment. All of our residents should be able to live and succeed here—regardless of their income level, race, or physical ability.

Thank you to staff at the Portland Housing Bureau and in my office for their careful guidance and input on this critical report.

Sincerely,

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

Dan Saltzman  
PORTLAND CITY COMMISSIONER

# Contents

## **05 Part 1 Report Context & Executive Summary**

### **11 Part 2 City-Wide Analysis**

- 12** 2.01. Population, Households, and Income
- 19** 2.02. Housing Stock and Production
- 25** 2.03. Rental Housing Market Affordability
- 39** 2.04. Homeownership Market Affordability

### **55 Part 3 City & Neighborhood Profiles**

- 57** 3.01. Portland
- 58** 3.02. 122nd-Division
- 59** 3.03. Belmont-Hawthorne-Division
- 60** 3.04. Centennial-Glenfair-Wilkes
- 61** 3.05. Central City
- 62** 3.06. Forest Park-Northwest Hills
- 63** 3.07. Gateway
- 64** 3.08. Hayden Island
- 65** 3.09. Hillsdale-Multnomah-Barbur
- 66** 3.10. Hollywood
- 67** 3.11. Interstate Corridor
- 68** 3.12. Lents-Foster
- 69** 3.13. MLK-Alberta
- 70** 3.14. Montavilla
- 71** 3.15. Northwest
- 72** 3.16. Parkrose-Argay
- 73** 3.17. Pleasant Valley
- 74** 3.18. Raleigh Hills
- 75** 3.19. Roseway-Cully
- 76** 3.20. Sellwood-Moreland-Brooklyn
- 77** 3.21. South Portland-Marquam Hill
- 78** 3.22. St. Johns
- 79** 3.23. Tryon Creek-South Terwilliger
- 80** 3.24. West Portland
- 81** 3.25. Woodstock

### **83 Part 4 Historic Reporting, Programming & Direct Expenditure**

- 84** 4.01. Historic Reporting
- 92** 4.02. Programming
- 96** 4.03. Direct Expenditure

### **99 Part 5 Methodology & Sources**



Part 1

# Report Context & Executive Summary

## Contents

- 06 Report Context
- 08 Executive Summary

# Report Context

Under the direction and guidance of Housing Commissioner Dan Saltzman and Housing Bureau Director Traci Manning, the Portland Housing Bureau presents the first phase of the *State of Housing in Portland 2015 Report*.

*The State of Housing in Portland Report* will be published each fall to provide elected officials, policymakers, government institutions, community organizations, and other partners with the information to guide discussions and decisions on housing policy and resources.

As the inaugural *State of Housing Report*, the 2015 edition is being published in two phases. Phase one, published in April 2015, presents a detailed framework of the indicators and data that are the foundation for understanding the current housing market by type, geography, and affordability to households based on composition, race, and ethnicity. It also includes a variety of reports that Portland City Council has historically requested related to the housing market. Finally, it has an annual report of the outcomes of the Portland Housing Bureau's programs and portfolio, thereby measuring how current City policy, budgeting, and operations impact the housing market.

During the next few months, the Bureau will solicit feedback about the efficacy of the report in giving Portland City Council the information it needs to make policy and resource decisions. PHB will also present the report to other stakeholders in the housing system, and request their feedback. Phase two will reflect this feedback, and the report will be produced annually in the fall thereafter.

Phase one of the *State of Housing in Portland 2015 Report* blends historic data on households and housing stock with current data on housing production and the rental and ownership

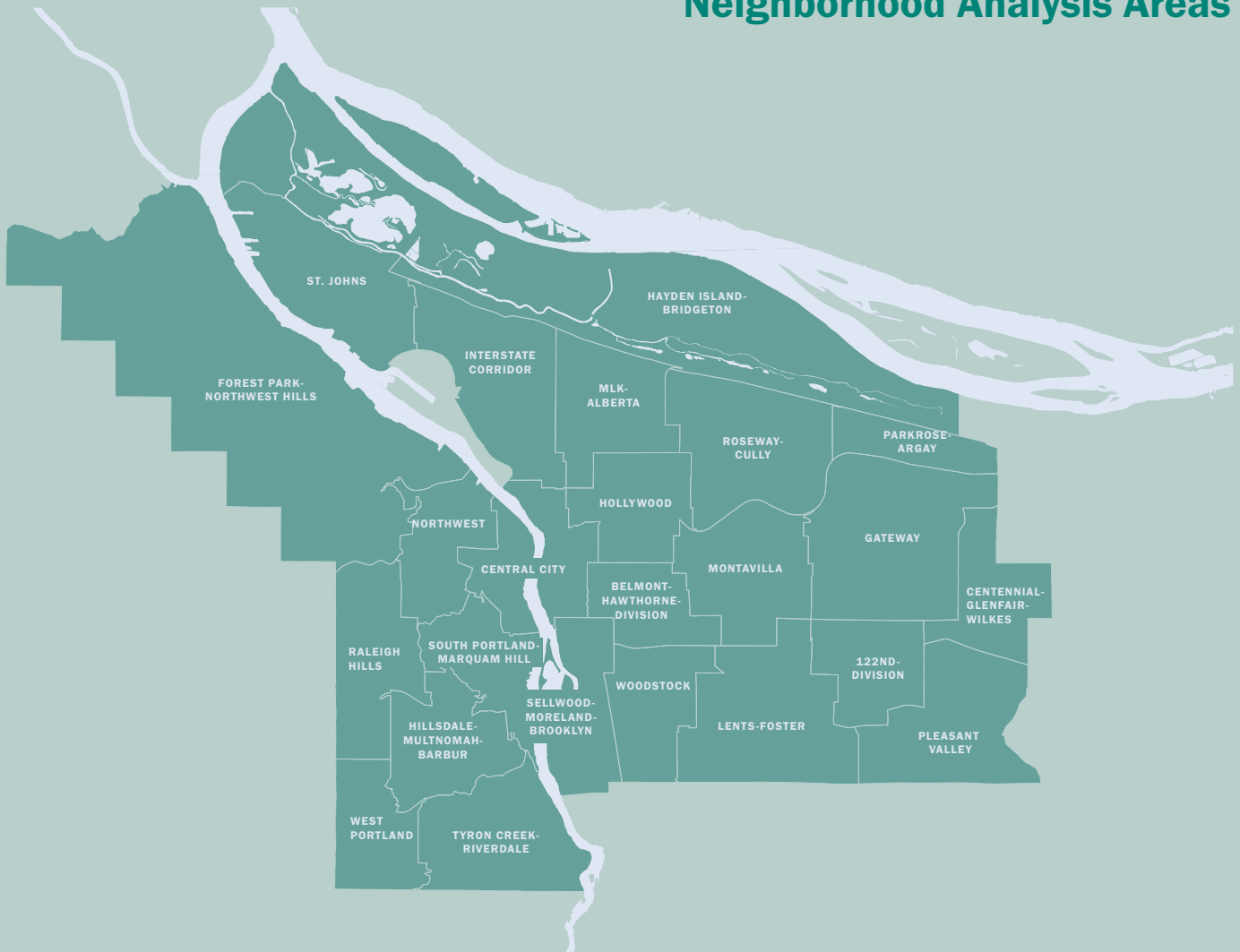
markets. The data is derived from many sources, including the Census Bureau, Multnomah County, Metro, the City of Portland, and several sources of market data. It is important to recognize that these sources are imperfect and routinely undercount vulnerable populations, including Communities of Color. Despite these limitations, the strength of these data sources is that they are updated regularly. To whatever extent possible, the Housing Bureau will work to continuously refine the data sets utilized as it moves forward with this reporting.

The report is divided into 5 parts. Part 1 is an overview of the report context and executive summary. Part 2 presents city-wide data and analysis on population, housing stock, and housing affordability. Part 3 contains data summaries on population and housing indicators divided into neighborhood geographies. Part 4 overviews historic City reporting, City programming and portfolio, and direct expenditure regarding issues related to affordable housing. Part 5 provides a general overview of the methodology and data sources for the report.

The *State of Housing* publication series examines housing data city-wide and in 24 neighborhood areas. The decision on how to structure the neighborhood levels was driven by two factors: first, the ability to maximize the quality of the data while minimizing margins of error and, second, alignment with the Portland Bureau of Planning and Sustainability. To that end, the 24 neighborhood areas roughly align with those highlighted in the Portland Plan, with some adjustments along census tract boundaries. For more information on data sources and methodology, please refer to Part 5 of this report.



## Neighborhood Analysis Areas



### Terminology

**Housing Stock**

The total number of single-family and multifamily housing units

**Single-Family Unit**

Rental and ownership units, including single-family homes, duplexes, townhomes, row homes, and mobile homes

**Multifamily Unit**

Includes rental and ownership units in multifamily buildings

**Unit Produced**

A housing unit completed and active in the housing stock

**Unit Permitted**

A housing unit with a permit for construction issued

**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

# Executive Summary

Housing affordability in the City of Portland is an issue that has entered the public dialogue. While the Portland housing market is still one of the most affordable of the major West Coast cities, there is a sense of change in the air. The indicators and analysis within this report provide the opportunity to assess policy and programming at new levels of detail and with much more current cost data. Examining production and affordability for various household types and unit compositions will allow more targeted interventions into the housing market.

Somewhat in contrast to what many would expect, the number of housing units produced and added to the city housing stock in 2014 still falls below pre-recession production levels. That said, permitting for multifamily housing units in 2014 matched and exceeded historic levels for the first time since the recession. As the Portland Plan has emphasized, an increasing proportion of residential development in the last decade has been focused on multifamily residential in the Central City and along high-density corridors in neighborhoods throughout the city. This development has been largely driven by multifamily units focused on studio apartments and/or single-bedroom units. By contrast, single-family housing production and construction permitting levels still find themselves below pre-recessionary levels.

However, affordability issues are not only the result of the stagnation in housing production in the years following the recession. As emphasized in recent reports from the Portland City Economist, income inequality and income stagnation continue to hurt working families. Wages, adjusted for inflation, have seen minimal growth in the last two decades. While recent estimates seem to indicate that wages are ticking up slightly as the economy slowly recovers from recessionary impacts, these gains are not shared amongst renter households and Communities of Color. These vulnerable communities continue to see their inflation-adjusted wages fall, while housing costs are growing at rates faster than inflation. This report also highlights the housing challenges for households headed by a single mother. And certainly, for those without income or without housing, the impacts of the market are dramatic.

While the overall composition of racial diversity in the city has remained relatively constant in the last decade, migration and settlement patterns within the city are drastically changing. Communities of Color are increasingly concentrated at the periphery of the city. Affordability estimates in the rental and ownership market reinforce this trend. With disproportionately lower incomes when compared to White households, households of Communities of Color are faced with severely limited choice as they relate to housing.

Housing choice is also increasingly becoming an issue for families in need of more than a single-bedroom housing unit. As the city housing stock is increasingly focused on multifamily housing, affordability estimates for two-bedroom and three-bedroom units in the Central City, or within close proximity, are out of reach for a staggering number of Portland households.

The decline in Federal funding over the past two decades has left the bulk of financing for home ownership and rental housing to local jurisdictions. In Portland that has been heavily Tax Increment Financing, which is restricted geographically to investment in areas that constitute 15% of the city. With housing affordability issues expanding beyond urban renewal areas and the Central City, a structural misalignment exists between the affordable housing goals established by the city and the funding available to implement programming.





Part 2

# City-Wide Analysis

## Contents

- 12** 2.01 Population, Households & Income
- 19** 2.02 Housing Stock & Production
- 25** 2.03 Rental Housing Market & Affordability
- 39** 2.04 Homeownership Market & Affordability

## Section 1

# Population, Households & Income

Portland has grown significantly since 2000, adding more than 80,000 individuals and 29,000 households. This population growth is most heavily concentrated in the Central City, particularly for smaller households, as well as in some Outer East and Southeast neighborhoods, particularly for larger households.

African Americans have experienced a slower growth rate than the population as a whole, or that of other Communities of Color, whereas the Hispanic-Latino community has seen the most rapid growth—a 69% increase since 2000.

Median household income has seen meager growth since 2000. While median income levels have increased among homeowners, renter households have seen their economic position weaken. The rebounding of post-recessionary wages among White households has not been shared, and inflation-adjusted incomes of Communities of Color continue to fall.

While Portland's homeownership rate is relatively high compared to other cities of similar size and character, the proportion of the population that occupies an owned home

has declined since 2000. Communities of Color experience a disproportionately low homeownership rate when compared to White households, and the population as a whole.

Although African American and Native American households showed increases in homeownership rates, corresponding income, affordability, and population trends, suggest a decline in the number of renter households in these communities as they are priced out of the city, rather than true increases in homeownership.

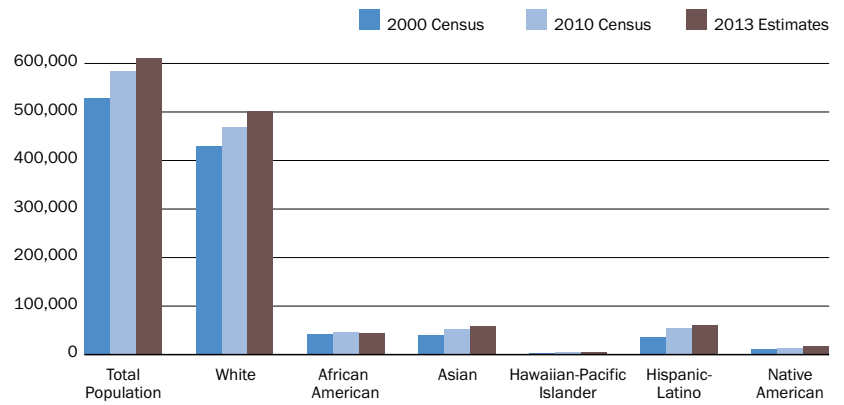
Communities of Color are increasingly moving to Outer East and Southeast Portland. North and Northeast Portland have experienced a significant decline in the proportion of Communities of Color since the year 2000.

## Finding 2.1.1

Portland’s population has increased by more than 80,000 individuals since 2000. African Americans continue to experience a slower growth rate than the population as a whole, or that of other Communities of Color. The most rapidly growing community in Portland is the Hispanic-Latino community, which grew by 69% between the years 2000 and 2013.

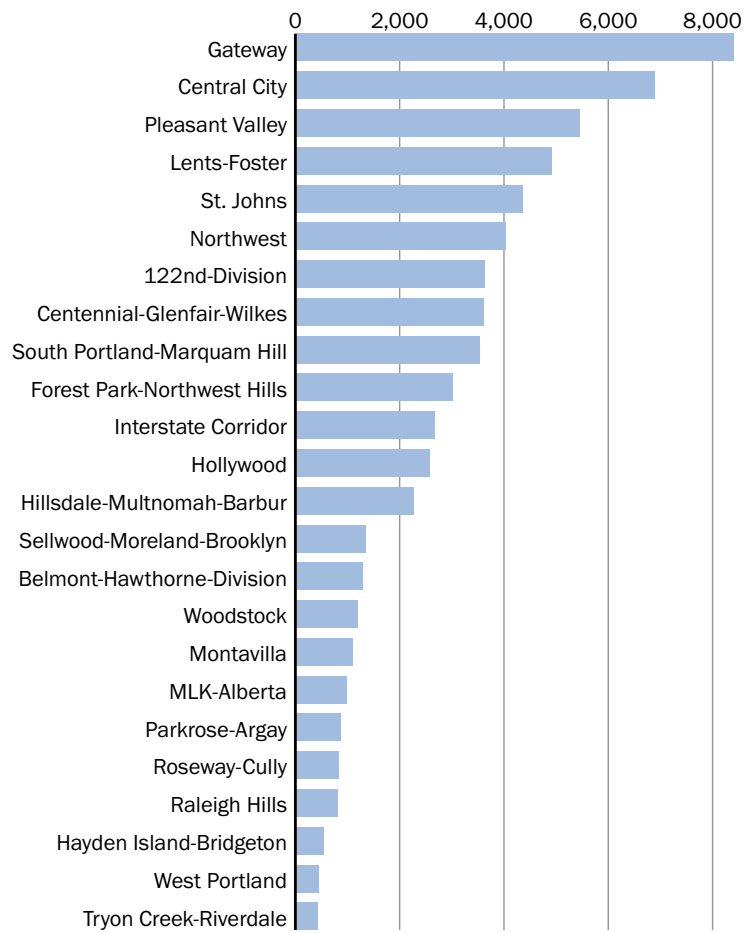
Population growth has been most heavily concentrated in the Central City, as well as in the outer east and southeast neighborhoods of Gateway, Pleasant Valley, and Lents-Foster, among others. Minimal growth has occurred in Tryon Creek-Riverdale, West Portland, and Hayden Island-Bridgeton.

**Figure 2.1.1** Portland Population: 2000, 2010, and 2013

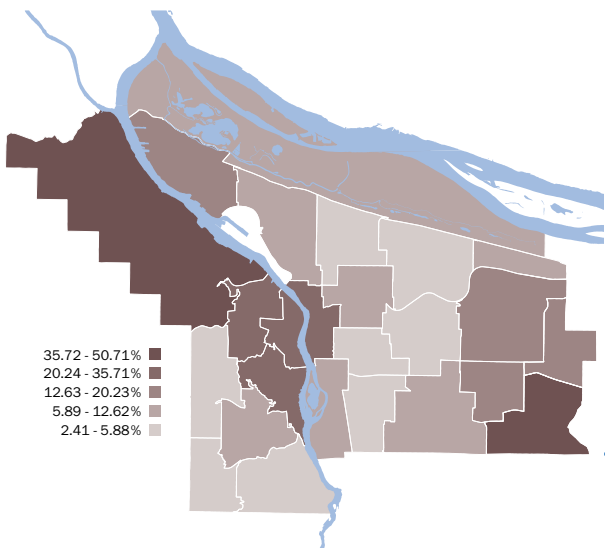


Source: U.S. Census Bureau – 2000 Decennial Census, 2010 Decennial Census, 2013 1-Year ACS Estimates

**Figure 2.1.2** Portland Population Growth by Neighborhood: 2000-2013



Source: U.S. Census Bureau – 2000 Decennial Census, 2013 5-Year ACS Estimates



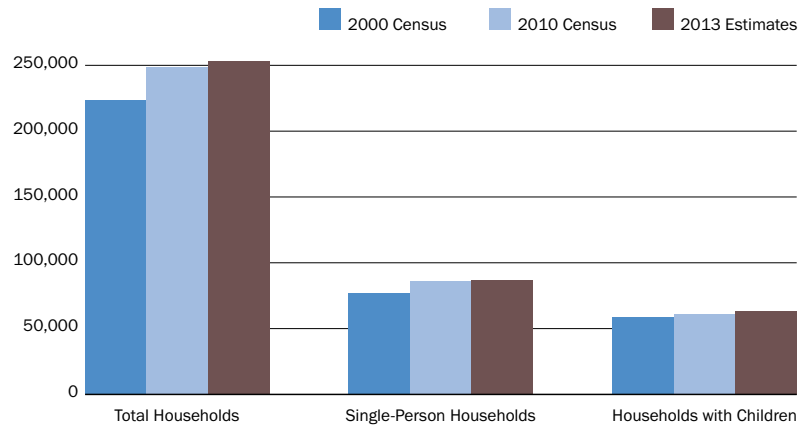
Change in Total Population by Neighborhood, 2000-2013

## Finding 2.1.2

The number of households in Portland has increased by more than 29,000 since the year 2000. Single-person households have experienced a growth rate of 12.7%, while the number of households with children has increased by 7.6%.

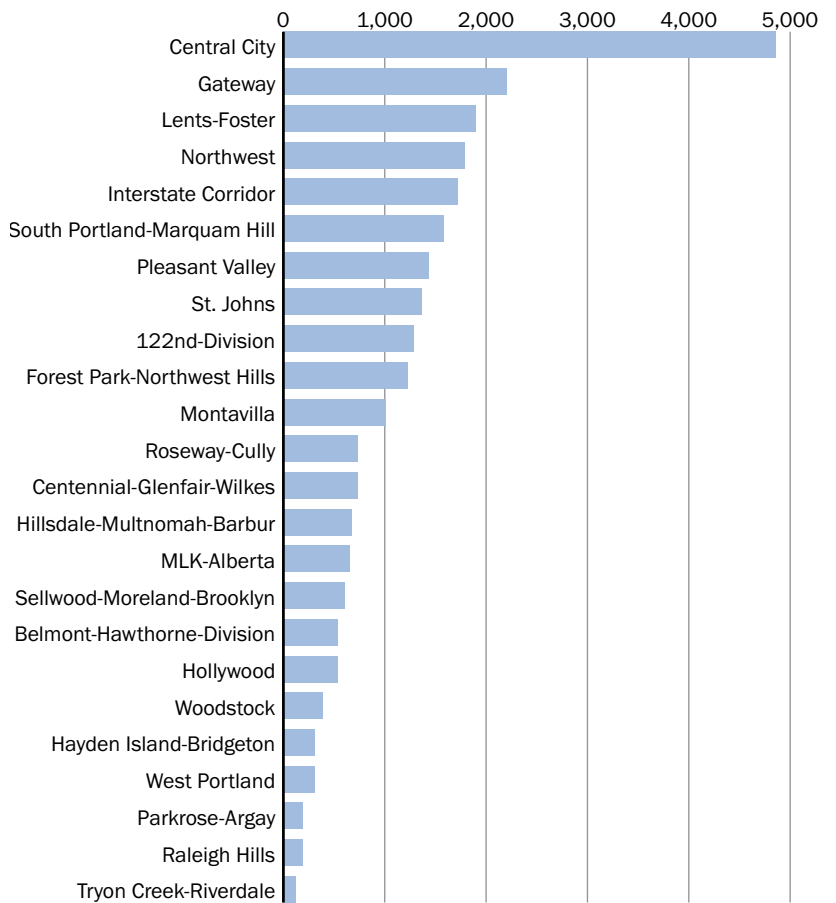
Like population growth, Portland's household growth has been concentrated in the Central City. Nonetheless, household growth is somewhat more evenly distributed in north, northeast, and outer east, and southeast neighborhoods of the city than population growth has been.

**Figure 2.1.3** Portland Households: 2000, 2010, and 2013

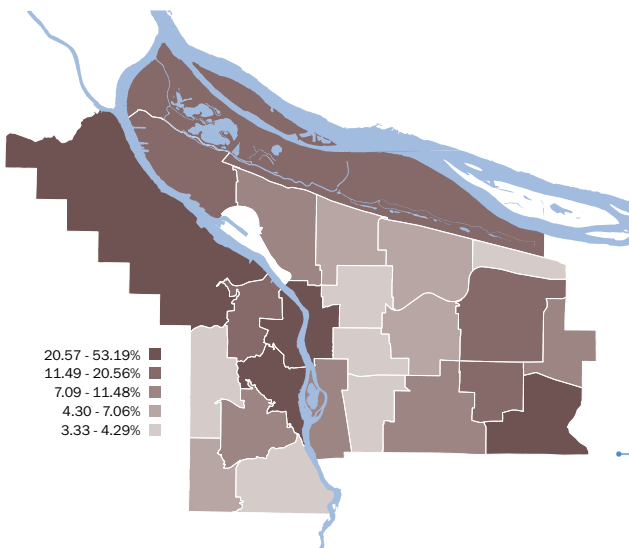


Source: U.S. Census Bureau – 2000 Decennial Census, 2010 Decennial Census, 2013 1-Year ACS Estimates

**Figure 2.1.4** Portland Household Growth by Neighborhood: 2000-2013



Source: U.S. Census Bureau – 2000 Decennial Census, 2013 5-Year ACS Estimates



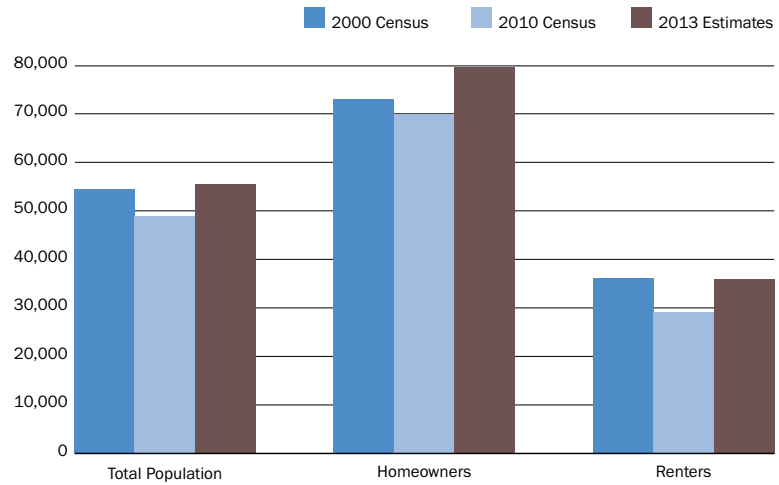
Change in Total Households by Neighborhood, 2000-2013



### Finding 2.1.3

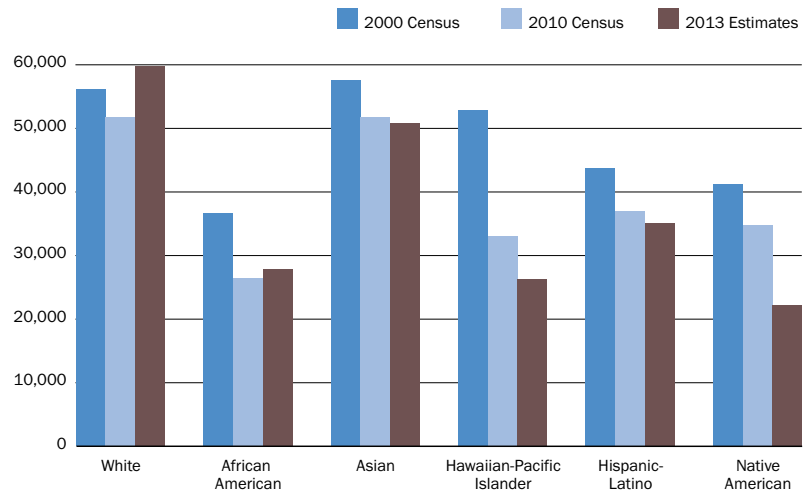
After adjusting for inflation, Portland shows meager growth in median household income since the year 2000. As of 2013, the median household income was \$55,571. Real median income levels have increased among homeowners since 2000 and the post-recessionary fall in 2010, while renter households have seen their economic position weaken. The rebounding of post-recessionary wages among White households has not been shared, and inflation-adjusted incomes continue to fall among Communities of Color. Communities of Color continue to experience disproportionately lower median income levels than that of all Portland households.

**Figure 2.1.5** Median Household Income by Housing Tenure, 2013 Adjusted Dollars

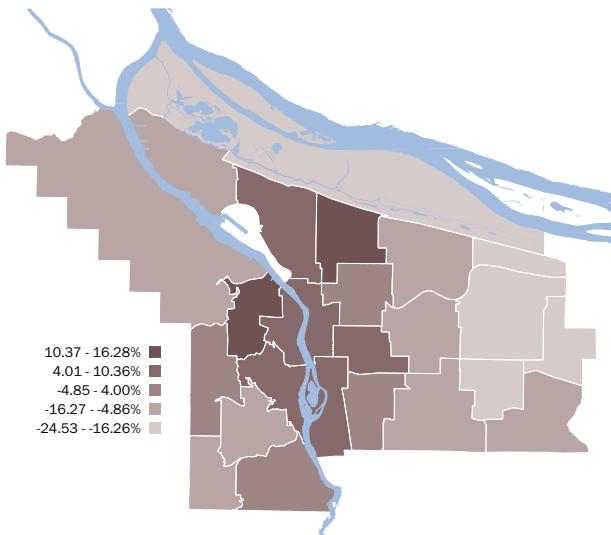


Source: U.S. Census Bureau – 2000 Decennial Census, 2010 Decennial Census, 2013 1-Year ACS Estimates

**Figure 2.1.6** Median Household Income by Race and Ethnicity, 2013 Dollars



Source: U.S. Census Bureau – 2000 Decennial Census, 2010 Decennial Census, 2013 1-Year ACS Estimates



Change in Median Income by Neighborhood, 2000-2013

## Finding 2.1.4

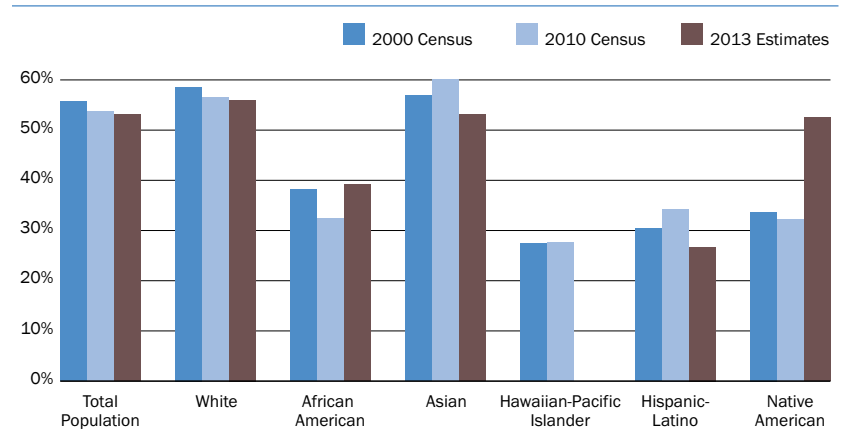
Portland's 53% homeownership rate is relatively high compared with other cities of similar size and character. Nonetheless, the city has experienced a small but steady decline in the proportion of the population that occupies an owned home since the year 2000.

Similar to incomes, Communities of Color experience a disproportionately low homeownership rate when compared to White households, or the population as a whole.

Asian and Hispanic-Latino households have experienced post-recessionary declines in homeownership at more substantial rates than the total population or White households.

African American and Native American households showed increases in homeownership rates between 2000 and 2013. However, when paired with income, affordability, and population trends, this data may reflect that many African American and Native American renter households are, in fact, being priced out of Portland, rather than large increases in homeownership in these communities.

**Figure 2.1.7** Homeownership Rate by Race and Ethnicity: 2000, 2010, and 2013



Source: U.S. Census Bureau – 2000 Decennial Census, 2010 Decennial Census, 2013 1-Year ACS Estimates

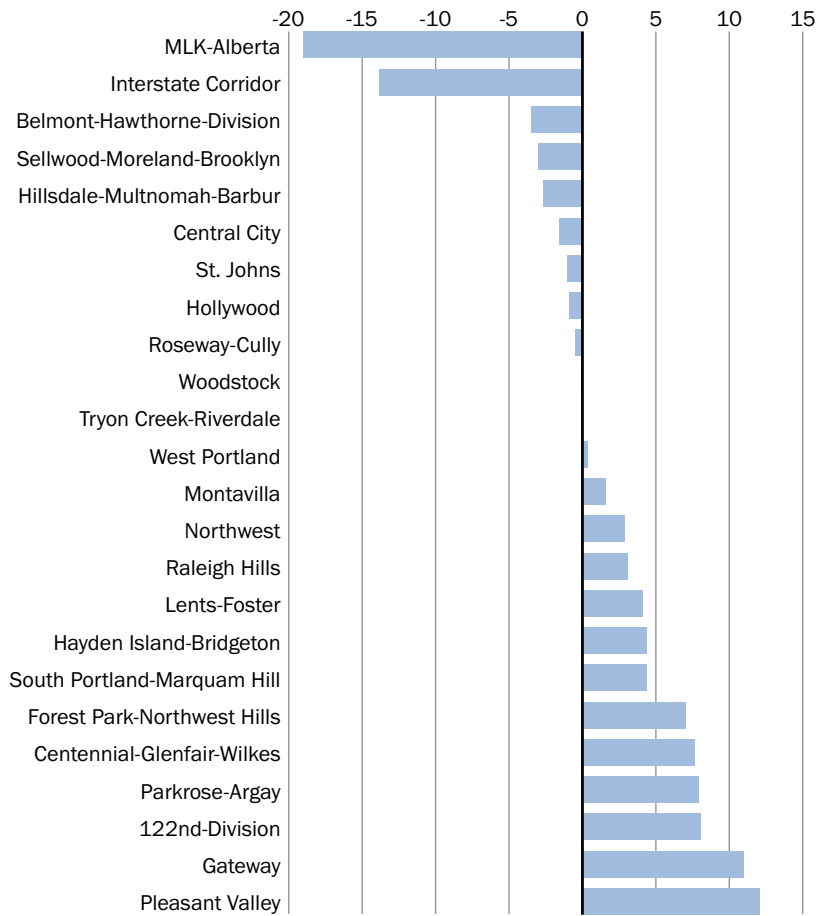
## Finding 2.1.5

The change in diversity between neighborhoods, as measured by the change in the proportion of the population that is non-White, between 2000 and 2013 illustrates a significant shift in the racial composition of the city.

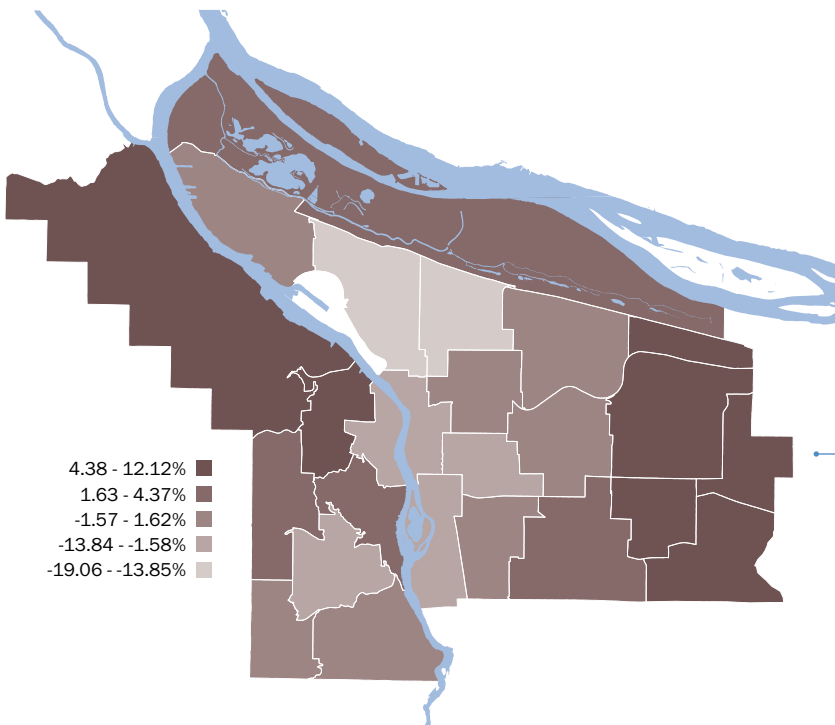
Communities of Color are increasingly moving to Outer East and Southeast Portland. North and Northeast Portland have experienced a significant decline in the proportion of the population that consist of Communities of Color since the year 2000.

When examined in the context of the income and affordability data presented in other sections of this report, the change in racial diversity reinforces that many households from Communities of Color are being priced out neighborhoods in close proximity to the Central City.

**Figure 2.1.8** Change in Racial Diversity by Neighborhood, 2000-2013



Source: U.S. Census Bureau - 2000 Decennial Census, 2013 5-Year ACS Estimates



- 4.38 - 12.12%
- 1.63 - 4.37%
- 1.57 - 1.62%
- 13.84 - -1.58%
- 19.06 - -13.85%

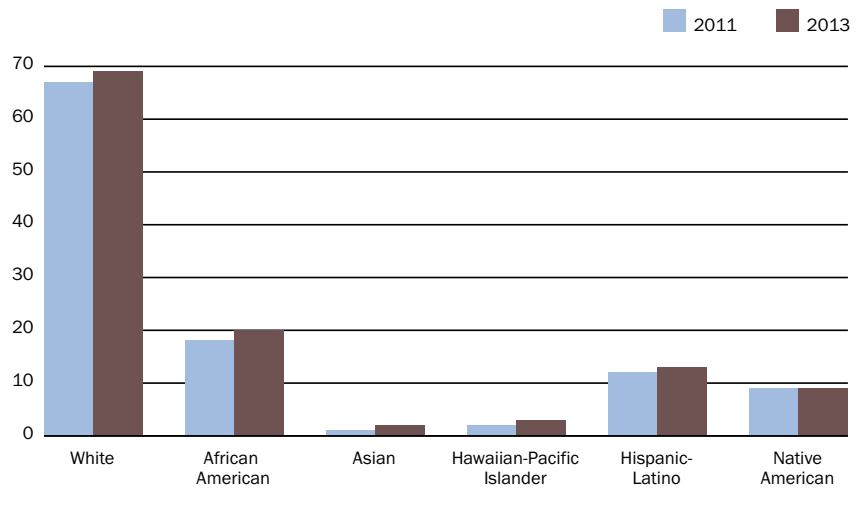
Change in Racial Diversity by Neighborhood, 2000-2013

## Finding 2.1.6

In 2013, 2,869 people were homeless at a point-in-time in Portland and Multnomah County, a rate of 37.79 per 10,000 people in the general population. The Point-in-Time Count is a tally of sheltered and unsheltered homeless persons on a single night in January. HUD requires that communities conduct an annual count of homeless persons in emergency shelter or transitional housing (time-limited housing with services for people exiting homelessness). Communities must also conduct a count of unsheltered homeless persons every other year (odd numbered years). Each count is planned, coordinated, and carried out locally.

People of color are over-represented within the homeless population compared with the general population of Portland and Multnomah County. The extent of the over-representation varies by community. All communities of color except Asians are over-represented, with the greatest levels of over-representation among Native Americans and African Americans.

**Figure 2.1.9** Individuals Experiencing Homelessness by Race & Ethnicity: 2011 and 2013



Source: 2013 Point-In-Time Count of Homelessness in Portland/Multnomah County Oregon

## Section 2

# Housing Stock & Production

As has been the trend for more than a decade, new additions to the city housing stock are increasingly focused on multifamily development, with 1,828 multifamily units added in 2014, compared to 686 single-family units.

While single-family and multifamily development have increased in recent years, annual production has not yet reached pre-recessionary levels. That said, multifamily permitting in 2013 (2,619 units) and 2014 (4,236 units) were at all-time highs. Assuming the majority of these units are built, production levels will soon surpass those in the early 2000s. In contrast, the number of single-family permits issued in 2013 (815 units) and 2014 (886 units), are still well below the early 2000s.

Multifamily production was concentrated in the neighborhoods surrounding the Central City: Northwest, Interstate Corridor, Belmont-Hawthorne-Division, and St. Johns.

Permitting was concentrated in the Central City, followed by Northwest and Interstate Corridor. A total of 1,800 new units were permitted in 2014. Single-family production and permitting, instead, were concentrated in Interstate Corridor, Lents-Foster, MLK-Alberta, and St. Johns.

Between 2000 and 2011, the number of regulated affordable units in the city increased from more than 12,700 to almost 20,000 units. Of the metro region's last count of regulated units, 65% were funded in part by the City of Portland.

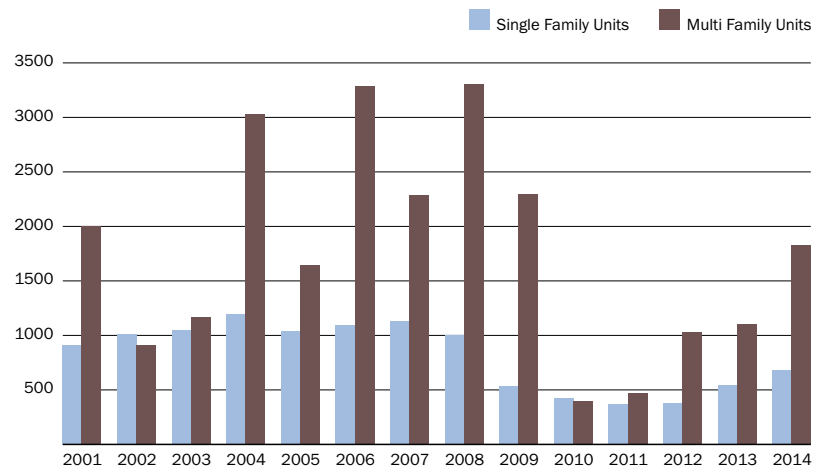
Portland's regulated affordable housing unit stock continues to be heavily concentrated in the Central City.

## Finding 2.2.1

Portland continues to experience increases in the number of housing units in the city-wide stock, with 686 single-family units and 1,828 multifamily units added in 2014. As has been the trend for more than a decade, new additions to the city stock are increasingly focused on multifamily development. In 2014 the composition of housing stock in Portland consisted of 152,822 single-family homes and 120,177 multifamily homes.

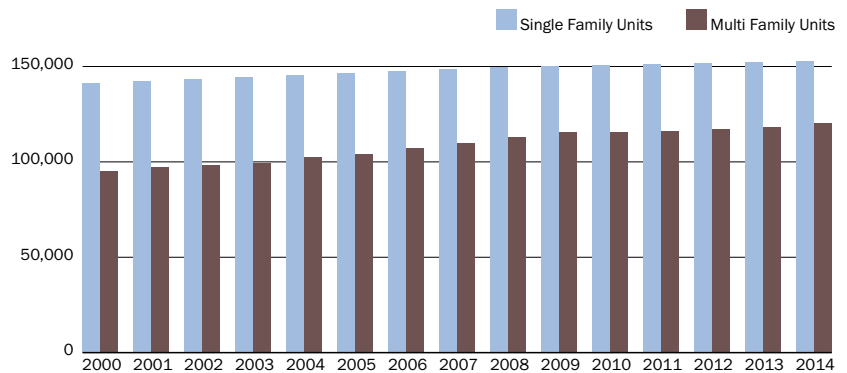
While the addition of single-family and multifamily housing units has increased in recent years, annual production levels have not yet reached pre-recessionary levels.

**Figure 2.2.1** Portland Housing Stock: Annual Production, 2001-2014



Source: Multnomah County, Portland Tax Lot Data, 2015

**Figure 2.2.2** Portland Housing Stock: Total Units, 2000-2014



Source: Multnomah County, Portland Tax lot Data, 2015

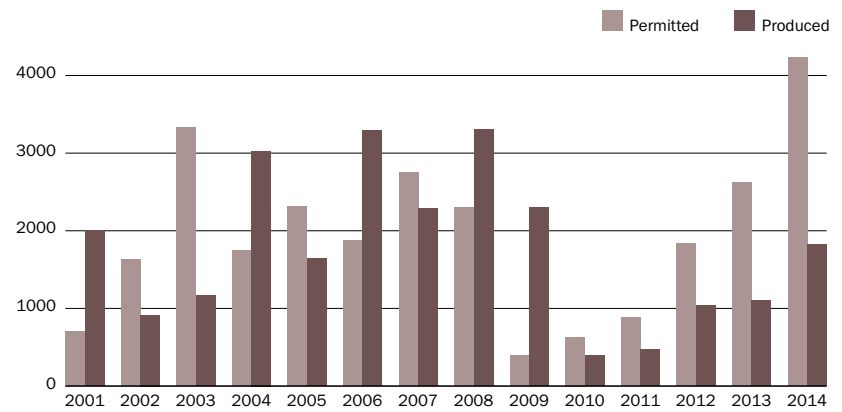
## Finding 2.2.2

While multifamily production has not yet reached pre-recessionary levels, multifamily permitting in 2013 and 2014 were at all-time highs. 2,619 multifamily permits were issued in 2013 and 4,236 multifamily permits were issued in 2014. Assuming the majority of these go on to be built, production levels will soon surpass those in the early 2000s.

## Finding 2.2.3

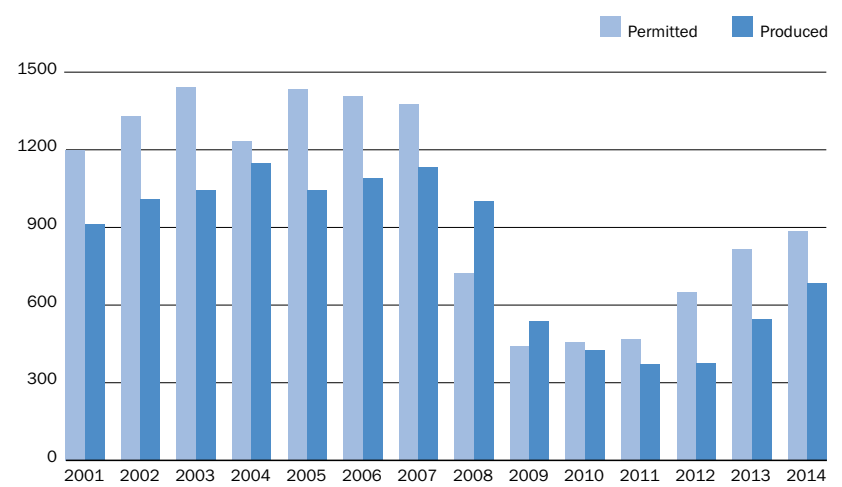
Similar to multifamily production, single-family production is well below pre-recessionary levels. In contrast to the multifamily market, the number of single-family permits issued in 2013 and 2014—at 815 and 886 respectively—are still well below the early 2000s.

**Figure 2.2.3** Portland Housing Stock: Multifamily Permits and Production, 2001-2014



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

**Figure 2.2.4** Portland Housing Stock: Single-Family Permits and Production, 2001-2014



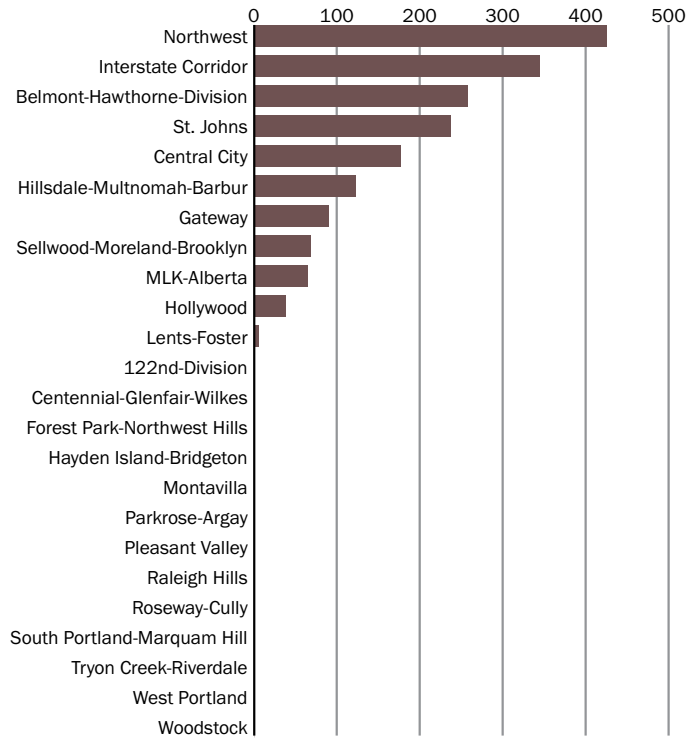
Source: City of Portland, Bureau of Development Services; Multnomah County, Portland Tax Lot Data, 2015

## Finding 2.2.4

Multifamily production in 2014 was concentrated in the neighborhoods surrounding the Central City. Northwest, Interstate Corridor, Belmont-Hawthorne-Division, and St. Johns saw the bulk of new multifamily units added to the city housing stock.

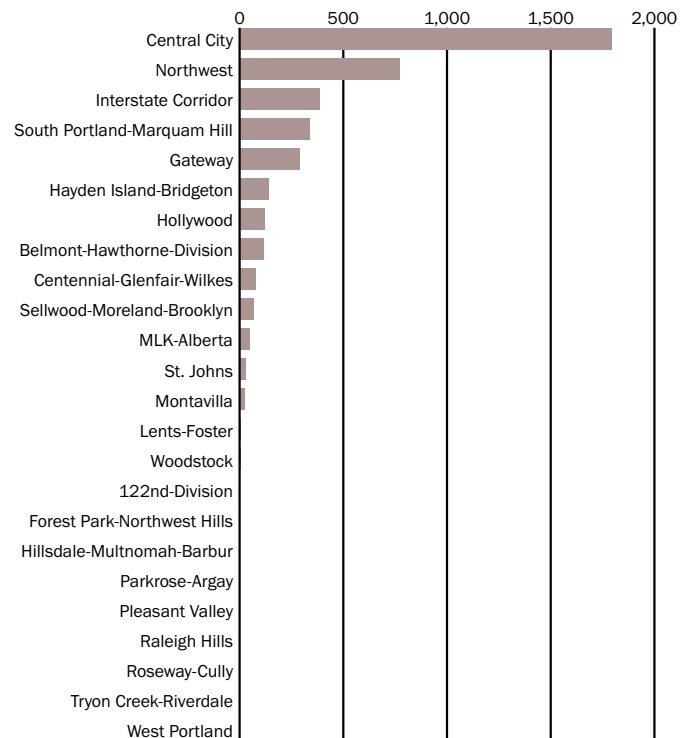
Multifamily permitting in 2014 was substantially concentrated in the Central City with nearly 1,800 new permits issued. In addition to the Central City, construction and production is expected to continue in Northwest and Interstate Corridor as over 1,100 permits were issued between the two neighborhoods.

**Figure 2.2.5** Portland Housing Stock: Multifamily Unit Production by Neighborhood, 2014



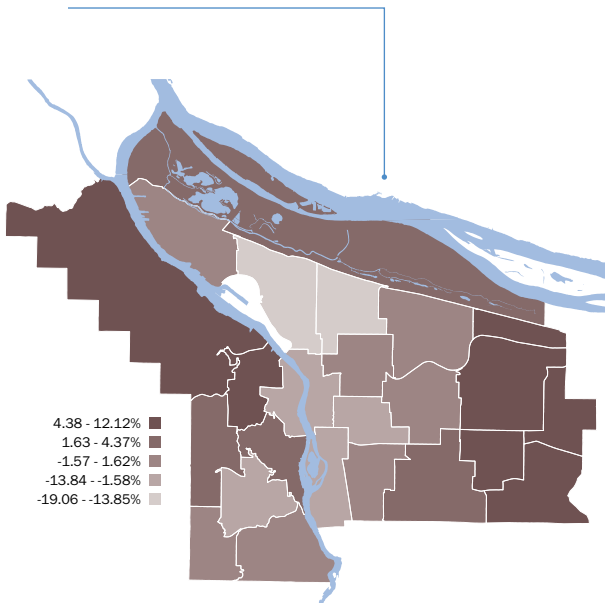
Source Multnomah County, Portland Tax Lot Data, 2015

**Figure 2.2.6** Portland Housing Stock: Multifamily Unit Permits by Neighborhood, 2014



Source City of Portland, Bureau of Development Services, 2015

Multi-Family Permitting in 2014



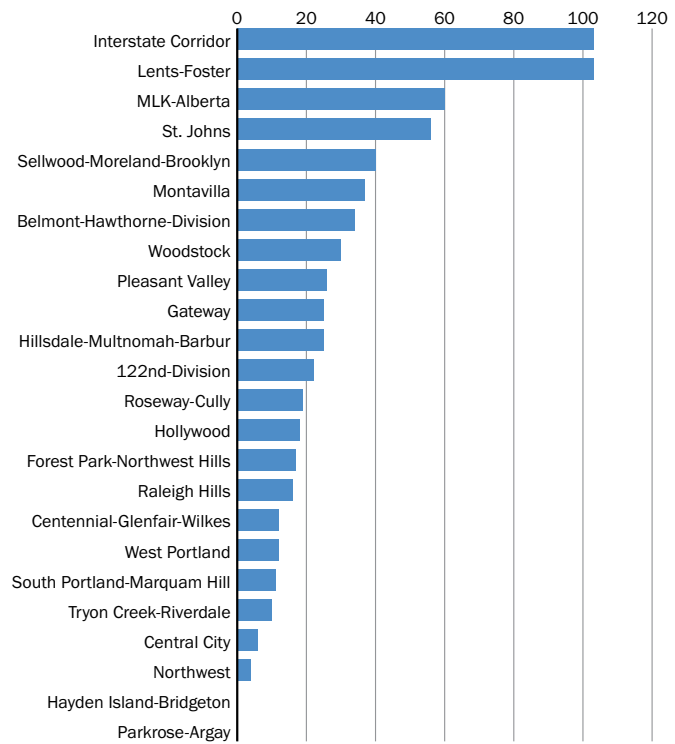


## Finding 2.2.5

Single-family production in 2014 was concentrated in Interstate Corridor, Lents-Foster, MLK-Alberta, and St. Johns. In addition, most neighborhoods in the city experienced a minimal level of single-family production over the course of the year.

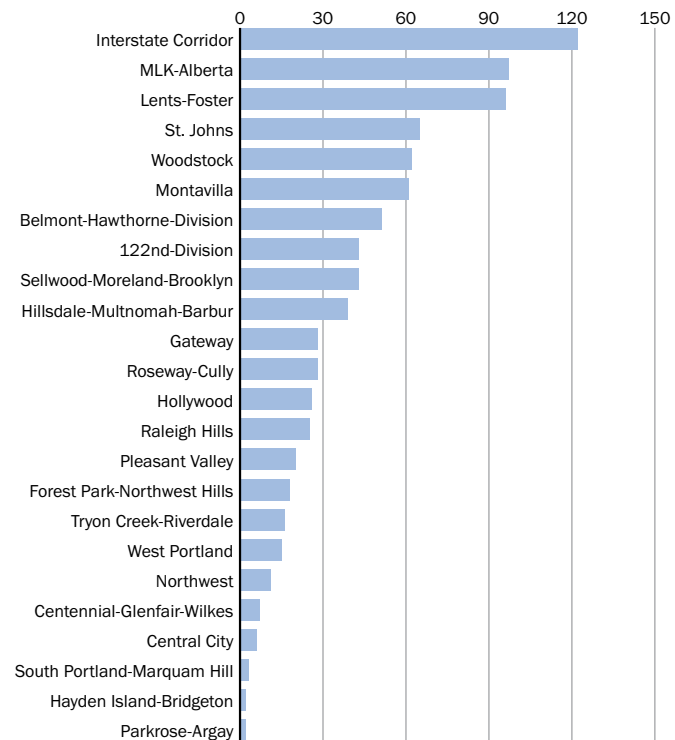
Single-family permitting in 2014 has been relatively distributed throughout most neighborhoods in the city, with more substantial permitting continuing in Interstate Corridor, Lents-Foster, MLK-Alberta, and St. Johns. In addition, Woodstock and Montavilla have experienced higher levels of permitting that may yield higher numbers of single-family production.

**Figure 2.2.7** Portland Housing Stock: Single-Family Unit Production by Neighborhood, 2014



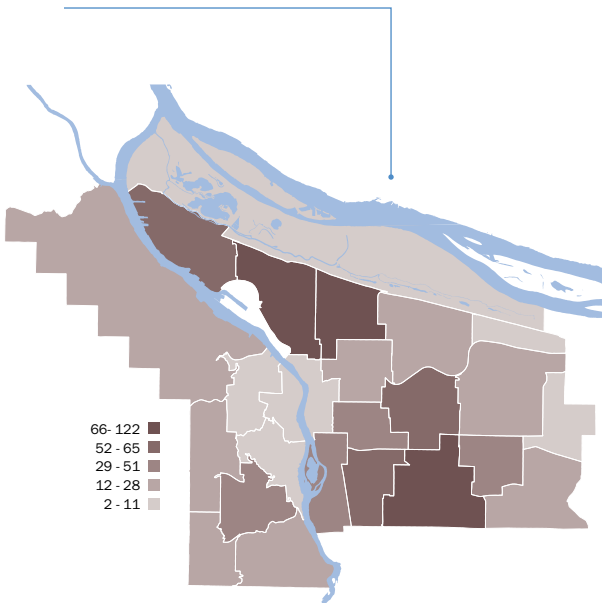
Source: Multnomah County, Portland Tax lot Data, 2015

**Figure 2.2.8** Portland Housing Stock: Single-Family Unit Permits by Neighborhood, 2014



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

Single-Family Permitting in 2014



## Finding 2.2.6

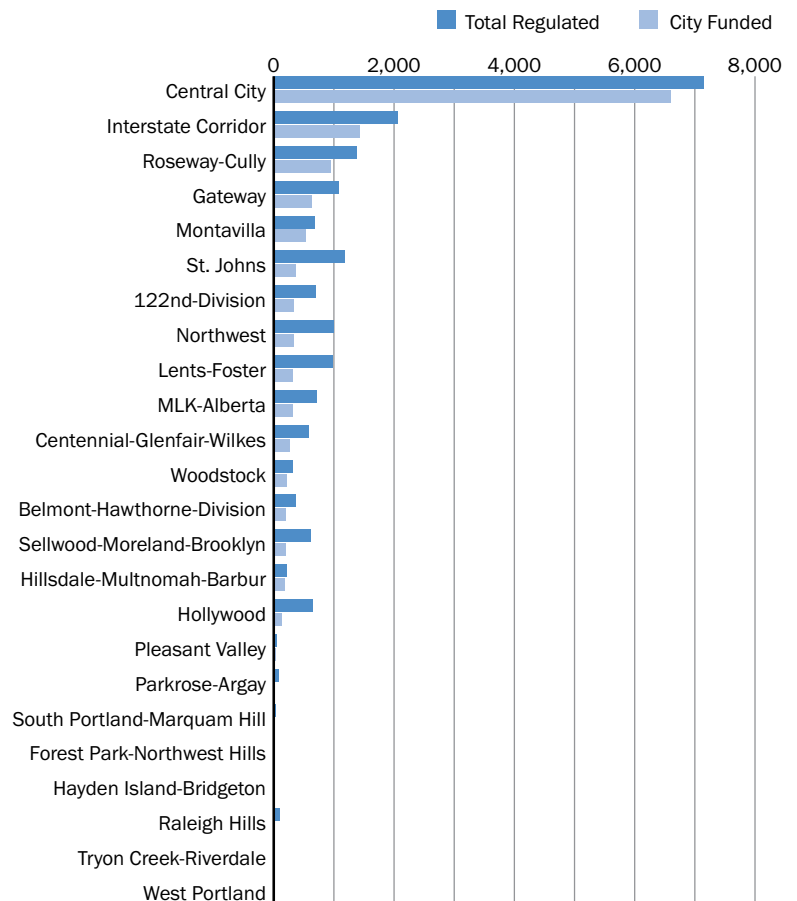
Between 2000 and 2011, the number of regulated affordable units in the city increased from more than 12,700 to almost 20,000 units. Of the total regulated units in the Metro 2011 Regional Inventory of Regulated Affordable Housing, more than 12,500 were in part funded by the City of Portland. Portland’s regulated affordable housing unit stock continues to be heavily concentrated in the Central City, with more than 7,000 of the city’s almost 20,000 regulated units.

**Figure 2.2.9** Portland Housing Stock: Portland Regulated Affordable Housing Units, 2000-2011



Source: Metro, Regional Inventory of Regulated Affordable Housing

**Figure 2.2.10** Portland Housing Stock: Regulated Affordable Housing Units by Neighborhood, 2011



Source: Metro, Regional Inventory of Regulated Affordable Housing

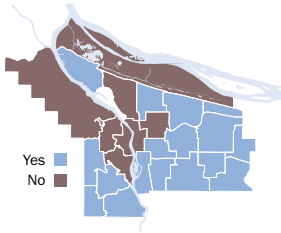
# Section 3

# Rental Housing Market & Affordability

## Guide to Rental Affordability Estimates

Rental Affordability

### Average Portland Household



2-Bedroom Affordability  
Yes (Green) No (Red)

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

AVERAGE HOUSEHOLD PROFILE	
Portlanders	611,134
Households	253,021
Household Composition	2.35 individuals
Households with Children	25%
Median Income	\$55,571
Maximum Monthly Housing Considered Affordable	\$1,389
Homeowners	53%
Median Income for Homeowners	\$79,622
Renters	47%
Median Income for Renters	\$35,986
Poverty Rate	18%

Portland Rental Affordability: Median Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
	Rent	VACANCY	Rent	VACANCY	Rent	VACANCY	Rent	VACANCY
122nd-Division	\$608	0.7%	\$685	2.7%	\$824	4.6%	\$1,077	5.3%
Belmont-Hawthorne-Division	\$1,092	8.3%	\$1,075	7.8%	\$1,168	5.7%	\$1,103	2.5%
Centennial-Glenfair-Wilkes	\$669	0.0%	\$737	1.6%	\$839	3.5%	\$966	2.9%
Central City	\$1,179	3.5%	\$1,330	3.4%	\$1,984	4.2%	\$2,765	4.3%
Forest Park-Northwest Hills	-	-	\$1,222	0.0%	\$1,502	2.5%	-	-
Gateway	\$667	0.0%	\$746	3.5%	\$872	3.6%	\$1,151	4.0%
Hayden Island	-	-	\$1,209	1.8%	\$1,459	2.4%	-	-
Hillsdale-Multnomah-Barbur	\$712	7.7%	\$785	4.1%	\$927	3.5%	\$1,032	7.2%
Hollywood	\$1,011	10.7%	\$1,112	6.4%	\$1,431	6.8%	\$1,841	15.9%
Interstate Corridor	\$1,071	6.8%	\$1,084	4.6%	\$1,457	5.1%	\$1,007	0.4%
Lents-Foster	\$709	5.3%	\$811	2.4%	\$923	4.6%	\$1,238	0.3%
MLK-Alberta	\$1,070	5.9%	\$1,066	8.3%	\$1,184	9.7%	\$840	3.9%
Montavilla	\$874	2.7%	\$788	3.2%	\$909	2.5%	\$939	1.3%
Northwest	\$1,045	3.2%	\$1,458	4.1%	\$2,335	3.1%	\$1,910	1.1%
Parkrose-Argay	\$546	1.3%	\$744	2.2%	\$894	2.1%	\$1,100	2.6%
Pleasant Valley	-	-	\$806	2.4%	\$952	3.0%	\$1,038	0.0%
Raleigh Hills	-	-	\$770	3.2%	\$1,021	2.9%	\$1,405	2.3%
Roseway-Cully	\$545	0.0%	\$829	2.1%	\$996	2.4%	\$1,133	8.9%
Sellwood-Moreland-Brooklyn	\$566	6.6%	\$757	5.1%	\$952	7.3%	-	-
South Portland-Marquam Hill	\$1,260	3.1%	\$1,178	2.4%	\$1,838	4.0%	\$1,253	0.2%
St. Johns	\$984	31.3%	\$797	1.8%	\$875	2.8%	\$1,041	5.2%
Tryon Creek-South Terwilliger	\$675	0.0%	\$813	8.3%	\$900	0.0%	-	-
West Portland	\$820	0.0%	\$897	2.9%	\$1,386	3.6%	\$1,446	4.7%
Woodstock	\$918	4.3%	\$902	1.9%	\$1,106	5.4%	\$1,116	4.8%

Source: CoStar Multifamily Residential Market Data, March 2015

### 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 2013 1-Year Estimates

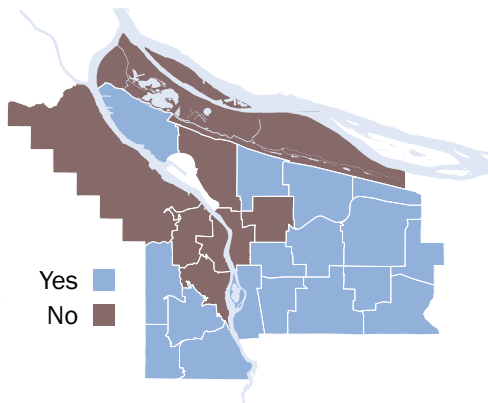
### Affordability Estimates

Median rent, vacancy rate, and estimates of the affordability of multifamily rental units for each neighborhood by unit type. Affordability was determined according to whether the median rent exceeded 30% of that household's median income (not including utilities).

Data Source: ACS 2013 1-Year Income Estimates and Costar 2015 Multifamily Residential Market Survey Data

Rental Affordability

# Average Portland Household



AVERAGE HOUSEHOLD PROFILE	
Portlanders	611,134
Households	253,021
Household Composition	2.35 individuals
Households with Children	25%
Median Income	\$55,571
Maximum Monthly Housing Considered Affordable	\$1,389
Homeowners	53%
Median Income for Homeowners	\$79,622
Renters	47%
Median Income for Renters	\$35,986
Poverty Rate	18%

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.

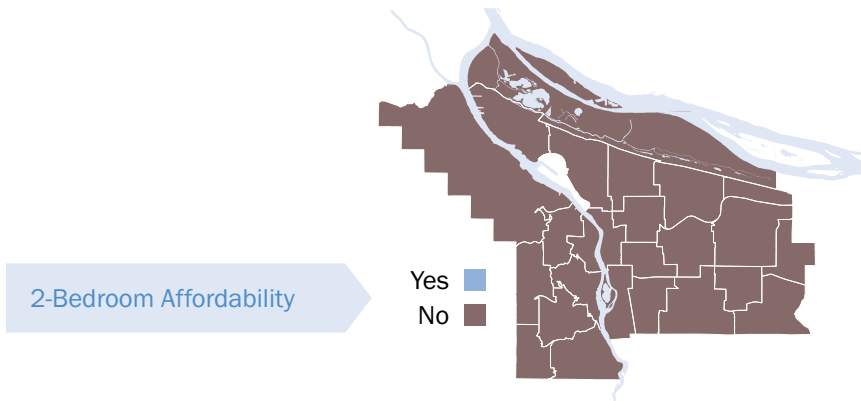
### Portland Rental Affordability: Median Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
	Rent	VACANCY	Rent	VACANCY	Rent	VACANCY	Rent	VACANCY
122nd-Division	\$608	0.7%	\$685	2.7%	\$824	4.6%	\$1,077	5.3%
Belmont-Hawthorne-Division	\$1,092	8.3%	\$1,075	7.8%	\$1,168	5.7%	\$1,103	2.5%
Centennial-Glenfair-Wilkes	\$669	0.0%	\$737	1.6%	\$839	3.5%	\$966	2.9%
Central City	\$1,179	3.5%	\$1,330	3.4%	\$1,984	4.2%	\$2,765	4.3%
Forest Park-Northwest Hills	-	-	\$1,222	0.0%	\$1,502	2.5%	-	-
Gateway	\$667	0.0%	\$746	3.5%	\$872	3.6%	\$1,151	4.0%
Hayden Island	-	-	\$1,209	1.8%	\$1,459	2.4%	-	-
Hillsdale-Multnomah-Barbur	\$712	7.7%	\$785	4.1%	\$927	3.5%	\$1,032	7.2%
Hollywood	\$1,011	10.7%	\$1,112	6.4%	\$1,431	6.8%	\$1,841	15.9%
Interstate Corridor	\$1,071	6.8%	\$1,084	4.6%	\$1,457	5.1%	\$1,007	0.4%
Lents-Foster	\$709	5.3%	\$811	2.4%	\$923	4.6%	\$1,238	0.3%
MLK-Alberta	\$1,070	5.9%	\$1,066	8.3%	\$1,184	9.7%	\$840	3.9%
Montavilla	\$874	2.7%	\$788	3.2%	\$909	2.5%	\$939	1.3%
Northwest	\$1,045	3.2%	\$1,458	4.1%	\$2,335	3.1%	\$1,910	1.1%
Parkrose-Argay	\$546	1.3%	\$744	2.2%	\$894	2.1%	\$1,100	2.6%
Pleasant Valley	-	-	\$806	2.4%	\$952	3.0%	\$1,038	0.0%
Raleigh Hills	-	-	\$770	3.2%	\$1,021	2.9%	\$1,405	2.3%
Roseway-Cully	\$545	0.0%	\$829	2.1%	\$996	2.4%	\$1,133	8.9%
Sellwood-Moreland-Brooklyn	\$566	6.6%	\$757	5.1%	\$952	7.3%	-	-
South Portland-Marquam Hill	\$1,260	3.1%	\$1,178	2.4%	\$1,838	4.0%	\$1,253	0.2%
St. Johns	\$984	31.3%	\$797	1.8%	\$875	2.8%	\$1,041	5.2%
Tryon Creek-South Terwilliger	\$675	0.0%	\$813	8.3%	\$900	0.0%	-	-
West Portland	\$820	0.0%	\$897	2.9%	\$1,386	3.6%	\$1,446	4.7%
Woodstock	\$918	4.3%	\$902	1.9%	\$1,106	5.4%	\$1,116	4.8%

Source: CoStar Multifamily Residential Market Data, March 2015

Rental Affordability

# 3-Person Extremely Low-Income (30% MFI)



AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	\$20,090
Maximum Monthly Housing Considered Affordable	\$502
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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

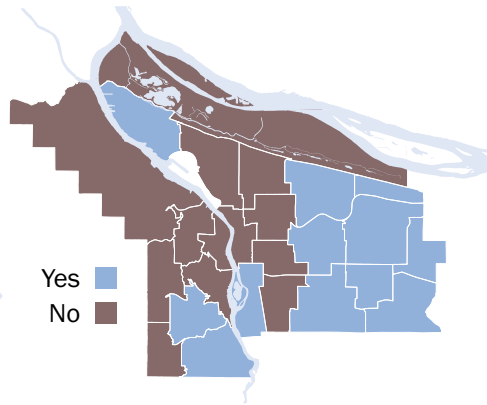
### Portland Rental Affordability: Median Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
	Rent	VACANCY	Rent	VACANCY	Rent	VACANCY	Rent	VACANCY
122nd-Division	\$608	0.7%	\$685	2.7%	\$824	4.6%	\$1,077	5.3%
Belmont-Hawthorne-Division	\$1,092	8.3%	\$1,075	7.8%	\$1,168	5.7%	\$1,103	2.5%
Centennial-Glenfair-Wilkes	\$669	0.0%	\$737	1.6%	\$839	3.5%	\$966	2.9%
Central City	\$1,179	3.5%	\$1,330	3.4%	\$1,984	4.2%	\$2,765	4.3%
Forest Park-Northwest Hills	-	-	\$1,222	0.0%	\$1,502	2.5%	-	-
Gateway	\$667	0.0%	\$746	3.5%	\$872	3.6%	\$1,151	4.0%
Hayden Island	-	-	\$1,209	1.8%	\$1,459	2.4%	-	-
Hillsdale-Multnomah-Barbur	\$712	7.7%	\$785	4.1%	\$927	3.5%	\$1,032	7.2%
Hollywood	\$1,011	10.7%	\$1,112	6.4%	\$1,431	6.8%	\$1,841	15.9%
Interstate Corridor	\$1,071	6.8%	\$1,084	4.6%	\$1,457	5.1%	\$1,007	0.4%
Lents-Foster	\$709	5.3%	\$811	2.4%	\$923	4.6%	\$1,238	0.3%
MLK-Alberta	\$1,070	5.9%	\$1,066	8.3%	\$1,184	9.7%	\$840	3.9%
Montavilla	\$874	2.7%	\$788	3.2%	\$909	2.5%	\$939	1.3%
Northwest	\$1,045	3.2%	\$1,458	4.1%	\$2,335	3.1%	\$1,910	1.1%
Parkrose-Argay	\$546	1.3%	\$744	2.2%	\$894	2.1%	\$1,100	2.6%
Pleasant Valley	-	-	\$806	2.4%	\$952	3.0%	\$1,038	0.0%
Raleigh Hills	-	-	\$770	3.2%	\$1,021	2.9%	\$1,405	2.3%
Roseway-Cully	\$545	0.0%	\$829	2.1%	\$996	2.4%	\$1,133	8.9%
Sellwood-Moreland-Brooklyn	\$566	6.6%	\$757	5.1%	\$952	7.3%	-	-
South Portland-Marquam Hill	\$1,260	3.1%	\$1,178	2.4%	\$1,838	4.0%	\$1,253	0.2%
St. Johns	\$984	31.3%	\$797	1.8%	\$875	2.8%	\$1,041	5.2%
Tryon Creek-South Terwilliger	\$675	0.0%	\$813	8.3%	\$900	0.0%	-	-
West Portland	\$820	0.0%	\$897	2.9%	\$1,386	3.6%	\$1,446	4.7%
Woodstock	\$918	4.3%	\$902	1.9%	\$1,106	5.4%	\$1,116	4.8%

Source: CoStar Multifamily Residential Market Data, March 2015

Rental Affordability

# 3-Person Low-Income (60% MFI)



AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	\$39,720
Maximum Monthly Housing Considered Affordable	\$993
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.

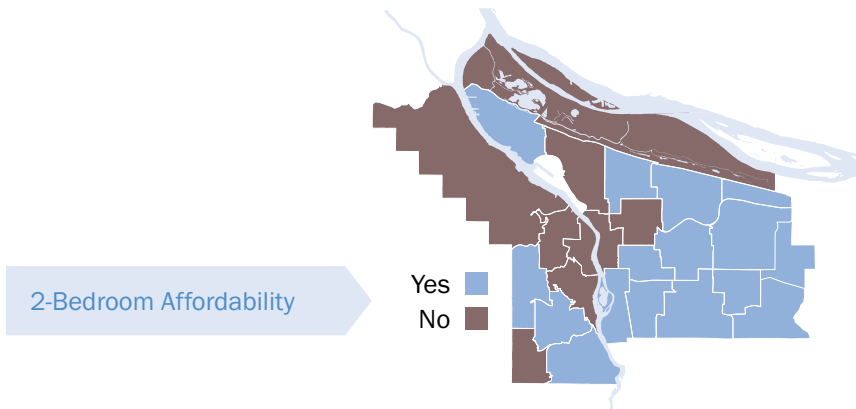
### Portland Rental Affordability: Median Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
	Rent	VACANCY	Rent	VACANCY	Rent	VACANCY	Rent	VACANCY
122nd-Division	\$608	0.7%	\$685	2.7%	\$824	4.6%	\$1,077	5.3%
Belmont-Hawthorne-Division	\$1,092	8.3%	\$1,075	7.8%	\$1,168	5.7%	\$1,103	2.5%
Centennial-Glenfair-Wilkes	\$669	0.0%	\$737	1.6%	\$839	3.5%	\$966	2.9%
Central City	\$1,179	3.5%	\$1,330	3.4%	\$1,984	4.2%	\$2,765	4.3%
Forest Park-Northwest Hills	-	-	\$1,222	0.0%	\$1,502	2.5%	-	-
Gateway	\$667	0.0%	\$746	3.5%	\$872	3.6%	\$1,151	4.0%
Hayden Island	-	-	\$1,209	1.8%	\$1,459	2.4%	-	-
Hillsdale-Multnomah-Barbur	\$712	7.7%	\$785	4.1%	\$927	3.5%	\$1,032	7.2%
Hollywood	\$1,011	10.7%	\$1,112	6.4%	\$1,431	6.8%	\$1,841	15.9%
Interstate Corridor	\$1,071	6.8%	\$1,084	4.6%	\$1,457	5.1%	\$1,007	0.4%
Lents-Foster	\$709	5.3%	\$811	2.4%	\$923	4.6%	\$1,238	0.3%
MLK-Alberta	\$1,070	5.9%	\$1,066	8.3%	\$1,184	9.7%	\$840	3.9%
Montavilla	\$874	2.7%	\$788	3.2%	\$909	2.5%	\$939	1.3%
Northwest	\$1,045	3.2%	\$1,458	4.1%	\$2,335	3.1%	\$1,910	1.1%
Parkrose-Argay	\$546	1.3%	\$744	2.2%	\$894	2.1%	\$1,100	2.6%
Pleasant Valley	-	-	\$806	2.4%	\$952	3.0%	\$1,038	0.0%
Raleigh Hills	-	-	\$770	3.2%	\$1,021	2.9%	\$1,405	2.3%
Roseway-Cully	\$545	0.0%	\$829	2.1%	\$996	2.4%	\$1,133	8.9%
Sellwood-Moreland-Brooklyn	\$566	6.6%	\$757	5.1%	\$952	7.3%	-	-
South Portland-Marquam Hill	\$1,260	3.1%	\$1,178	2.4%	\$1,838	4.0%	\$1,253	0.2%
St. Johns	\$984	31.3%	\$797	1.8%	\$875	2.8%	\$1,041	5.2%
Tryon Creek-South Terwilliger	\$675	0.0%	\$813	8.3%	\$900	0.0%	-	-
West Portland	\$820	0.0%	\$897	2.9%	\$1,386	3.6%	\$1,446	4.7%
Woodstock	\$918	4.3%	\$902	1.9%	\$1,106	5.4%	\$1,116	4.8%

Source: CoStar Multifamily Residential Market Data, March 2015

Rental Affordability

# 3-Person Moderate-Income (80% MFI)



AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	\$52,950
Maximum Monthly Housing Considered Affordable	\$1,323
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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

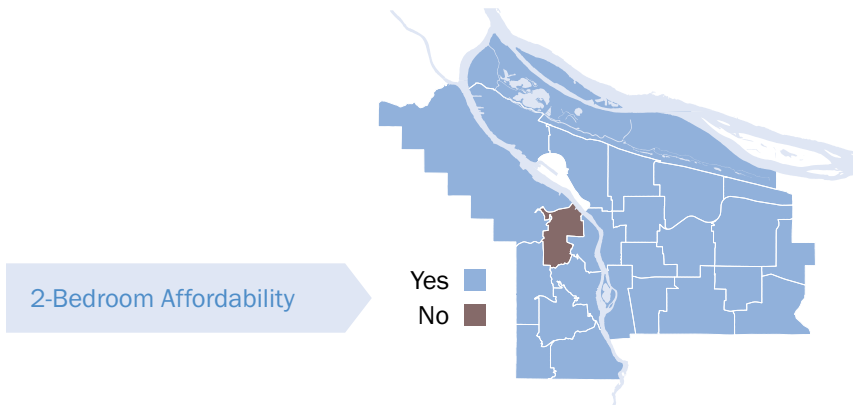
### Portland Rental Affordability: Median Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
	Rent	VACANCY	Rent	VACANCY	Rent	VACANCY	Rent	VACANCY
122nd-Division	\$608	0.7%	\$685	2.7%	\$824	4.6%	\$1,077	5.3%
Belmont-Hawthorne-Division	\$1,092	8.3%	\$1,075	7.8%	\$1,168	5.7%	\$1,103	2.5%
Centennial-Glenfair-Wilkes	\$669	0.0%	\$737	1.6%	\$839	3.5%	\$966	2.9%
Central City	\$1,179	3.5%	\$1,330	3.4%	\$1,984	4.2%	\$2,765	4.3%
Forest Park-Northwest Hills	-	-	\$1,222	0.0%	\$1,502	2.5%	-	-
Gateway	\$667	0.0%	\$746	3.5%	\$872	3.6%	\$1,151	4.0%
Hayden Island	-	-	\$1,209	1.8%	\$1,459	2.4%	-	-
Hillsdale-Multnomah-Barbur	\$712	7.7%	\$785	4.1%	\$927	3.5%	\$1,032	7.2%
Hollywood	\$1,011	10.7%	\$1,112	6.4%	\$1,431	6.8%	\$1,841	15.9%
Interstate Corridor	\$1,071	6.8%	\$1,084	4.6%	\$1,457	5.1%	\$1,007	0.4%
Lents-Foster	\$709	5.3%	\$811	2.4%	\$923	4.6%	\$1,238	0.3%
MLK-Alberta	\$1,070	5.9%	\$1,066	8.3%	\$1,184	9.7%	\$840	3.9%
Montavilla	\$874	2.7%	\$788	3.2%	\$909	2.5%	\$939	1.3%
Northwest	\$1,045	3.2%	\$1,458	4.1%	\$2,335	3.1%	\$1,910	1.1%
Parkrose-Argay	\$546	1.3%	\$744	2.2%	\$894	2.1%	\$1,100	2.6%
Pleasant Valley	-	-	\$806	2.4%	\$952	3.0%	\$1,038	0.0%
Raleigh Hills	-	-	\$770	3.2%	\$1,021	2.9%	\$1,405	2.3%
Roseway-Cully	\$545	0.0%	\$829	2.1%	\$996	2.4%	\$1,133	8.9%
Sellwood-Moreland-Brooklyn	\$566	6.6%	\$757	5.1%	\$952	7.3%	-	-
South Portland-Marquam Hill	\$1,260	3.1%	\$1,178	2.4%	\$1,838	4.0%	\$1,253	0.2%
St. Johns	\$984	31.3%	\$797	1.8%	\$875	2.8%	\$1,041	5.2%
Tryon Creek-South Terwilliger	\$675	0.0%	\$813	8.3%	\$900	0.0%	-	-
West Portland	\$820	0.0%	\$897	2.9%	\$1,386	3.6%	\$1,446	4.7%
Woodstock	\$918	4.3%	\$902	1.9%	\$1,106	5.4%	\$1,116	4.8%

Source: CoStar Multifamily Residential Market Data, March 2015

Rental Affordability

# Average Married Couple with Family



AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	\$88,088
Maximum Monthly Housing Considered Affordable	\$2,202
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

On average, a **married 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: Median Neighborhood Rent by Unit Type

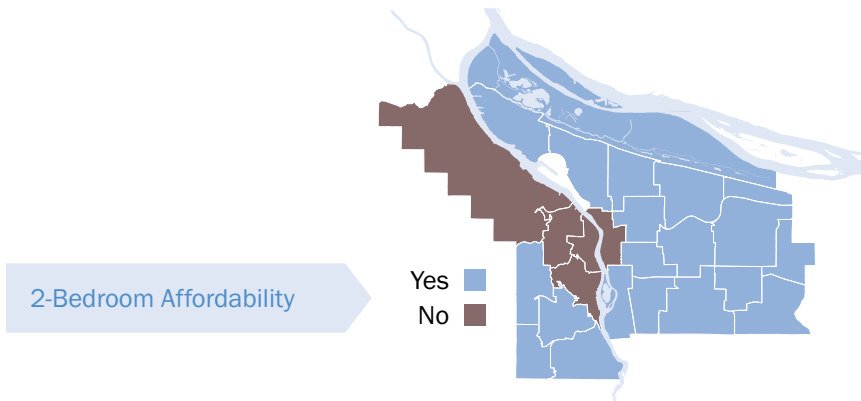
Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
	Rent	VACANCY	Rent	VACANCY	Rent	VACANCY	Rent	VACANCY
122nd-Division	\$608	0.7%	\$685	2.7%	\$824	4.6%	\$1,077	5.3%
Belmont-Hawthorne-Division	\$1,092	8.3%	\$1,075	7.8%	\$1,168	5.7%	\$1,103	2.5%
Centennial-Glenfair-Wilkes	\$669	0.0%	\$737	1.6%	\$839	3.5%	\$966	2.9%
Central City	\$1,179	3.5%	\$1,330	3.4%	\$1,984	4.2%	\$2,765	4.3%
Forest Park-Northwest Hills	-	-	\$1,222	0.0%	\$1,502	2.5%	-	-
Gateway	\$667	0.0%	\$746	3.5%	\$872	3.6%	\$1,151	4.0%
Hayden Island	-	-	\$1,209	1.8%	\$1,459	2.4%	-	-
Hillsdale-Multnomah-Barbur	\$712	7.7%	\$785	4.1%	\$927	3.5%	\$1,032	7.2%
Hollywood	\$1,011	10.7%	\$1,112	6.4%	\$1,431	6.8%	\$1,841	15.9%
Interstate Corridor	\$1,071	6.8%	\$1,084	4.6%	\$1,457	5.1%	\$1,007	0.4%
Lents-Foster	\$709	5.3%	\$811	2.4%	\$923	4.6%	\$1,238	0.3%
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Montavilla	\$874	2.7%	\$788	3.2%	\$909	2.5%	\$939	1.3%
Northwest	\$1,045	3.2%	\$1,458	4.1%	\$2,335	3.1%	\$1,910	1.1%
Parkrose-Argay	\$546	1.3%	\$744	2.2%	\$894	2.1%	\$1,100	2.6%
Pleasant Valley	-	-	\$806	2.4%	\$952	3.0%	\$1,038	0.0%
Raleigh Hills	-	-	\$770	3.2%	\$1,021	2.9%	\$1,405	2.3%
Roseway-Cully	\$545	0.0%	\$829	2.1%	\$996	2.4%	\$1,133	8.9%
Sellwood-Moreland-Brooklyn	\$566	6.6%	\$757	5.1%	\$952	7.3%	-	-
South Portland-Marquam Hill	\$1,260	3.1%	\$1,178	2.4%	\$1,838	4.0%	\$1,253	0.2%
St. Johns	\$984	31.3%	\$797	1.8%	\$875	2.8%	\$1,041	5.2%
Tryon Creek-South Terwilliger	\$675	0.0%	\$813	8.3%	\$900	0.0%	-	-
West Portland	\$820	0.0%	\$897	2.9%	\$1,386	3.6%	\$1,446	4.7%
Woodstock	\$918	4.3%	\$902	1.9%	\$1,106	5.4%	\$1,116	4.8%

Source: CoStar Multifamily Residential Market Data, March 2015



Rental Affordability

# Average White Household



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.

AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	\$59,758
Maximum Monthly Housing Considered Affordable	\$1,494
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

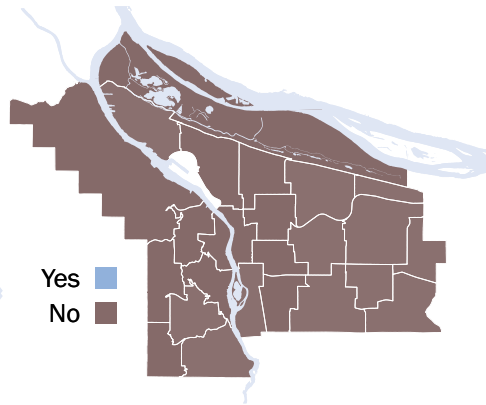
### Portland Rental Affordability: Median Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
	Rent	VACANCY	Rent	VACANCY	Rent	VACANCY	Rent	VACANCY
122nd-Division	\$608	0.7%	\$685	2.7%	\$824	4.6%	\$1,077	5.3%
Belmont-Hawthorne-Division	\$1,092	8.3%	\$1,075	7.8%	\$1,168	5.7%	\$1,103	2.5%
Centennial-Glenfair-Wilkes	\$669	0.0%	\$737	1.6%	\$839	3.5%	\$966	2.9%
Central City	\$1,179	3.5%	\$1,330	3.4%	\$1,984	4.2%	\$2,765	4.3%
Forest Park-Northwest Hills	-	-	\$1,222	0.0%	\$1,502	2.5%	-	-
Gateway	\$667	0.0%	\$746	3.5%	\$872	3.6%	\$1,151	4.0%
Hayden Island	-	-	\$1,209	1.8%	\$1,459	2.4%	-	-
Hillsdale-Multnomah-Barbur	\$712	7.7%	\$785	4.1%	\$927	3.5%	\$1,032	7.2%
Hollywood	\$1,011	10.7%	\$1,112	6.4%	\$1,431	6.8%	\$1,841	15.9%
Interstate Corridor	\$1,071	6.8%	\$1,084	4.6%	\$1,457	5.1%	\$1,007	0.4%
Lents-Foster	\$709	5.3%	\$811	2.4%	\$923	4.6%	\$1,238	0.3%
MLK-Alberta	\$1,070	5.9%	\$1,066	8.3%	\$1,184	9.7%	\$840	3.9%
Montavilla	\$874	2.7%	\$788	3.2%	\$909	2.5%	\$939	1.3%
Northwest	\$1,045	3.2%	\$1,458	4.1%	\$2,335	3.1%	\$1,910	1.1%
Parkrose-Argay	\$546	1.3%	\$744	2.2%	\$894	2.1%	\$1,100	2.6%
Pleasant Valley	-	-	\$806	2.4%	\$952	3.0%	\$1,038	0.0%
Raleigh Hills	-	-	\$770	3.2%	\$1,021	2.9%	\$1,405	2.3%
Roseway-Cully	\$545	0.0%	\$829	2.1%	\$996	2.4%	\$1,133	8.9%
Sellwood-Moreland-Brooklyn	\$566	6.6%	\$757	5.1%	\$952	7.3%	-	-
South Portland-Marquam Hill	\$1,260	3.1%	\$1,178	2.4%	\$1,838	4.0%	\$1,253	0.2%
St. Johns	\$984	31.3%	\$797	1.8%	\$875	2.8%	\$1,041	5.2%
Tryon Creek-South Terwilliger	\$675	0.0%	\$813	8.3%	\$900	0.0%	-	-
West Portland	\$820	0.0%	\$897	2.9%	\$1,386	3.6%	\$1,446	4.7%
Woodstock	\$918	4.3%	\$902	1.9%	\$1,106	5.4%	\$1,116	4.8%

Source: CoStar Multifamily Residential Market Data, March 2015

Rental Affordability

# Average Black Household



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.

AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	\$27,923
Maximum Monthly Housing Considered Affordable	\$698
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

Portland Rental Affordability: Median Neighborhood Rent by Unit Type

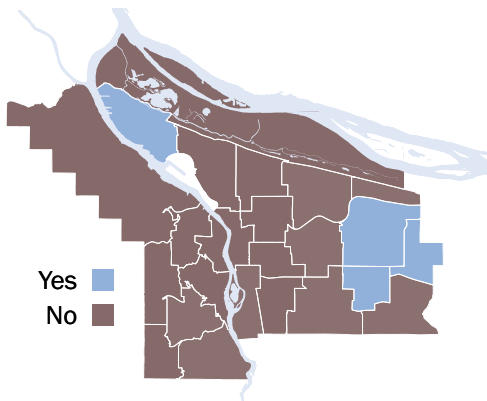
Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
	Rent	VACANCY	Rent	VACANCY	Rent	VACANCY	Rent	VACANCY
122nd-Division	\$608	0.7%	\$685	2.7%	\$824	4.6%	\$1,077	5.3%
Belmont-Hawthorne-Division	\$1,092	8.3%	\$1,075	7.8%	\$1,168	5.7%	\$1,103	2.5%
Centennial-Glenfair-Wilkes	\$669	0.0%	\$737	1.6%	\$839	3.5%	\$966	2.9%
Central City	\$1,179	3.5%	\$1,330	3.4%	\$1,984	4.2%	\$2,765	4.3%
Forest Park-Northwest Hills	-	-	\$1,222	0.0%	\$1,502	2.5%	-	-
Gateway	\$667	0.0%	\$746	3.5%	\$872	3.6%	\$1,151	4.0%
Hayden Island	-	-	\$1,209	1.8%	\$1,459	2.4%	-	-
Hillsdale-Multnomah-Barbur	\$712	7.7%	\$785	4.1%	\$927	3.5%	\$1,032	7.2%
Hollywood	\$1,011	10.7%	\$1,112	6.4%	\$1,431	6.8%	\$1,841	15.9%
Interstate Corridor	\$1,071	6.8%	\$1,084	4.6%	\$1,457	5.1%	\$1,007	0.4%
Lents-Foster	\$709	5.3%	\$811	2.4%	\$923	4.6%	\$1,238	0.3%
MLK-Alberta	\$1,070	5.9%	\$1,066	8.3%	\$1,184	9.7%	\$840	3.9%
Montavilla	\$874	2.7%	\$788	3.2%	\$909	2.5%	\$939	1.3%
Northwest	\$1,045	3.2%	\$1,458	4.1%	\$2,335	3.1%	\$1,910	1.1%
Parkrose-Argay	\$546	1.3%	\$744	2.2%	\$894	2.1%	\$1,100	2.6%
Pleasant Valley	-	-	\$806	2.4%	\$952	3.0%	\$1,038	0.0%
Raleigh Hills	-	-	\$770	3.2%	\$1,021	2.9%	\$1,405	2.3%
Roseway-Cully	\$545	0.0%	\$829	2.1%	\$996	2.4%	\$1,133	8.9%
Sellwood-Moreland-Brooklyn	\$566	6.6%	\$757	5.1%	\$952	7.3%	-	-
South Portland-Marquam Hill	\$1,260	3.1%	\$1,178	2.4%	\$1,838	4.0%	\$1,253	0.2%
St. Johns	\$984	31.3%	\$797	1.8%	\$875	2.8%	\$1,041	5.2%
Tryon Creek-South Terwilliger	\$675	0.0%	\$813	8.3%	\$900	0.0%	-	-
West Portland	\$820	0.0%	\$897	2.9%	\$1,386	3.6%	\$1,446	4.7%
Woodstock	\$918	4.3%	\$902	1.9%	\$1,106	5.4%	\$1,116	4.8%

Source: CoStar Multifamily Residential Market Data, March 2015

Rental Affordability

# Average Latino Household

2-Bedroom Affordability



AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	\$35,108
Maximum Monthly Housing Considered Affordable	\$877
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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

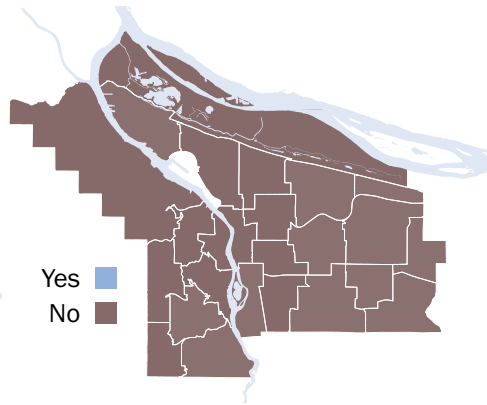
Portland Rental Affordability: Median Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
	Rent	VACANCY	Rent	VACANCY	Rent	VACANCY	Rent	VACANCY
122nd-Division	\$608	0.7%	\$685	2.7%	\$824	4.6%	\$1,077	5.3%
Belmont-Hawthorne-Division	\$1,092	8.3%	\$1,075	7.8%	\$1,168	5.7%	\$1,103	2.5%
Centennial-Glenfair-Wilkes	\$669	0.0%	\$737	1.6%	\$839	3.5%	\$966	2.9%
Central City	\$1,179	3.5%	\$1,330	3.4%	\$1,984	4.2%	\$2,765	4.3%
Forest Park-Northwest Hills	-	-	\$1,222	0.0%	\$1,502	2.5%	-	-
Gateway	\$667	0.0%	\$746	3.5%	\$872	3.6%	\$1,151	4.0%
Hayden Island	-	-	\$1,209	1.8%	\$1,459	2.4%	-	-
Hillsdale-Multnomah-Barbur	\$712	7.7%	\$785	4.1%	\$927	3.5%	\$1,032	7.2%
Hollywood	\$1,011	10.7%	\$1,112	6.4%	\$1,431	6.8%	\$1,841	15.9%
Interstate Corridor	\$1,071	6.8%	\$1,084	4.6%	\$1,457	5.1%	\$1,007	0.4%
Lents-Foster	\$709	5.3%	\$811	2.4%	\$923	4.6%	\$1,238	0.3%
MLK-Alberta	\$1,070	5.9%	\$1,066	8.3%	\$1,184	9.7%	\$840	3.9%
Montavilla	\$874	2.7%	\$788	3.2%	\$909	2.5%	\$939	1.3%
Northwest	\$1,045	3.2%	\$1,458	4.1%	\$2,335	3.1%	\$1,910	1.1%
Parkrose-Argay	\$546	1.3%	\$744	2.2%	\$894	2.1%	\$1,100	2.6%
Pleasant Valley	-	-	\$806	2.4%	\$952	3.0%	\$1,038	0.0%
Raleigh Hills	-	-	\$770	3.2%	\$1,021	2.9%	\$1,405	2.3%
Roseway-Cully	\$545	0.0%	\$829	2.1%	\$996	2.4%	\$1,133	8.9%
Sellwood-Moreland-Brooklyn	\$566	6.6%	\$757	5.1%	\$952	7.3%	-	-
South Portland-Marquam Hill	\$1,260	3.1%	\$1,178	2.4%	\$1,838	4.0%	\$1,253	0.2%
St. Johns	\$984	31.3%	\$797	1.8%	\$875	2.8%	\$1,041	5.2%
Tryon Creek-South Terwilliger	\$675	0.0%	\$813	8.3%	\$900	0.0%	-	-
West Portland	\$820	0.0%	\$897	2.9%	\$1,386	3.6%	\$1,446	4.7%
Woodstock	\$918	4.3%	\$902	1.9%	\$1,106	5.4%	\$1,116	4.8%

Source: CoStar Multifamily Residential Market Data, March 2015

Rental Affordability

# Average Native American Household



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.

AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	\$22,247
Maximum Monthly Housing Considered Affordable	\$556
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

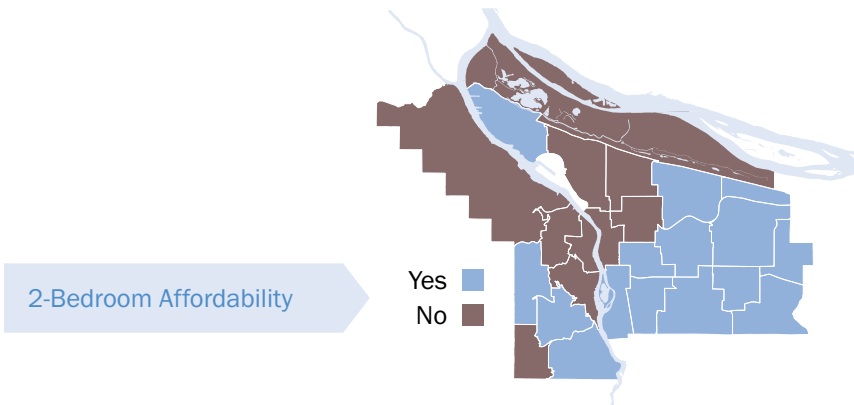
Portland Rental Affordability: Median Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
	Rent	VACANCY	Rent	VACANCY	Rent	VACANCY	Rent	VACANCY
122nd-Division	\$608	0.7%	\$685	2.7%	\$824	4.6%	\$1,077	5.3%
Belmont-Hawthorne-Division	\$1,092	8.3%	\$1,075	7.8%	\$1,168	5.7%	\$1,103	2.5%
Centennial-Glenfair-Wilkes	\$669	0.0%	\$737	1.6%	\$839	3.5%	\$966	2.9%
Central City	\$1,179	3.5%	\$1,330	3.4%	\$1,984	4.2%	\$2,765	4.3%
Forest Park-Northwest Hills	-	-	\$1,222	0.0%	\$1,502	2.5%	-	-
Gateway	\$667	0.0%	\$746	3.5%	\$872	3.6%	\$1,151	4.0%
Hayden Island	-	-	\$1,209	1.8%	\$1,459	2.4%	-	-
Hillsdale-Multnomah-Barbur	\$712	7.7%	\$785	4.1%	\$927	3.5%	\$1,032	7.2%
Hollywood	\$1,011	10.7%	\$1,112	6.4%	\$1,431	6.8%	\$1,841	15.9%
Interstate Corridor	\$1,071	6.8%	\$1,084	4.6%	\$1,457	5.1%	\$1,007	0.4%
Lents-Foster	\$709	5.3%	\$811	2.4%	\$923	4.6%	\$1,238	0.3%
MLK-Alberta	\$1,070	5.9%	\$1,066	8.3%	\$1,184	9.7%	\$840	3.9%
Montavilla	\$874	2.7%	\$788	3.2%	\$909	2.5%	\$939	1.3%
Northwest	\$1,045	3.2%	\$1,458	4.1%	\$2,335	3.1%	\$1,910	1.1%
Parkrose-Argay	\$546	1.3%	\$744	2.2%	\$894	2.1%	\$1,100	2.6%
Pleasant Valley	-	-	\$806	2.4%	\$952	3.0%	\$1,038	0.0%
Raleigh Hills	-	-	\$770	3.2%	\$1,021	2.9%	\$1,405	2.3%
Roseway-Cully	\$545	0.0%	\$829	2.1%	\$996	2.4%	\$1,133	8.9%
Sellwood-Moreland-Brooklyn	\$566	6.6%	\$757	5.1%	\$952	7.3%	-	-
South Portland-Marquam Hill	\$1,260	3.1%	\$1,178	2.4%	\$1,838	4.0%	\$1,253	0.2%
St. Johns	\$984	31.3%	\$797	1.8%	\$875	2.8%	\$1,041	5.2%
Tryon Creek-South Terwilliger	\$675	0.0%	\$813	8.3%	\$900	0.0%	-	-
West Portland	\$820	0.0%	\$897	2.9%	\$1,386	3.6%	\$1,446	4.7%
Woodstock	\$918	4.3%	\$902	1.9%	\$1,106	5.4%	\$1,116	4.8%

Source: CoStar Multifamily Residential Market Data, March 2015

Rental Affordability

# Average Asian Household



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.

AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	\$50,829
Maximum Monthly Housing Considered Affordable	\$1,270
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

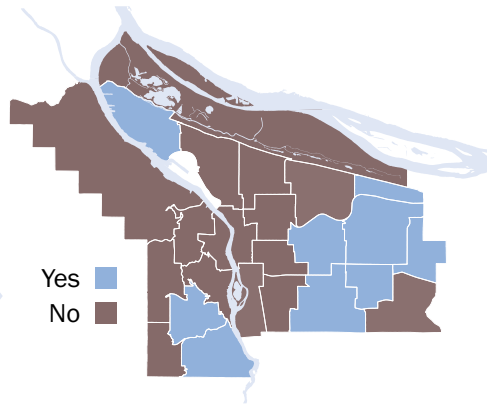
Portland Rental Affordability: Median Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
	Rent	VACANCY	Rent	VACANCY	Rent	VACANCY	Rent	VACANCY
122nd-Division	\$608	0.7%	\$685	2.7%	\$824	4.6%	\$1,077	5.3%
Belmont-Hawthorne-Division	\$1,092	8.3%	\$1,075	7.8%	\$1,168	5.7%	\$1,103	2.5%
Centennial-Glenfair-Wilkes	\$669	0.0%	\$737	1.6%	\$839	3.5%	\$966	2.9%
Central City	\$1,179	3.5%	\$1,330	3.4%	\$1,984	4.2%	\$2,765	4.3%
Forest Park-Northwest Hills	-	-	\$1,222	0.0%	\$1,502	2.5%	-	-
Gateway	\$667	0.0%	\$746	3.5%	\$872	3.6%	\$1,151	4.0%
Hayden Island	-	-	\$1,209	1.8%	\$1,459	2.4%	-	-
Hillsdale-Multnomah-Barbur	\$712	7.7%	\$785	4.1%	\$927	3.5%	\$1,032	7.2%
Hollywood	\$1,011	10.7%	\$1,112	6.4%	\$1,431	6.8%	\$1,841	15.9%
Interstate Corridor	\$1,071	6.8%	\$1,084	4.6%	\$1,457	5.1%	\$1,007	0.4%
Lents-Foster	\$709	5.3%	\$811	2.4%	\$923	4.6%	\$1,238	0.3%
MLK-Alberta	\$1,070	5.9%	\$1,066	8.3%	\$1,184	9.7%	\$840	3.9%
Montavilla	\$874	2.7%	\$788	3.2%	\$909	2.5%	\$939	1.3%
Northwest	\$1,045	3.2%	\$1,458	4.1%	\$2,335	3.1%	\$1,910	1.1%
Parkrose-Argay	\$546	1.3%	\$744	2.2%	\$894	2.1%	\$1,100	2.6%
Pleasant Valley	-	-	\$806	2.4%	\$952	3.0%	\$1,038	0.0%
Raleigh Hills	-	-	\$770	3.2%	\$1,021	2.9%	\$1,405	2.3%
Roseway-Cully	\$545	0.0%	\$829	2.1%	\$996	2.4%	\$1,133	8.9%
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St. Johns	\$984	31.3%	\$797	1.8%	\$875	2.8%	\$1,041	5.2%
Tryon Creek-South Terwilliger	\$675	0.0%	\$813	8.3%	\$900	0.0%	-	-
West Portland	\$820	0.0%	\$897	2.9%	\$1,386	3.6%	\$1,446	4.7%
Woodstock	\$918	4.3%	\$902	1.9%	\$1,106	5.4%	\$1,116	4.8%

Source: CoStar Multifamily Residential Market Data, March 2015

Rental Affordability

# Average Senior Household



AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	\$37,299
Maximum Monthly Housing Considered Affordable	\$932
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

On average, a **senior** household 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.

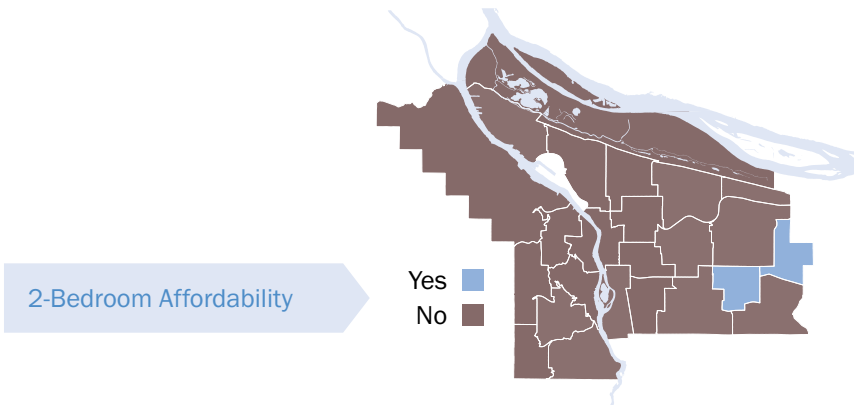
### Portland Rental Affordability: Median Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
	Rent	VACANCY	Rent	VACANCY	Rent	VACANCY	Rent	VACANCY
122nd-Division	\$608	0.7%	\$685	2.7%	\$824	4.6%	\$1,077	5.3%
Belmont-Hawthorne-Division	\$1,092	8.3%	\$1,075	7.8%	\$1,168	5.7%	\$1,103	2.5%
Centennial-Glenfair-Wilkes	\$669	0.0%	\$737	1.6%	\$839	3.5%	\$966	2.9%
Central City	\$1,179	3.5%	\$1,330	3.4%	\$1,984	4.2%	\$2,765	4.3%
Forest Park-Northwest Hills	-	-	\$1,222	0.0%	\$1,502	2.5%	-	-
Gateway	\$667	0.0%	\$746	3.5%	\$872	3.6%	\$1,151	4.0%
Hayden Island	-	-	\$1,209	1.8%	\$1,459	2.4%	-	-
Hillsdale-Multnomah-Barbur	\$712	7.7%	\$785	4.1%	\$927	3.5%	\$1,032	7.2%
Hollywood	\$1,011	10.7%	\$1,112	6.4%	\$1,431	6.8%	\$1,841	15.9%
Interstate Corridor	\$1,071	6.8%	\$1,084	4.6%	\$1,457	5.1%	\$1,007	0.4%
Lents-Foster	\$709	5.3%	\$811	2.4%	\$923	4.6%	\$1,238	0.3%
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Montavilla	\$874	2.7%	\$788	3.2%	\$909	2.5%	\$939	1.3%
Northwest	\$1,045	3.2%	\$1,458	4.1%	\$2,335	3.1%	\$1,910	1.1%
Parkrose-Argay	\$546	1.3%	\$744	2.2%	\$894	2.1%	\$1,100	2.6%
Pleasant Valley	-	-	\$806	2.4%	\$952	3.0%	\$1,038	0.0%
Raleigh Hills	-	-	\$770	3.2%	\$1,021	2.9%	\$1,405	2.3%
Roseway-Cully	\$545	0.0%	\$829	2.1%	\$996	2.4%	\$1,133	8.9%
Sellwood-Moreland-Brooklyn	\$566	6.6%	\$757	5.1%	\$952	7.3%	-	-
South Portland-Marquam Hill	\$1,260	3.1%	\$1,178	2.4%	\$1,838	4.0%	\$1,253	0.2%
St. Johns	\$984	31.3%	\$797	1.8%	\$875	2.8%	\$1,041	5.2%
Tryon Creek-South Terwilliger	\$675	0.0%	\$813	8.3%	\$900	0.0%	-	-
West Portland	\$820	0.0%	\$897	2.9%	\$1,386	3.6%	\$1,446	4.7%
Woodstock	\$918	4.3%	\$902	1.9%	\$1,106	5.4%	\$1,116	4.8%

Source: CoStar Multifamily Residential Market Data, March 2015

Rental Affordability

# Average Single Mother Household



AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	\$33,772
Maximum Monthly Housing Considered Affordable	\$844
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

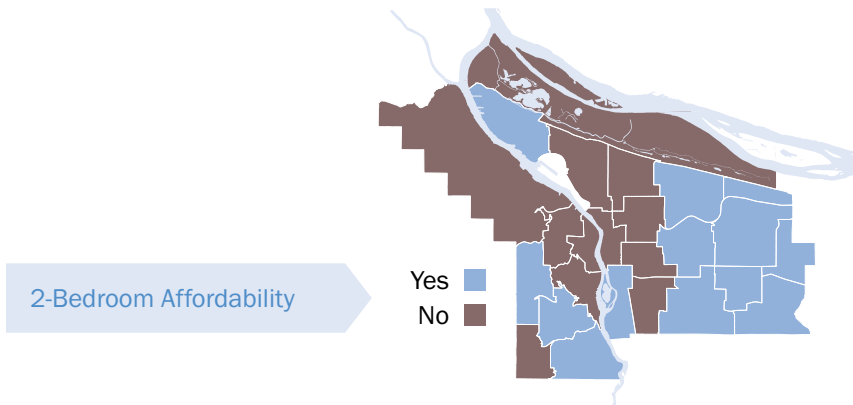
On average, a **single mother** in Portland could afford a rental unit in green without becoming cost burdened and spending more than 30% of her monthly income on rent, not including utilities. Those in red would not be considered affordable.

### Portland Rental Affordability: Median Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
	Rent	VACANCY	Rent	VACANCY	Rent	VACANCY	Rent	VACANCY
122nd-Division	\$608	0.7%	\$685	2.7%	\$824	4.6%	\$1,077	5.3%
Belmont-Hawthorne-Division	\$1,092	8.3%	\$1,075	7.8%	\$1,168	5.7%	\$1,103	2.5%
Centennial-Glenfair-Wilkes	\$669	0.0%	\$737	1.6%	\$839	3.5%	\$966	2.9%
Central City	\$1,179	3.5%	\$1,330	3.4%	\$1,984	4.2%	\$2,765	4.3%
Forest Park-Northwest Hills	-	-	\$1,222	0.0%	\$1,502	2.5%	-	-
Gateway	\$667	0.0%	\$746	3.5%	\$872	3.6%	\$1,151	4.0%
Hayden Island	-	-	\$1,209	1.8%	\$1,459	2.4%	-	-
Hillsdale-Multnomah-Barbur	\$712	7.7%	\$785	4.1%	\$927	3.5%	\$1,032	7.2%
Hollywood	\$1,011	10.7%	\$1,112	6.4%	\$1,431	6.8%	\$1,841	15.9%
Interstate Corridor	\$1,071	6.8%	\$1,084	4.6%	\$1,457	5.1%	\$1,007	0.4%
Lents-Foster	\$709	5.3%	\$811	2.4%	\$923	4.6%	\$1,238	0.3%
MLK-Alberta	\$1,070	5.9%	\$1,066	8.3%	\$1,184	9.7%	\$840	3.9%
Montavilla	\$874	2.7%	\$788	3.2%	\$909	2.5%	\$939	1.3%
Northwest	\$1,045	3.2%	\$1,458	4.1%	\$2,335	3.1%	\$1,910	1.1%
Parkrose-Argay	\$546	1.3%	\$744	2.2%	\$894	2.1%	\$1,100	2.6%
Pleasant Valley	-	-	\$806	2.4%	\$952	3.0%	\$1,038	0.0%
Raleigh Hills	-	-	\$770	3.2%	\$1,021	2.9%	\$1,405	2.3%
Roseway-Cully	\$545	0.0%	\$829	2.1%	\$996	2.4%	\$1,133	8.9%
Sellwood-Moreland-Brooklyn	\$566	6.6%	\$757	5.1%	\$952	7.3%	-	-
South Portland-Marquam Hill	\$1,260	3.1%	\$1,178	2.4%	\$1,838	4.0%	\$1,253	0.2%
St. Johns	\$984	31.3%	\$797	1.8%	\$875	2.8%	\$1,041	5.2%
Tryon Creek-South Terwilliger	\$675	0.0%	\$813	8.3%	\$900	0.0%	-	-
West Portland	\$820	0.0%	\$897	2.9%	\$1,386	3.6%	\$1,446	4.7%
Woodstock	\$918	4.3%	\$902	1.9%	\$1,106	5.4%	\$1,116	4.8%

Source: CoStar Multifamily Residential Market Data, March 2015

# Average Foreign-Born Household



AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	\$41,283
Maximum Monthly Housing Considered Affordable	\$1,032
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

On average, a **foreign-born** household 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: Median Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
	Rent	VACANCY	Rent	VACANCY	Rent	VACANCY	Rent	VACANCY
122nd-Division	\$608	0.7%	\$685	2.7%	\$824	4.6%	\$1,077	5.3%
Belmont-Hawthorne-Division	\$1,092	8.3%	\$1,075	7.8%	\$1,168	5.7%	\$1,103	2.5%
Centennial-Glenfair-Wilkes	\$669	0.0%	\$737	1.6%	\$839	3.5%	\$966	2.9%
Central City	\$1,179	3.5%	\$1,330	3.4%	\$1,984	4.2%	\$2,765	4.3%
Forest Park-Northwest Hills	-	-	\$1,222	0.0%	\$1,502	2.5%	-	-
Gateway	\$667	0.0%	\$746	3.5%	\$872	3.6%	\$1,151	4.0%
Hayden Island	-	-	\$1,209	1.8%	\$1,459	2.4%	-	-
Hillsdale-Multnomah-Barbur	\$712	7.7%	\$785	4.1%	\$927	3.5%	\$1,032	7.2%
Hollywood	\$1,011	10.7%	\$1,112	6.4%	\$1,431	6.8%	\$1,841	15.9%
Interstate Corridor	\$1,071	6.8%	\$1,084	4.6%	\$1,457	5.1%	\$1,007	0.4%
Lents-Foster	\$709	5.3%	\$811	2.4%	\$923	4.6%	\$1,238	0.3%
MLK-Alberta	\$1,070	5.9%	\$1,066	8.3%	\$1,184	9.7%	\$840	3.9%
Montavilla	\$874	2.7%	\$788	3.2%	\$909	2.5%	\$939	1.3%
Northwest	\$1,045	3.2%	\$1,458	4.1%	\$2,335	3.1%	\$1,910	1.1%
Parkrose-Argay	\$546	1.3%	\$744	2.2%	\$894	2.1%	\$1,100	2.6%
Pleasant Valley	-	-	\$806	2.4%	\$952	3.0%	\$1,038	0.0%
Raleigh Hills	-	-	\$770	3.2%	\$1,021	2.9%	\$1,405	2.3%
Roseway-Cully	\$545	0.0%	\$829	2.1%	\$996	2.4%	\$1,133	8.9%
Sellwood-Moreland-Brooklyn	\$566	6.6%	\$757	5.1%	\$952	7.3%	-	-
South Portland-Marquam Hill	\$1,260	3.1%	\$1,178	2.4%	\$1,838	4.0%	\$1,253	0.2%
St. Johns	\$984	31.3%	\$797	1.8%	\$875	2.8%	\$1,041	5.2%
Tryon Creek-South Terwilliger	\$675	0.0%	\$813	8.3%	\$900	0.0%	-	-
West Portland	\$820	0.0%	\$897	2.9%	\$1,386	3.6%	\$1,446	4.7%
Woodstock	\$918	4.3%	\$902	1.9%	\$1,106	5.4%	\$1,116	4.8%

Source: CoStar Multifamily Residential Market Data, March 2015



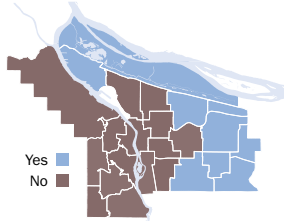
Section 4

# Homeownership Market & Affordability

## Guide to Homeownership Affordability Estimates

Homeownership Affordability

### Average Portland Household



Yes ■  
No ■

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

Neighborhood	2014 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$184,500	\$836	YES
Belmont-Hawthorne-Division	\$415,000	\$1,880	NO
Centennial-Glenfair-Wilkes	\$180,000	\$815	YES
Central City	\$375,000	\$1,699	NO
Forest Park-Northwest Hills	\$595,000	\$2,695	NO
Gateway	\$205,000	\$929	YES
Hayden Island	\$189,950	\$860	YES
Hillsdale-Multnomah-Barbur	\$355,000	\$1,608	NO
Hollywood	\$520,000	\$2,356	NO
Interstate Corridor	\$330,000	\$1,495	NO
Lents-Foster	\$225,000	\$1,019	YES
MLK-Alberta	\$390,000	\$1,767	NO
Montavilla	\$307,000	\$1,391	NO
Northwest	\$495,000	\$2,242	NO
Parkrose-Argay	\$237,000	\$1,074	YES
Pleasant Valley	\$247,500	\$1,121	YES
Raleigh Hills	\$438,000	\$1,975	NO
Roseway-Cully	\$280,000	\$1,268	YES
Sellwood-Moreland-Brooklyn	\$395,650	\$1,792	NO
South Portland-Marquam Hill	\$392,500	\$1,777	NO
St. Johns	\$249,000	\$1,128	YES
Tryon Creek-South Terwilliger	\$454,950	\$2,061	NO
West Portland	\$329,000	\$1,490	NO
Woodstock	\$359,900	\$1,630	NO

### Household Profile

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

### Household Data

Currently available data for each household type.

Data Source: ACS 2013 1-Year Estimates

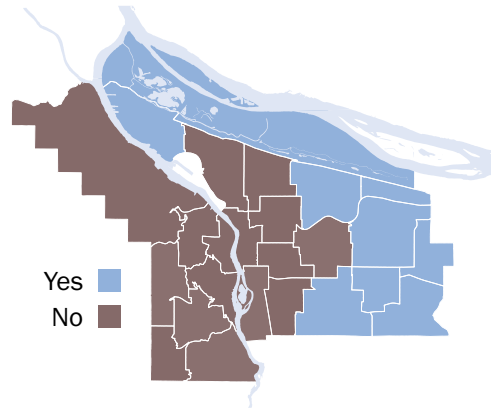
### Affordability Estimates

Median home sales price and estimates of homeownership affordability by neighborhood. Monthly homeownership cost estimates are based on mortgage cost. Affordability was determined by whether the homeownership cost exceeded 30% of the median income for that household type, not including taxes, insurance, or utilities.

Data Source: ACS 2013 1-Year Income Estimates, PHB, and RMLS 2015

Homeownership Affordability

# Average Portland Household



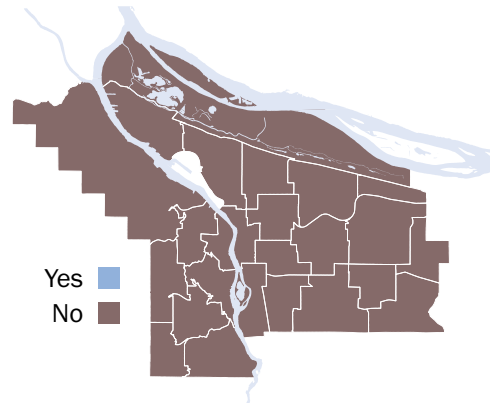
AVERAGE HOUSEHOLD PROFILE	
Portlanders	611,134
Households	253,021
Household Composition	2.35 individuals
Households with Children	25%
Median Income	\$55,571
Maximum Monthly Housing Considered Affordable	\$1,389
Homeowners	53%
Median Income for Homeowners	\$79,622
Renters	47%
Median Income for Renters	\$35,986
Poverty Rate	18%

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	2014 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$184,500	\$836	YES
Belmont-Hawthorne-Division	\$415,000	\$1,880	NO
Centennial-Glenfair-Wilkes	\$180,000	\$815	YES
Central City	\$375,000	\$1,699	NO
Forest Park-Northwest Hills	\$595,000	\$2,695	NO
Gateway	\$205,000	\$929	YES
Hayden Island	\$189,950	\$860	YES
Hillsdale-Multnomah-Barbur	\$355,000	\$1,608	NO
Hollywood	\$520,000	\$2,356	NO
Interstate Corridor	\$330,000	\$1,495	NO
Lents-Foster	\$225,000	\$1,019	YES
MLK-Alberta	\$390,000	\$1,767	NO
Montavilla	\$307,000	\$1,391	NO
Northwest	\$495,000	\$2,242	NO
Parkrose-Argay	\$237,000	\$1,074	YES
Pleasant Valley	\$247,500	\$1,121	YES
Raleigh Hills	\$438,000	\$1,975	NO
Roseway-Cully	\$280,000	\$1,268	YES
Sellwood-Moreland-Brooklyn	\$395,650	\$1,792	NO
South Portland-Marquam Hill	\$392,500	\$1,777	NO
St. Johns	\$249,000	\$1,128	YES
Tryon Creek-South Terwilliger	\$454,950	\$2,061	NO
West Portland	\$329,000	\$1,490	NO
Woodstock	\$359,900	\$1,630	NO

Homeownership Affordability

# 3-Person Extremely Low-Income (30% MFI)



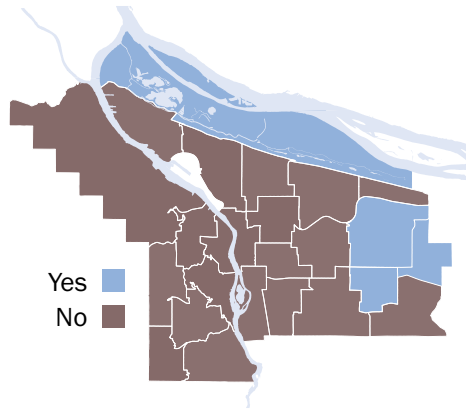
AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	\$20,090
Maximum Monthly Housing Considered Affordable	\$502
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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	2014 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$184,500	\$836	<b>NO</b>
Belmont-Hawthorne-Division	\$415,000	\$1,880	<b>NO</b>
Centennial-Glenfair-Wilkes	\$180,000	\$815	<b>NO</b>
Central City	\$375,000	\$1,699	<b>NO</b>
Forest Park-Northwest Hills	\$595,000	\$2,695	<b>NO</b>
Gateway	\$205,000	\$929	<b>NO</b>
Hayden Island	\$189,950	\$860	<b>NO</b>
Hillsdale-Multnomah-Barbur	\$355,000	\$1,608	<b>NO</b>
Hollywood	\$520,000	\$2,356	<b>NO</b>
Interstate Corridor	\$330,000	\$1,495	<b>NO</b>
Lents-Foster	\$225,000	\$1,019	<b>NO</b>
MLK-Alberta	\$390,000	\$1,767	<b>NO</b>
Montavilla	\$307,000	\$1,391	<b>NO</b>
Northwest	\$495,000	\$2,242	<b>NO</b>
Parkrose-Argay	\$237,000	\$1,074	<b>NO</b>
Pleasant Valley	\$247,500	\$1,121	<b>NO</b>
Raleigh Hills	\$438,000	\$1,975	<b>NO</b>
Roseway-Cully	\$280,000	\$1,268	<b>NO</b>
Sellwood-Moreland-Brooklyn	\$395,650	\$1,792	<b>NO</b>
South Portland-Marquam Hill	\$392,500	\$1,777	<b>NO</b>
St. Johns	\$249,000	\$1,128	<b>NO</b>
Tryon Creek-South Terwilliger	\$454,950	\$2,061	<b>NO</b>
West Portland	\$329,000	\$1,490	<b>NO</b>
Woodstock	\$359,900	\$1,630	<b>NO</b>

Homeownership Affordability

# 3-Person Low-Income (60% MFI)



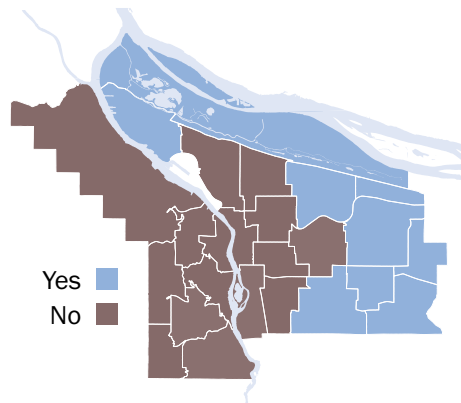
AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	\$39,720
Maximum Monthly Housing Considered Affordable	\$993
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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	2014 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$184,500	\$836	<b>YES</b>
Belmont-Hawthorne-Division	\$415,000	\$1,880	<b>NO</b>
Centennial-Glenfair-Wilkes	\$180,000	\$815	<b>YES</b>
Central City	\$375,000	\$1,699	<b>NO</b>
Forest Park-Northwest Hills	\$595,000	\$2,695	<b>NO</b>
Gateway	\$205,000	\$929	<b>YES</b>
Hayden Island	\$189,950	\$860	<b>YES</b>
Hillsdale-Multnomah-Barbur	\$355,000	\$1,608	<b>NO</b>
Hollywood	\$520,000	\$2,356	<b>NO</b>
Interstate Corridor	\$330,000	\$1,495	<b>NO</b>
Lents-Foster	\$225,000	\$1,019	<b>NO</b>
MLK-Alberta	\$390,000	\$1,767	<b>NO</b>
Montavilla	\$307,000	\$1,391	<b>NO</b>
Northwest	\$495,000	\$2,242	<b>NO</b>
Parkrose-Argay	\$237,000	\$1,074	<b>NO</b>
Pleasant Valley	\$247,500	\$1,121	<b>NO</b>
Raleigh Hills	\$438,000	\$1,975	<b>NO</b>
Roseway-Cully	\$280,000	\$1,268	<b>NO</b>
Sellwood-Moreland-Brooklyn	\$395,650	\$1,792	<b>NO</b>
South Portland-Marquam Hill	\$392,500	\$1,777	<b>NO</b>
St. Johns	\$249,000	\$1,128	<b>NO</b>
Tryon Creek-South Terwilliger	\$454,950	\$2,061	<b>NO</b>
West Portland	\$329,000	\$1,490	<b>NO</b>
Woodstock	\$359,900	\$1,630	<b>NO</b>

Homeownership Affordability

# 3-Person Moderate-Income (80% MFI)



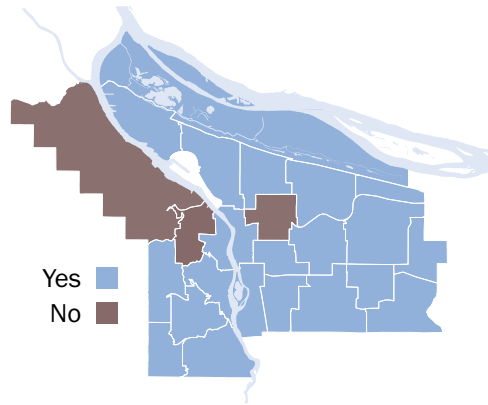
AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	\$52,950
Maximum Monthly Housing Considered Affordable	\$1,323
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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	2014 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$184,500	\$836	YES
Belmont-Hawthorne-Division	\$415,000	\$1,880	NO
Centennial-Glenfair-Wilkes	\$180,000	\$815	YES
Central City	\$375,000	\$1,699	NO
Forest Park-Northwest Hills	\$595,000	\$2,695	NO
Gateway	\$205,000	\$929	YES
Hayden Island	\$189,950	\$860	YES
Hillsdale-Multnomah-Barbur	\$355,000	\$1,608	NO
Hollywood	\$520,000	\$2,356	NO
Interstate Corridor	\$330,000	\$1,495	NO
Lents-Foster	\$225,000	\$1,019	YES
MLK-Alberta	\$390,000	\$1,767	NO
Montavilla	\$307,000	\$1,391	NO
Northwest	\$495,000	\$2,242	NO
Parkrose-Argay	\$237,000	\$1,074	YES
Pleasant Valley	\$247,500	\$1,121	YES
Raleigh Hills	\$438,000	\$1,975	NO
Roseway-Cully	\$280,000	\$1,268	YES
Sellwood-Moreland-Brooklyn	\$395,650	\$1,792	NO
South Portland-Marquam Hill	\$392,500	\$1,777	NO
St. Johns	\$249,000	\$1,128	YES
Tryon Creek-South Terwilliger	\$454,950	\$2,061	NO
West Portland	\$329,000	\$1,490	NO
Woodstock	\$359,900	\$1,630	NO

Homeownership Affordability

# Average Married Couple with Family



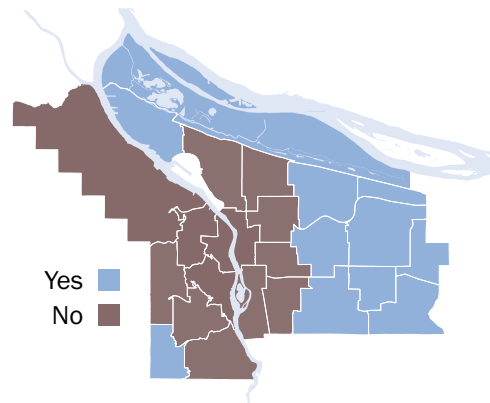
AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	\$88,088
Maximum Monthly Housing Considered Affordable	\$2,202
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

On average, a **married 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	2014 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$184,500	\$836	YES
Belmont-Hawthorne-Division	\$415,000	\$1,880	YES
Centennial-Glenfair-Wilkes	\$180,000	\$815	YES
Central City	\$375,000	\$1,699	YES
Forest Park-Northwest Hills	\$595,000	\$2,695	NO
Gateway	\$205,000	\$929	YES
Hayden Island	\$189,950	\$860	YES
Hillsdale-Multnomah-Barbur	\$355,000	\$1,608	YES
Hollywood	\$520,000	\$2,356	NO
Interstate Corridor	\$330,000	\$1,495	YES
Lents-Foster	\$225,000	\$1,019	YES
MLK-Alberta	\$390,000	\$1,767	YES
Montavilla	\$307,000	\$1,391	YES
Northwest	\$495,000	\$2,242	NO
Parkrose-Argay	\$237,000	\$1,074	YES
Pleasant Valley	\$247,500	\$1,121	YES
Raleigh Hills	\$438,000	\$1,975	YES
Roseway-Cully	\$280,000	\$1,268	YES
Sellwood-Moreland-Brooklyn	\$395,650	\$1,792	YES
South Portland-Marquam Hill	\$392,500	\$1,777	YES
St. Johns	\$249,000	\$1,128	YES
Tryon Creek-South Terwilliger	\$454,950	\$2,061	YES
West Portland	\$329,000	\$1,490	YES
Woodstock	\$359,900	\$1,630	YES

Homeownership Affordability

# Average White Household



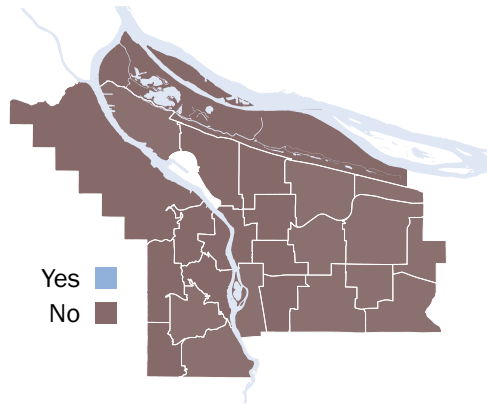
AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	\$59,758
Maximum Monthly Housing Considered Affordable	\$1,494
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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	2014 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$184,500	\$836	YES
Belmont-Hawthorne-Division	\$415,000	\$1,880	NO
Centennial-Glenfair-Wilkes	\$180,000	\$815	YES
Central City	\$375,000	\$1,699	NO
Forest Park-Northwest Hills	\$595,000	\$2,695	NO
Gateway	\$205,000	\$929	YES
Hayden Island	\$189,950	\$860	YES
Hillsdale-Multnomah-Barbur	\$355,000	\$1,608	NO
Hollywood	\$520,000	\$2,356	NO
Interstate Corridor	\$330,000	\$1,495	NO
Lents-Foster	\$225,000	\$1,019	YES
MLK-Alberta	\$390,000	\$1,767	NO
Montavilla	\$307,000	\$1,391	YES
Northwest	\$495,000	\$2,242	NO
Parkrose-Argay	\$237,000	\$1,074	YES
Pleasant Valley	\$247,500	\$1,121	YES
Raleigh Hills	\$438,000	\$1,975	NO
Roseway-Cully	\$280,000	\$1,268	YES
Sellwood-Moreland-Brooklyn	\$395,650	\$1,792	NO
South Portland-Marquam Hill	\$392,500	\$1,777	NO
St. Johns	\$249,000	\$1,128	YES
Tryon Creek-South Terwilliger	\$454,950	\$2,061	NO
West Portland	\$329,000	\$1,490	YES
Woodstock	\$359,900	\$1,630	NO

Homeownership Affordability

# Average Black Household



AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	\$27,923
Maximum Monthly Housing Considered Affordable	\$698
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

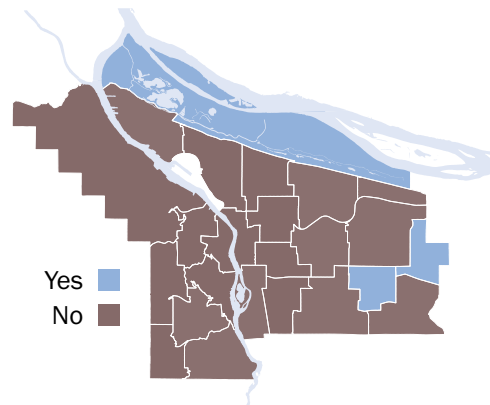
On average, a **Black** Portland household could afford to purchase a home without becoming cost burdened and spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities, as indicated below.

Neighborhood	2014 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$184,500	\$836	<b>NO</b>
Belmont-Hawthorne-Division	\$415,000	\$1,880	<b>NO</b>
Centennial-Glenfair-Wilkes	\$180,000	\$815	<b>NO</b>
Central City	\$375,000	\$1,699	<b>NO</b>
Forest Park-Northwest Hills	\$595,000	\$2,695	<b>NO</b>
Gateway	\$205,000	\$929	<b>NO</b>
Hayden Island	\$189,950	\$860	<b>NO</b>
Hillsdale-Multnomah-Barbur	\$355,000	\$1,608	<b>NO</b>
Hollywood	\$520,000	\$2,356	<b>NO</b>
Interstate Corridor	\$330,000	\$1,495	<b>NO</b>
Lents-Foster	\$225,000	\$1,019	<b>NO</b>
MLK-Alberta	\$390,000	\$1,767	<b>NO</b>
Montavilla	\$307,000	\$1,391	<b>NO</b>
Northwest	\$495,000	\$2,242	<b>NO</b>
Parkrose-Argay	\$237,000	\$1,074	<b>NO</b>
Pleasant Valley	\$247,500	\$1,121	<b>NO</b>
Raleigh Hills	\$438,000	\$1,975	<b>NO</b>
Roseway-Cully	\$280,000	\$1,268	<b>NO</b>
Sellwood-Moreland-Brooklyn	\$395,650	\$1,792	<b>NO</b>
South Portland-Marquam Hill	\$392,500	\$1,777	<b>NO</b>
St. Johns	\$249,000	\$1,128	<b>NO</b>
Tryon Creek-South Terwilliger	\$454,950	\$2,061	<b>NO</b>
West Portland	\$329,000	\$1,490	<b>NO</b>
Woodstock	\$359,900	\$1,630	<b>NO</b>



## Homeownership Affordability

## Average Latino Household



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.

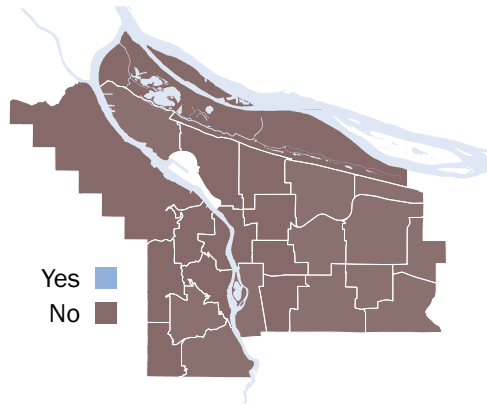
## AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	\$35,108
Maximum Monthly Housing Considered Affordable	\$877
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

Neighborhood	2014 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$184,500	\$836	YES
Belmont-Hawthorne-Division	\$415,000	\$1,880	NO
Centennial-Glenfair-Wilkes	\$180,000	\$815	YES
Central City	\$375,000	\$1,699	NO
Forest Park-Northwest Hills	\$595,000	\$2,695	NO
Gateway	\$205,000	\$929	NO
Hayden Island	\$189,950	\$860	YES
Hillsdale-Multnomah-Barbur	\$355,000	\$1,608	NO
Hollywood	\$520,000	\$2,356	NO
Interstate Corridor	\$330,000	\$1,495	NO
Lents-Foster	\$225,000	\$1,019	NO
MLK-Alberta	\$390,000	\$1,767	NO
Montavilla	\$307,000	\$1,391	NO
Northwest	\$495,000	\$2,242	NO
Parkrose-Argay	\$237,000	\$1,074	NO
Pleasant Valley	\$247,500	\$1,121	NO
Raleigh Hills	\$438,000	\$1,975	NO
Roseway-Cully	\$280,000	\$1,268	NO
Sellwood-Moreland-Brooklyn	\$395,650	\$1,792	NO
South Portland-Marquam Hill	\$392,500	\$1,777	NO
St. Johns	\$249,000	\$1,128	NO
Tryon Creek-South Terwilliger	\$454,950	\$2,061	NO
West Portland	\$329,000	\$1,490	NO
Woodstock	\$359,900	\$1,630	NO

Homeownership Affordability

# Average Native American Household



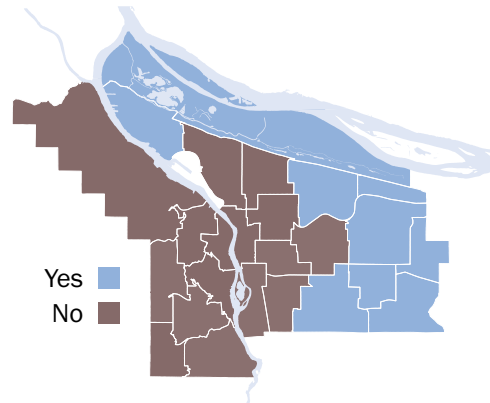
AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	\$22,247
Maximum Monthly Housing Considered Affordable	\$556
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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	2014 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$184,500	\$836	<b>NO</b>
Belmont-Hawthorne-Division	\$415,000	\$1,880	<b>NO</b>
Centennial-Glenfair-Wilkes	\$180,000	\$815	<b>NO</b>
Central City	\$375,000	\$1,699	<b>NO</b>
Forest Park-Northwest Hills	\$595,000	\$2,695	<b>NO</b>
Gateway	\$205,000	\$929	<b>NO</b>
Hayden Island	\$189,950	\$860	<b>NO</b>
Hillsdale-Multnomah-Barbur	\$355,000	\$1,608	<b>NO</b>
Hollywood	\$520,000	\$2,356	<b>NO</b>
Interstate Corridor	\$330,000	\$1,495	<b>NO</b>
Lents-Foster	\$225,000	\$1,019	<b>NO</b>
MLK-Alberta	\$390,000	\$1,767	<b>NO</b>
Montavilla	\$307,000	\$1,391	<b>NO</b>
Northwest	\$495,000	\$2,242	<b>NO</b>
Parkrose-Argay	\$237,000	\$1,074	<b>NO</b>
Pleasant Valley	\$247,500	\$1,121	<b>NO</b>
Raleigh Hills	\$438,000	\$1,975	<b>NO</b>
Roseway-Cully	\$280,000	\$1,268	<b>NO</b>
Sellwood-Moreland-Brooklyn	\$395,650	\$1,792	<b>NO</b>
South Portland-Marquam Hill	\$392,500	\$1,777	<b>NO</b>
St. Johns	\$249,000	\$1,128	<b>NO</b>
Tryon Creek-South Terwilliger	\$454,950	\$2,061	<b>NO</b>
West Portland	\$329,000	\$1,490	<b>NO</b>
Woodstock	\$359,900	\$1,630	<b>NO</b>

Homeownership Affordability

# Average Asian Household



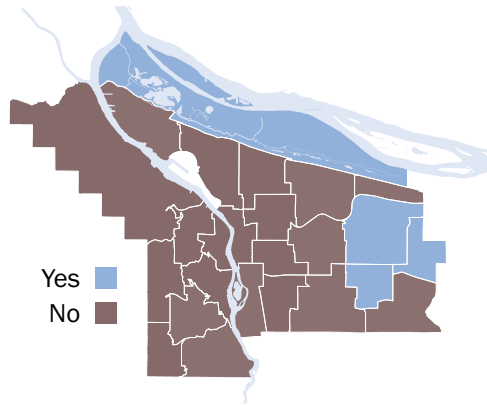
AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	\$50,829
Maximum Monthly Housing Considered Affordable	\$1,270
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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	2014 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$184,500	\$836	YES
Belmont-Hawthorne-Division	\$415,000	\$1,880	NO
Centennial-Glenfair-Wilkes	\$180,000	\$815	YES
Central City	\$375,000	\$1,699	NO
Forest Park-Northwest Hills	\$595,000	\$2,695	NO
Gateway	\$205,000	\$929	YES
Hayden Island	\$189,950	\$860	YES
Hillsdale-Multnomah-Barbur	\$355,000	\$1,608	NO
Hollywood	\$520,000	\$2,356	NO
Interstate Corridor	\$330,000	\$1,495	NO
Lents-Foster	\$225,000	\$1,019	YES
MLK-Alberta	\$390,000	\$1,767	NO
Montavilla	\$307,000	\$1,391	NO
Northwest	\$495,000	\$2,242	NO
Parkrose-Argay	\$237,000	\$1,074	YES
Pleasant Valley	\$247,500	\$1,121	YES
Raleigh Hills	\$438,000	\$1,975	NO
Roseway-Cully	\$280,000	\$1,268	YES
Sellwood-Moreland-Brooklyn	\$395,650	\$1,792	NO
South Portland-Marquam Hill	\$392,500	\$1,777	NO
St. Johns	\$249,000	\$1,128	YES
Tryon Creek-South Terwilliger	\$454,950	\$2,061	NO
West Portland	\$329,000	\$1,490	NO
Woodstock	\$359,900	\$1,630	NO

Homeownership Affordability

# Average Senior Household



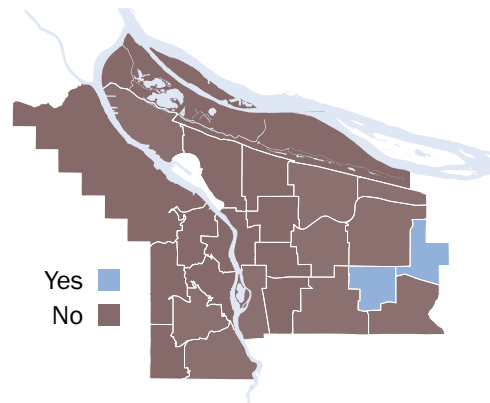
AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	\$37,299
Maximum Monthly Housing Considered Affordable	\$932
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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	2014 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$184,500	\$836	<b>YES</b>
Belmont-Hawthorne-Division	\$415,000	\$1,880	<b>NO</b>
Centennial-Glenfair-Wilkes	\$180,000	\$815	<b>YES</b>
Central City	\$375,000	\$1,699	<b>NO</b>
Forest Park-Northwest Hills	\$595,000	\$2,695	<b>NO</b>
Gateway	\$205,000	\$929	<b>YES</b>
Hayden Island	\$189,950	\$860	<b>YES</b>
Hillsdale-Multnomah-Barbur	\$355,000	\$1,608	<b>NO</b>
Hollywood	\$520,000	\$2,356	<b>NO</b>
Interstate Corridor	\$330,000	\$1,495	<b>NO</b>
Lents-Foster	\$225,000	\$1,019	<b>NO</b>
MLK-Alberta	\$390,000	\$1,767	<b>NO</b>
Montavilla	\$307,000	\$1,391	<b>NO</b>
Northwest	\$495,000	\$2,242	<b>NO</b>
Parkrose-Argay	\$237,000	\$1,074	<b>NO</b>
Pleasant Valley	\$247,500	\$1,121	<b>NO</b>
Raleigh Hills	\$438,000	\$1,975	<b>NO</b>
Roseway-Cully	\$280,000	\$1,268	<b>NO</b>
Sellwood-Moreland-Brooklyn	\$395,650	\$1,792	<b>NO</b>
South Portland-Marquam Hill	\$392,500	\$1,777	<b>NO</b>
St. Johns	\$249,000	\$1,128	<b>NO</b>
Tryon Creek-South Terwilliger	\$454,950	\$2,061	<b>NO</b>
West Portland	\$329,000	\$1,490	<b>NO</b>
Woodstock	\$359,900	\$1,630	<b>NO</b>

Homeownership Affordability

# Average Single Mother Household



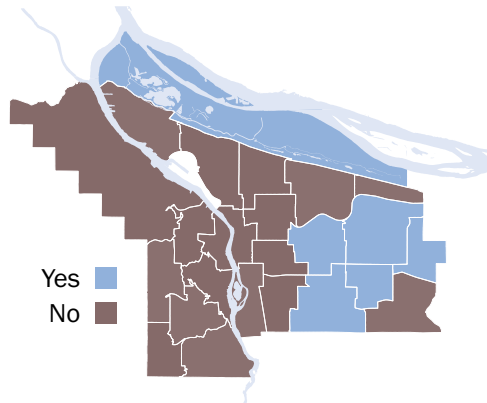
AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	\$33,772
Maximum Monthly Housing Considered Affordable	\$844
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

On average, a **single mother** 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	2014 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$184,500	\$836	<b>YES</b>
Belmont-Hawthorne-Division	\$415,000	\$1,880	<b>NO</b>
Centennial-Glenfair-Wilkes	\$180,000	\$815	<b>YES</b>
Central City	\$375,000	\$1,699	<b>NO</b>
Forest Park-Northwest Hills	\$595,000	\$2,695	<b>NO</b>
Gateway	\$205,000	\$929	<b>NO</b>
Hayden Island	\$189,950	\$860	<b>NO</b>
Hillsdale-Multnomah-Barbur	\$355,000	\$1,608	<b>NO</b>
Hollywood	\$520,000	\$2,356	<b>NO</b>
Interstate Corridor	\$330,000	\$1,495	<b>NO</b>
Lents-Foster	\$225,000	\$1,019	<b>NO</b>
MLK-Alberta	\$390,000	\$1,767	<b>NO</b>
Montavilla	\$307,000	\$1,391	<b>NO</b>
Northwest	\$495,000	\$2,242	<b>NO</b>
Parkrose-Argay	\$237,000	\$1,074	<b>NO</b>
Pleasant Valley	\$247,500	\$1,121	<b>NO</b>
Raleigh Hills	\$438,000	\$1,975	<b>NO</b>
Roseway-Cully	\$280,000	\$1,268	<b>NO</b>
Sellwood-Moreland-Brooklyn	\$395,650	\$1,792	<b>NO</b>
South Portland-Marquam Hill	\$392,500	\$1,777	<b>NO</b>
St. Johns	\$249,000	\$1,128	<b>NO</b>
Tryon Creek-South Terwilliger	\$454,950	\$2,061	<b>NO</b>
West Portland	\$329,000	\$1,490	<b>NO</b>
Woodstock	\$359,900	\$1,630	<b>NO</b>

Homeownership Affordability

# Average Foreign-Born Household

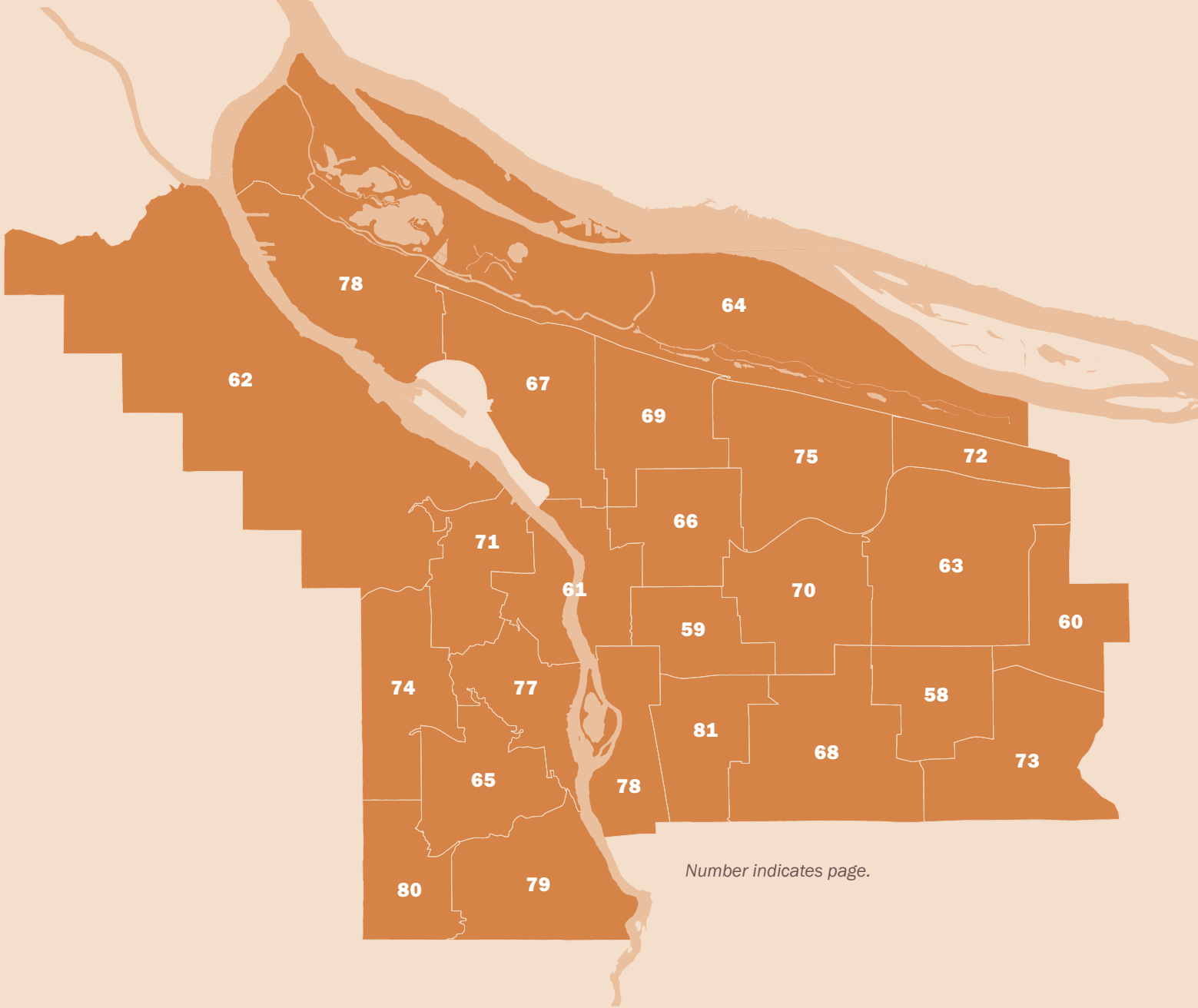


AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	\$41,283
Maximum Monthly Housing Considered Affordable	\$1,032
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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	2014 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$184,500	\$836	YES
Belmont-Hawthorne-Division	\$415,000	\$1,880	NO
Centennial-Glenfair-Wilkes	\$180,000	\$815	YES
Central City	\$375,000	\$1,699	NO
Forest Park-Northwest Hills	\$595,000	\$2,695	NO
Gateway	\$205,000	\$929	YES
Hayden Island	\$189,950	\$860	YES
Hillsdale-Multnomah-Barbur	\$355,000	\$1,608	NO
Hollywood	\$520,000	\$2,356	NO
Interstate Corridor	\$330,000	\$1,495	NO
Lents-Foster	\$225,000	\$1,019	YES
MLK-Alberta	\$390,000	\$1,767	NO
Montavilla	\$307,000	\$1,391	NO
Northwest	\$495,000	\$2,242	NO
Parkrose-Argay	\$237,000	\$1,074	NO
Pleasant Valley	\$247,500	\$1,121	NO
Raleigh Hills	\$438,000	\$1,975	NO
Roseway-Cully	\$280,000	\$1,268	NO
Sellwood-Moreland-Brooklyn	\$395,650	\$1,792	NO
South Portland-Marquam Hill	\$392,500	\$1,777	NO
St. Johns	\$249,000	\$1,128	NO
Tryon Creek-South Terwilliger	\$454,950	\$2,061	NO
West Portland	\$329,000	\$1,490	NO
Woodstock	\$359,900	\$1,630	NO





Number indicates page.

- |           |                             |           |                               |
|-----------|-----------------------------|-----------|-------------------------------|
| <b>58</b> | 122-Division                | <b>70</b> | Montavilla                    |
| <b>59</b> | Belmont-Hawthorne-Division  | <b>71</b> | Northwest                     |
| <b>60</b> | Centennial-Glenfair-Wilkes  | <b>72</b> | Parkrose-Argay                |
| <b>61</b> | Central City                | <b>73</b> | Pleasant Valley               |
| <b>62</b> | Forest Park-Northwest Hills | <b>74</b> | Raleigh Hills                 |
| <b>63</b> | Gateway                     | <b>75</b> | Roseway-Cully                 |
| <b>64</b> | Hayden Island               | <b>76</b> | Sellwood-Moreland-Brooklyn    |
| <b>65</b> | Hillsdale-Multnomah-Barbur  | <b>77</b> | South Portland-Marquam Hill   |
| <b>66</b> | Hollywood                   | <b>78</b> | St. Johns                     |
| <b>67</b> | Interstate Corridor         | <b>79</b> | Tryon Creek-South Terwilliger |
| <b>68</b> | Lents-Foster                | <b>80</b> | West Portland                 |
| <b>69</b> | MLK-Alberta                 | <b>81</b> | Woodstock                     |



Part 3

# City & Neighborhood Profiles

## Contents

- 56 Guide to Neighborhood Profiles
- 57 3.01 Portland Data Summary
- 58 3.02-3.25 Neighborhood Data Summaries

# Guide to Neighborhood Profiles

## Neighborhood Profile

# Portland

Population & Income	Population		Median Income		Poverty Rate	
	2000	2013	*2000	2013	2000	2013
<b>TOTAL</b>	529,121	611,134	\$54,420	\$55,571	13.1%	18.2%
White	430,350	500,855	\$41,476	\$59,758	10.9%	15.2%
Black	41,589	44,397	\$27,103	\$27,923	25.9%	35.5%
Asian	39,485	58,397	\$42,576	\$50,829	13.2%	22.1%
Hispanic-Latino	36,058	60,974	\$32,371	\$35,108	24.1%	34.0%
Hawaiian-Pacific Islander	3,658	5,410	\$39,115	\$26,294	14.7%	-
Native American	12,125	16,868	\$30,471	\$22,247	22.8%	48.1%

\*(2013 \$)

Housing Stock & Production	2000	2010	2011	2012	2013	2014
<b>Housing Units: Total Units</b>	236,842	266,579	267,427	268,834	270,485	272,999
Housing Units: Single-Family	141,450	150,843	151,216	151,591	152,136	152,822
Housing Units: Multifamily	95,392	115,736	116,211	117,243	118,349	120,177
<b>Regulated Affordable Housing Units</b>	12,727	-	19,634	-	-	-
City Funded Regulated Affordable Housing Units	6,933	-	12,773	-	-	-
<b>New Residential Permits: Total Units</b>	-	1,088	1,352	2,483	3,434	5,129
New Residential Permits: Single-Family Units	-	456	469	650	815	887
New Residential Permits: Multifamily Units	-	632	883	1,833	2,619	4,236

Housing Market	Rental				Home Ownership	Homeownership Rates	
	Studio	1-BR	2-BR	3-BR		2000	2013
Multifamily Rental Unit Survey Sample	22,915	18,585	15,399	1,809	N/A	55.8%	53.1%
Median Monthly Rent	\$1,090	\$1,068	\$1,141	\$1,413	N/A	58.6%	56.0%
Rental Unit Vacancy Rate	5.3%	3.9%	4.2%	4.7%	N/A	38.2%	39.3%
						56.8%	53.1%
						30.4%	26.7%
						33.7%	52.6%

Housing Affordability	Studio	1-BR	2-BR	3-BR	Home Ownership
Ave. 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
Married Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	YES	YES	YES
Black	NO	NO	NO	NO	NO
Latino	NO	NO	NO	NO	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	YES	YES	NO	NO
Senior	NO	NO	NO	NO	NO
Single Mother	NO	NO	NO	NO	NO
Foreign-Born	NO	NO	NO	NO	NO

### Median Home Sales Price (2014 \$)

## 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 2013.

Neighborhood households (all, single and with children), foreign-born individuals, persons experiencing disabilities, and seniors in the years 2000 and 2013.

## 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 2014.

## Housing Market and Affordability

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

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

### Sources: Population, Households & Income

City Data Source: ACS 2013 1-Year Estimates; Neighborhood Data Source: ACS 2013 5-Year Estimates

### Sources: Housing Stock & Production

Housing Unit Data Source: Multnomah County, Tax Lot Data, 2015; Regulated Unit Data Source: Metro, Inventory of Regulated Affordable Housing, 2011; Permit Data Source: City of Portland, Bureau of Development Services, 2015

### Sources: Housing Market & Affordability

Non-regulated Unit, Rent, and Vacancy Data Source: Costar 2015 Multifamily Residential Market Survey Data; Affordability Estimates Data Source: ACS 2013 1-Year Income Estimates and Costar 2015 Multifamily Residential Market Survey Data; Median Home Sales Prices: RMLS 2015; City Homeownership Rate Data Source: ACS 2013 1-Year Estimates; Neighborhood Homeownership Rate Data Source: ACS 2013 5-Year Estimates



# Neighborhood Profile

# Portland

Population & Income	Population		Median Income		Poverty Rate	
	2000	2013	*2000	2013	2000	2013
TOTAL	529,121	611,134	\$54,420	\$55,571	13.1%	18.2%
White	430,350	500,855	\$41,476	\$59,758	10.9%	15.2%
Black	41,589	44,397	\$27,103	\$27,923	25.9%	35.5%
Asian	39,485	58,397	\$42,576	\$50,829	13.2%	22.1%
Hispanic-Latino	36,058	60,974	\$32,371	\$35,108	24.1%	34.0%
Hawaiian-Pacific Islander	3,658	5,410	\$39,115	\$26,294	14.7%	-
Native American	12,125	16,868	\$30,471	\$22,247	22.8%	48.1%

\*(2013 \$)

Households	2000	2013
Households Total	223,737	253,021
Single-Person Households	34.6%	34.5%
Households with Children	26.3%	25.0%
Foreign-Born Individuals	68,976	89,620
Persons Exp. Disabilities	93,782	79,524
Persons 65 and Older	11.56%	11.35%

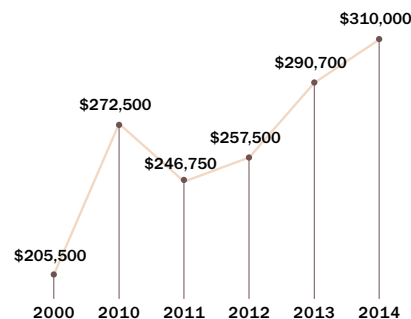
Housing Stock & Production	2000	2010	2011	2012	2013	2014
<b>Housing Units: Total Units</b>	236,842	266,579	267,427	268,834	270,485	272,999
<i>Housing Units: Single-Family</i>	141,450	150,843	151,216	151,591	152,136	152,822
<i>Housing Units: Multifamily</i>	95,392	115,736	116,211	117,243	118,349	120,177
<b>Regulated Affordable Housing Units</b>	12,727	-	19,634	-	-	-
<i>City Funded Regulated Affordable Housing Units</i>	6,933	-	12,773	-	-	-
<b>New Residential Permits: Total Units</b>	-	1,088	1,352	2,483	3,434	5,123
<i>New Residential Permits: Single-Family Units</i>	-	456	469	650	815	887
<i>New Residential Permits: Multifamily Units</i>	-	632	883	1,833	2,619	4,236

Housing Market	Rental				Home Ownership
	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	22,915	18,585	15,399	1,809	N/A
Median Monthly Rent	\$1,090	\$1,068	\$1,141	\$1,413	N/A
Rental Unit Vacancy Rate	5.3%	3.9%	4.2%	4.7%	N/A

Housing Affordability	Studio	1-BR	2-BR	3-BR	Home Ownership
Ave. 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
Married Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	YES	YES	YES
Black	NO	NO	NO	NO	NO
Latino	NO	NO	NO	NO	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	YES	YES	NO	NO
Senior	NO	NO	NO	NO	NO
Single Mother	NO	NO	NO	NO	NO
Foreign-Born	NO	NO	NO	NO	NO

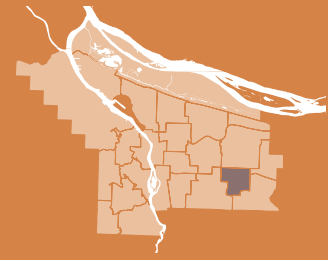
Homeownership Rates	2000	2013
TOTAL	55.8%	53.1%
White	58.6%	56.0%
Black	38.2%	39.3%
Asian	56.8%	53.1%
Hispanic-Latino	30.4%	26.7%
Hawaiian-Pacific Islander	-	-
Native American	33.7%	52.6%

Median Home Sales Price (2014 \$)



Neighborhood Profile

# 122nd-Division



Population & Income	Population		Median Income		Poverty Rate	
	2000	2013	*2000	2013	2000	2013
TOTAL	17,965	21,599	\$50,359	\$38,004	16.2%	26.9%
White	14,823	16,080	\$50,772	\$39,601	15.2%	24.1%
Black	596	1,495	-	\$12,346	40.7%	52.7%
Asian	1,592	3,376	\$62,285	\$35,833	12.7%	24.6%
Hispanic-Latino	1,756	3,445	\$52,493	\$43,622	12.8%	34.6%
Hawaiian-Pacific Islander	90	126	-	-	-	-
Native American	407	678	-	-	-	-

\*(2013 \$)

Households	2000	2013
Households Total	6,241	7,524
Single-Person Households	1,456	2,030
Households with Children	2,487	3,015
Foreign-Born Individuals	3,617	6,356
Persons Exp. Disabilities	3,854	3,632
Persons 65 and Older	2,063	2,487

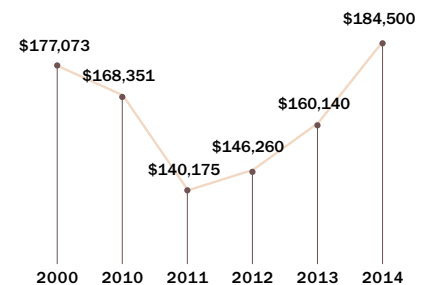
Housing Stock & Production	2000	2010	2011	2012	2013	2014
<b>Housing Units: Total Units</b>	6,970	8,467	8,511	8,538	8,582	8,604
<i>Housing Units: Single-Family</i>	3,829	4,426	4,461	4,488	4,515	4,537
<i>Housing Units: Multifamily</i>	3,141	4,050	4,050	4,067	4,067	4,067
<b>Regulated Affordable Housing Units</b>	490	-	704	-	-	-
<i>City Funded Regulated Affordable Housing Units</i>	194	-	334	-	-	-
<b>New Residential Permits: Total Units</b>	-	44	45	35	49	43
<i>New Residential Permits: Single-Family Units</i>	-	44	45	26	49	43
<i>New Residential Permits: Multifamily Units</i>	-	0	0	9	0	0

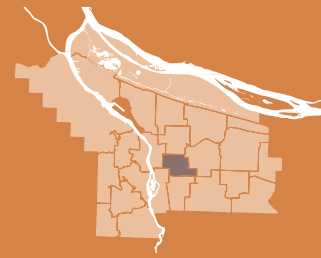
Housing Market	Rental				Home Ownership
	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	455	422	788	62	N/A
Median Monthly Rent	\$608	\$685	\$824	\$1,077	N/A
Rental Unit Vacancy Rate	0.7%	2.7%	4.6%	5.3%	N/A

Housing Affordability	Studio	1-BR	2-BR	3-BR	Home Ownership
Ave. 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
Married Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	YES	YES	YES
Black	YES	YES	NO	NO	NO
Latino	YES	YES	YES	NO	YES
Native American	NO	NO	NO	NO	NO
Asian	YES	YES	YES	YES	YES
Senior	YES	YES	YES	NO	YES
Single Mother	YES	YES	YES	NO	YES
Foreign-Born	YES	YES	YES	NO	YES

Homeownership Rates	2000	2013
TOTAL	58.6%	50.4%
White	60.9%	55.0%
Black	-	4.3%
Asian	73.6%	65.1%
Hispanic-Latino	32.2%	36.0%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2014 \$)





Neighborhood Profile

# Belmont-Hawthorne-Division

Population & Income	Population		Median Income		Poverty Rate	
	2000	2013	*2000	2013	2000	2013
TOTAL	26,866	28,167	\$53,428	\$58,563	12.5%	13.5%
White	23,874	26,021	\$53,896	\$54,103	12.3%	13.1%
Black	732	437	-	-	8.4%	-
Asian	1,925	2,101	\$58,339	\$66,692	8.0%	16.2%
Hispanic-Latino	1,077	1,154	\$48,260	\$44,999	24.6%	16.6%
Hawaiian-Pacific Islander	83	25	-	-	-	-
Native American	532	387	-	-	-	-

\*(2013 \$)

Households	2000	2013
Households Total	12,606	13,147
Single-Person Households	4,660	4,862
Households with Children	2,295	2,416
Foreign-Born Individuals	2,656	2,054
Persons Exp. Disabilities	3,967	2,552
Persons 65 and Older	2,750	2,442

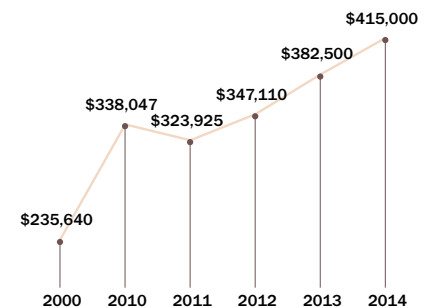
Housing Stock & Production	2000	2010	2011	2012	2013	2014
<b>Housing Units: Total Units</b>	12,949	13,641	13,653	13,703	13,861	14,152
Housing Units: Single-Family	7,050	7,171	7,183	7,202	7,225	7,259
Housing Units: Multifamily	5,899	6,470	6,470	6,501	6,636	6,893
<b>Regulated Affordable Housing Units</b>	292	-	363	-	-	-
City Funded Regulated Affordable Housing Units	137	-	208	-	-	-
<b>New Residential Permits: Total Units</b>	-	38	72	276	587	166
New Residential Permits: Single-Family Units	-	14	30	27	49	51
New Residential Permits: Multifamily Units	-	24	42	249	538	115

Housing Market	Rental				Home Ownership
	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	2,022	1,270	520	59	N/A
Median Monthly Rent	\$1,092	\$1,075	\$1,168	\$1,103	N/A
Rental Unit Vacancy Rate	8.3%	7.8%	5.7%	2.5%	N/A

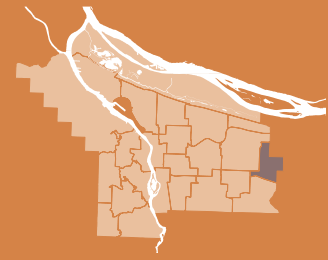
Housing Affordability	Studio	1-BR	2-BR	3-BR	Home Ownership
Ave. Portland Household	YES	YES	YES	YES	NO
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	NO	NO	NO	NO	NO
3-Person Moderate-Income	YES	YES	YES	YES	NO
Married Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	YES	YES	NO
Black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

Homeownership Rates	2000	2013
TOTAL	46.9%	48.0%
White	47.4%	48.3%
Black	-	-
Asian	61.6%	48.2%
Hispanic-Latino	31.5%	33.4%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2014 \$)



# Centennial-Glenfair-Wilkes



Population & Income	Population		Median Income		Poverty Rate	
	2000	2013	*2000	2013	2000	2013
TOTAL	25,002	28,616	\$50,042	\$39,034	14.1%	28.0%
White	20,341	21,095	\$51,396	\$40,815	11.9%	24.0%
Black	836	2,295	-	\$25,954	18.9%	40.1%
Asian	1,671	2,583	-	\$49,055	8.9%	19.8%
Hispanic-Latino	3,303	5,843	\$39,748	\$32,569	9.1%	42.4%
Hawaiian-Pacific Islander	160	324	-	-	-	-
Native American	538	1,029	-	-	-	-

\*(2013 \$)

Households	2000	2013
Households Total	9,065	9,799
Single-Person Households	2,205	2,513
Households with Children	3,439	3,809
Foreign-Born Individuals	4,346	6,829
Persons Exp. Disabilities	5,203	4,364
Persons 65 and Older	2,824	2,862

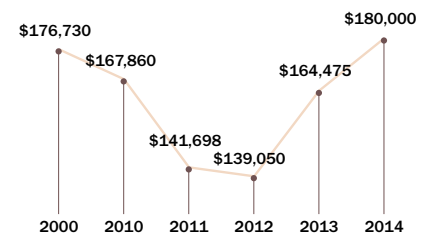
Housing Stock & Production	2000	2010	2011	2012	2013	2014
<b>Housing Units: Total Units</b>	8,254	8,976	9,012	9,058	9,116	9,128
Housing Units: Single-Family	4,558	4,853	4,873	4,880	4,889	4,901
Housing Units: Multifamily	3,696	4,123	4,139	4,178	4,227	4,227
<b>Regulated Affordable Housing Units</b>	437	-	586	-	-	-
City Funded Regulated Affordable Housing Units	136	-	264	-	-	-
<b>New Residential Permits: Total Units</b>	-	46	11	83	25	85
New Residential Permits: Single-Family Units	-	16	11	56	25	7
New Residential Permits: Multifamily Units	-	30	0	27	0	78

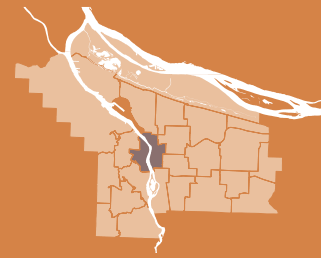
Housing Market	Rental				Home Ownership
	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	588	536	1,219	134	N/A
Median Monthly Rent	\$669	\$737	\$839	\$966	N/A
Rental Unit Vacancy Rate	0.0%	1.6%	3.5%	2.9%	N/A

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

Homeownership Rates	2000	2013
TOTAL	58.2%	54.0%
White	62.6%	59.1%
Black	-	33.4%
Asian	-	73.2%
Hispanic-Latino	20.2%	24.1%
Hawaiian-Pacific Islander	-	-
Native American	-	-

### Median Home Sales Price (2014 \$)





# Neighborhood Profile

## Central City

Population & Income	Population		Median Income		Poverty Rate	
	2000	2013	*2000	2013	2000	2013
TOTAL	25,801	32,702	\$29,639	\$31,132	29.0%	26.9%
White	21,330	27,551	\$31,215	\$32,722	27.0%	25.6%
Black	1,841	1,917	\$20,253	\$15,216	41.1%	53.5%
Asian	1,938	2,925	\$26,713	\$52,423	29.4%	21.9%
Hispanic-Latino	1,344	1,967	\$25,646	\$22,899	32.4%	32.5%
Hawaiian-Pacific Islander	120	191	-	-	-	-
Native American	784	843	-	-	43.5%	-

\*(2013 \$)

Households	2000	2013
Households Total	15,752	20,615
Single-Person Households	11,068	14,160
Households with Children	729	1,010
Foreign-Born Individuals	2,952	3,560
Persons Exp. Disabilities	6,207	5,179
Persons 65 and Older	2,937	3,994

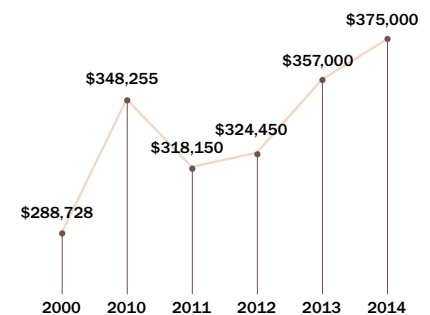
Housing Stock & Production	2000	2010	2011	2012	2013	2014
<b>Housing Units: Total Units</b>	18,309	24,309	24,459	24,727	24,990	25,173
Housing Units: Single-Family	1,035	1,056	1,056	1,060	1,061	1,067
Housing Units: Multifamily	17,274	23,253	23,403	23,667	23,929	24,106
<b>Regulated Affordable Housing Units</b>	4,450	-	7,109	-	-	-
City Funded Regulated Affordable Housing Units	3,925	-	6,554	-	-	-
<b>New Residential Permits: Total Units</b>	-	282	226	545	228	1,803
New Residential Permits: Single-Family Units	-	0	6	2	10	6
New Residential Permits: Multifamily Units	-	282	220	543	218	1,797

Housing Market	Rental				Home Ownership
	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	4,209	4,350	1,741	151	N/A
Median Monthly Rent	\$1,179	\$1,330	\$1,984	\$2,765	N/A
Rental Unit Vacancy Rate	3.5%	3.4%	4.2%	4.3%	N/A

Housing Affordability	Studio	1-BR	2-BR	3-BR	Home Ownership
Ave. Portland Household	YES	YES	NO	NO	NO
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	NO	NO	NO	NO	NO
3-Person Moderate-Income	YES	NO	NO	NO	NO
Married 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
Senior	NO	NO	NO	NO	NO
Single Mother	NO	NO	NO	NO	NO
Foreign-Born	NO	NO	NO	NO	NO

Homeownership Rates	2000	2013
TOTAL	11.9%	20.8%
White	13.0%	22.1%
Black	5.9%	1.4%
Asian	10.5%	25.4%
Hispanic-Latino	6.0%	17.0%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2014 \$)



Neighborhood Profile

# Forest Park-Northwest Hills



Population & Income	Population		Median Income		Poverty Rate	
	2000	2013	*2000	2013	2000	2013
TOTAL	6,046	9,066	\$133,330	\$126,131	4.0%	4.8%
White	5,542	7,673	\$106,848	\$125,610	4.4%	4.9%
Black	76	266	-	-	-	-
Asian	446	1,207	-	\$103,172	-	6.5%
Hispanic-Latino	114	374	-	-	-	-
Hawaiian-Pacific Islander	-	-	-	-	-	-
Native American	70	75	-	-	-	-

\*(2013 \$)

Households	2000	2013
Households Total	2,303	3,528
Single-Person Households	427	717
Households with Children	882	1,292
Foreign-Born Individuals	578	1,505
Persons Exp. Disabilities	464	491
Persons 65 and Older	445	902

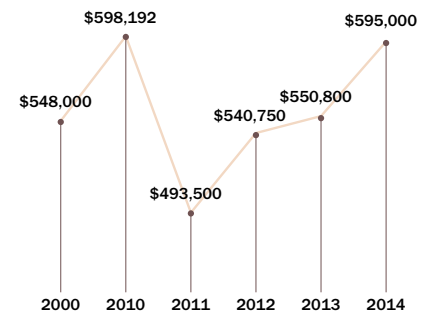
Housing Stock & Production	2000	2010	2011	2012	2013	2014
<b>Housing Units: Total Units</b>	2,627	3,940	3,949	3,958	3,976	3,993
Housing Units: Single-Family	2,524	3,284	3,293	3,302	3,320	3,337
Housing Units: Multifamily	103	656	656	656	656	656
<b>Regulated Affordable Housing Units</b>	0	-	0	-	-	-
City Funded Regulated Affordable Housing Units	0	-	0	-	-	-
<b>New Residential Permits: Total Units</b>	-	10	16	12	28	18
New Residential Permits: Single-Family Units	-	10	16	12	28	18
New Residential Permits: Multifamily Units	-	0	0	0	0	0

Housing Market	Rental				Home Ownership
	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	-	50	118	-	N/A
Median Monthly Rent	-	\$1,222	\$1,502	-	N/A
Rental Unit Vacancy Rate	-	0.0%	2.5%	-	N/A

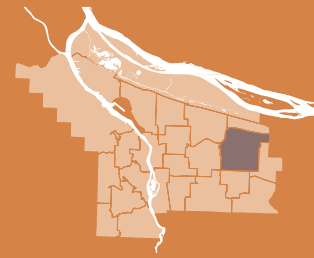
Housing Affordability	Studio	1-BR	2-BR	3-BR	Home Ownership
Ave. Portland Household	-	YES	NO	-	NO
3-Person Extremely Low-Income	-	NO	NO	-	NO
3-Person Low-Income	-	NO	NO	-	NO
3-Person Moderate-Income	-	YES	NO	-	NO
Married Couple with Family	-	YES	YES	-	NO
White	-	YES	NO	-	NO
Black	-	NO	NO	-	NO
Latino	-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

Homeownership Rates	2000	2013
TOTAL	90.5%	84.8%
White	90.5%	84.6%
Black	-	-
Asian	-	-
Hispanic-Latino	-	-
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2014 \$)







# Neighborhood Profile

## Gateway

Population & Income	Population		Median Income		Poverty Rate	
	2000	2013	*2000	2013	2000	2013
TOTAL	42,431	50,841	\$52,793	\$44,199	12.4%	20.9%
White	35,211	36,580	\$53,012	\$46,569	10.1%	17.9%
Black	1,527	3,552	-	\$26,379	33.5%	35.8%
Asian	4,051	6,623	\$64,169	\$39,730	10.8%	24.2%
Hispanic-Latino	2,926	8,164	\$43,372	\$27,698	29.5%	37.7%
Hawaiian-Pacific Islander	228	619	-	-	-	-
Native American	781	1,080	-	-	18.4%	-

\*(2013 \$)

Households	2000	2013
Households Total	16,496	18,700
Single-Person Households	4,735	5,807
Households with Children	5,013	5,665
Foreign-Born Individuals	7,170	13,370
Persons Exp. Disabilities	8,504	7,924
Persons 65 and Older	8,004	8,274

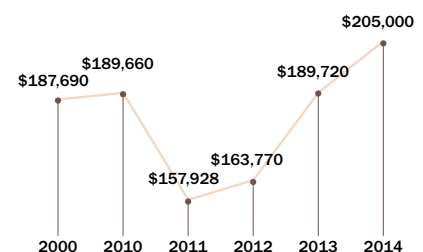
Housing Stock & Production	2000	2010	2011	2012	2013	2014
<b>Housing Units: Total Units</b>	17,394	19,615	19,624	19,644	19,788	19,903
<i>Housing Units: Single-Family</i>	11,152	11,629	11,638	11,652	11,669	11,694
<i>Housing Units: Multifamily</i>	6,242	7,986	7,986	7,992	8,119	8,209
<b>Regulated Affordable Housing Units</b>	488	-	1,089	-	-	-
<i>City Funded Regulated Affordable Housing Units</i>	163	-	629	-	-	-
<b>New Residential Permits: Total Units</b>	-	57	21	153	30	317
<i>New Residential Permits: Single-Family Units</i>	-	10	21	26	30	28
<i>New Residential Permits: Multifamily Units</i>	-	47	0	127	0	289

Housing Market	Rental				Home Ownership
	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	861	1,256	1,850	224	N/A
Median Monthly Rent	\$667	\$746	\$872	\$1,151	N/A
Rental Unit Vacancy Rate	0.0%	3.5%	3.6%	4.0%	N/A

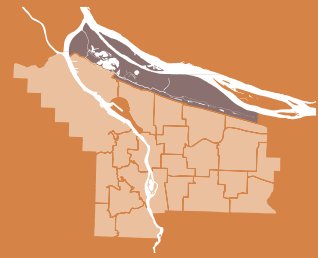
Housing Affordability	Studio	1-BR	2-BR	3-BR	Home Ownership
Ave. Portland Household	YES	YES	YES	YES	YES
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	YES	YES	YES	NO	YES
3-Person Moderate-Income	YES	YES	YES	YES	YES
Married Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	YES	YES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

Homeownership Rates	2000	2013
TOTAL	62.9%	52.9%
White	65.5%	58.0%
Black	28.3%	23.7%
Asian	69.4%	50.7%
Hispanic-Latino	27.2%	22.6%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2014 \$)



# Hayden Island



Population & Income	Population		Median Income		Poverty Rate	
	2000	2013	*2000	2013	2000	2013
TOTAL	6,115	6,662	\$58,586	\$46,747	9.6%	17.0%
White	5,078	5,242	\$58,146	\$50,098	8.3%	15.2%
Black	550	704	-	-	-	31.3%
Asian	236	395	-	-	-	-
Hispanic-Latino	348	632	-	-	-	18.9%
Hawaiian-Pacific Islander	41	50	-	-	-	-
Native American	187	422	-	-	-	-

\*(2013 \$)

Households	2000	2013
Households Total	2,324	2,636
Single-Person Households	885	1,159
Households with Children	384	406
Foreign-Born Individuals	406	616
Persons Exp. Disabilities	1,090	795
Persons 65 and Older	594	959

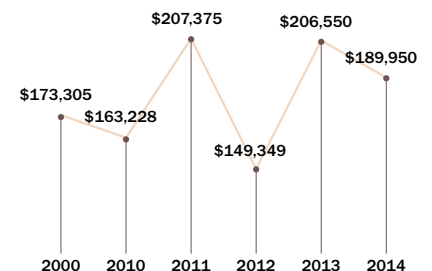
Housing Stock & Production	2000	2010	2011	2012	2013	2014
<b>Housing Units: Total Units</b>	2,624	3,045	3,045	3,045	3,046	3,046
Housing Units: Single-Family	781	958	958	958	959	959
Housing Units: Multifamily	1,843	2,087	2,087	2,087	2,087	2,087
<b>Regulated Affordable Housing Units</b>	0	-	0	-	-	-
City Funded Regulated Affordable Housing Units	0	-	0	-	-	-
<b>New Residential Permits: Total Units</b>	-	0	0	1	96	142
New Residential Permits: Single-Family Units	-	0	0	1	1	2
New Residential Permits: Multifamily Units	-	0	0	0	95	140

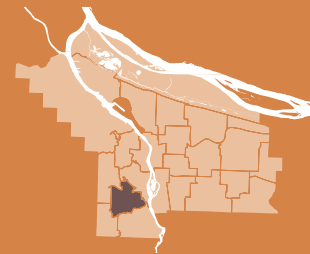
Housing Market	Rental				Home Ownership
	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	-	362	273	-	N/A
Median Monthly Rent	-	\$1,209	\$1,459	-	N/A
Rental Unit Vacancy Rate	-	1.8%	2.4%	-	N/A

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

Homeownership Rates	2000	2013
TOTAL	75.8%	72.3%
White	76.8%	76.2%
Black	-	-
Asian	-	-
Hispanic-Latino	-	-
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2014 \$)





Neighborhood Profile

# Hillsdale-Multnomah-Barbur

Population & Income	Population		Median Income		Poverty Rate	
	2000	2013	*2000	2013	2000	2013
TOTAL	18,079	20,360	\$68,977	\$65,628	8.4%	10.1%
White	16,416	19,027	\$69,149	\$62,589	6.7%	9.4%
Black	486	291	-	-	21.1%	-
Asian	900	680	-	-	19.2%	28.3%
Hispanic-Latino	767	1,379	-	-	22.9%	7.9%
Hawaiian-Pacific Islander	104	212	-	-	-	-
Native American	315	571	-	-	-	-

\*(2013 \$)

Households	2000	2013
Households Total	8,412	9,086
Single-Person Households	2,842	3,023
Households with Children	1,997	2,187
Foreign-Born Individuals	1,658	1,527
Persons Exp. Disabilities	2,189	1,490
Persons 65 and Older	2,095	2,130

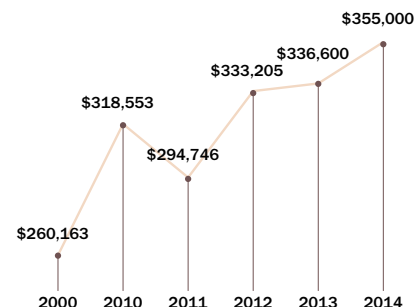
Housing Stock & Production	2000	2010	2011	2012	2013	2014
<b>Housing Units: Total Units</b>	8,635	9,316	9,321	9,336	9,348	9,495
<i>Housing Units: Single-Family</i>	5,610	5,879	5,884	5,899	5,911	5,936
<i>Housing Units: Multifamily</i>	3,025	3,437	3,437	3,437	3,437	3,559
<b>Regulated Affordable Housing Units</b>	166	-	224	-	-	-
<i>City Funded Regulated Affordable Housing Units</i>	128	-	186	-	-	-
<b>New Residential Permits: Total Units</b>	-	12	9	133	23	39
<i>New Residential Permits: Single-Family Units</i>	-	12	9	14	23	39
<i>New Residential Permits: Multifamily Units</i>	-	0	0	119	0	0

Housing Market	Rental				Home Ownership
	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	363	600	718	146	N/A
Median Monthly Rent	\$712	\$785	\$927	\$1,032	N/A
Rental Unit Vacancy Rate	7.7%	4.1%	3.5%	7.2%	N/A

Housing Affordability	Studio	1-BR	2-BR	3-BR	Home Ownership
Ave. Portland Household	YES	YES	YES	YES	NO
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	NO
Married 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
Senior	YES	YES	YES	NO	NO
Single Mother	YES	YES	NO	NO	NO
Foreign-Born	YES	YES	YES	YES	NO

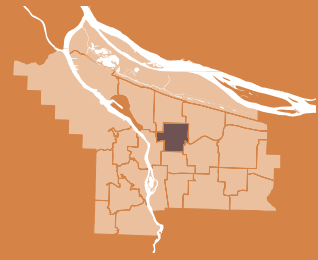
Homeownership Rates	2000	2013
TOTAL	60.1%	59.0%
White	62.9%	60.6%
Black	-	-
Asian	-	-
Hispanic-Latino	-	43.5%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2014 \$)



# Neighborhood Profile

## Hollywood



Population & Income	Population		Median Income		Poverty Rate	
	2000	2013	*2000	2013	2000	2013
TOTAL	29,487	32,074	\$65,181	\$66,771	7.9%	11.5%
White	26,557	29,179	\$68,164	\$63,825	6.6%	10.6%
Black	1,649	1,344	\$46,517	\$29,026	22.0%	36.4%
Asian	1,137	1,640	-	\$77,739	3.9%	4.5%
Hispanic-Latino	1,081	1,337	\$44,910	\$37,164	13.7%	17.0%
Hawaiian-Pacific Islander	97	239	-	-	-	-
Native American	526	344	-	-	-	-

\*(2013 \$)

Households	2000	2013
Households Total	14,069	14,608
Single-Person Households	5,548	5,325
Households with Children	3,118	3,462
Foreign-Born Individuals	1,860	1,975
Persons Exp. Disabilities	4,388	2,676
Persons 65 and Older	3,193	3,426

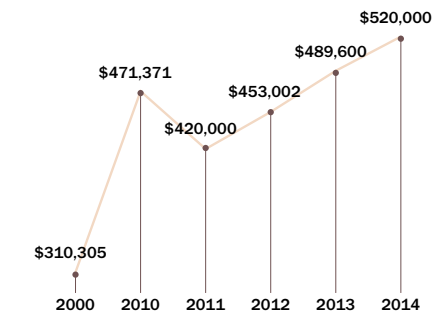
Housing Stock & Production	2000	2010	2011	2012	2013	2014
<b>Housing Units: Total Units</b>	14,510	14,839	14,843	14,979	15,062	15,118
Housing Units: Single-Family	7,924	7,970	7,972	7,982	7,992	8,010
Housing Units: Multifamily	6,586	6,869	6,871	6,997	7,070	7,108
<b>Regulated Affordable Housing Units</b>	573	-	642	-	-	-
City Funded Regulated Affordable Housing Units	69	-	138	-	-	-
<b>New Residential Permits: Total Units</b>	-	59	59	157	409	150
New Residential Permits: Single-Family Units	-	9	12	12	30	26
New Residential Permits: Multifamily Units	-	50	47	145	379	124

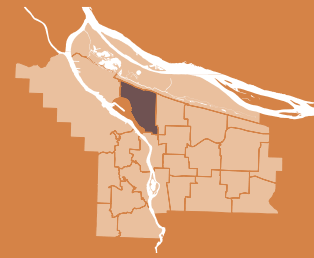
Housing Market	Rental				Home Ownership
	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	2,406	1,615	857	48	N/A
Median Monthly Rent	\$1,011	\$1,112	\$1,431	\$1,841	N/A
Rental Unit Vacancy Rate	10.7%	6.4%	6.8%	15.9%	N/A

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

Homeownership Rates	2000	2013
TOTAL	53.8%	54.7%
White	57.2%	57.3%
Black	16.4%	12.1%
Asian	-	-
Hispanic-Latino	28.9%	25.1%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2014 \$)





Neighborhood Profile

# Interstate Corridor

Population & Income	Population		Median Income		Poverty Rate	
	2000	2013	*2000	2013	2000	2013
TOTAL	39,928	42,604	\$49,536	\$53,024	17.9%	17.8%
White	24,909	32,480	\$53,595	\$54,799	13.1%	14.2%
Black	10,795	7,251	\$35,398	\$24,322	24.9%	33.5%
Asian	2,141	2,452	\$53,127	\$63,586	23.6%	14.6%
Hispanic-Latino	3,915	3,909	\$40,387	\$40,660	30.1%	25.3%
Hawaiian-Pacific Islander	586	378	-	-	-	-
Native American	1,368	1,028	-	-	29.1%	-

\*(2013 \$)

Households	2000	2013
Households Total	15,835	17,561
Single-Person Households	4,864	5,588
Households with Children	4,891	4,212
Foreign-Born Individuals	5,096	3,766
Persons Exp. Disabilities	8,675	4,642
Persons 65 and Older	3,886	3,443

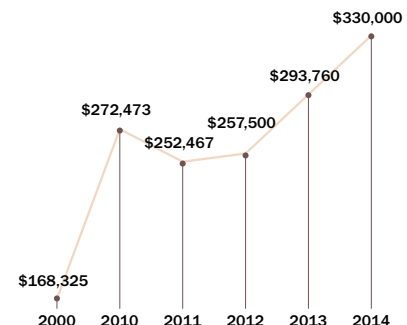
Housing Stock & Production	2000	2010	2011	2012	2013	2014
<b>Housing Units: Total Units</b>	16,824	18,583	18,736	18,864	19,083	19,530
<i>Housing Units: Single-Family</i>	12,218	12,924	12,961	12,998	13,090	13,193
<i>Housing Units: Multifamily</i>	4,606	5,659	5,775	5,866	5,993	6,337
<b>Regulated Affordable Housing Units</b>	1,205	-	2,050	-	-	-
<i>City Funded Regulated Affordable Housing Units</i>	706	-	1,414	-	-	-
<b>New Residential Permits: Total Units</b>	-	160	130	385	542	511
<i>New Residential Permits: Single-Family Units</i>	-	53	49	105	110	122
<i>New Residential Permits: Multifamily Units</i>	-	107	81	280	432	389

Housing Market	Rental				Home Ownership
	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	908	808	387	39	N/A
Median Monthly Rent	\$1,071	\$1,084	\$1,457	\$1,007	N/A
Rental Unit Vacancy Rate	6.8%	4.6%	5.1%	0.4%	N/A

Housing Affordability	Studio	1-BR	2-BR	3-BR	Home Ownership
Ave. 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
Married 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	NO	YES	NO
Senior	NO	NO	NO	NO	NO
Single Mother	NO	NO	NO	NO	NO
Foreign-Born	NO	NO	NO	YES	NO

Homeownership Rates	2000	2013
TOTAL	60.2%	57.0%
White	68.4%	60.2%
Black	43.7%	39.5%
Asian	67.1%	59.0%
Hispanic-Latino	38.9%	50.0%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2014 \$)



Neighborhood Profile

# Lents-Foster



Population & Income	Population		Median Income		Poverty Rate	
	2000	2013	*2000	2013	2000	2013
TOTAL	43,813	48,722	\$49,287	\$45,919	14.0%	19.3%
White	35,890	37,889	\$49,825	\$48,506	13.1%	17.2%
Black	1,085	2,373	\$52,823	\$19,266	29.6%	45.8%
Asian	4,777	7,770	-	\$42,525	11.8%	21.0%
Hispanic-Latino	3,474	5,457	\$46,804	\$37,532	17.4%	25.7%
Hawaiian-Pacific Islander	292	294	-	-	-	33.8%
Native American	1,141	1,259	-	-	19.7%	26.4%

\*(2013 \$)

Households	2000	2013
Households Total	16,556	18,457
Single-Person Households	4,496	4,780
Households with Children	5,582	5,869
Foreign-Born Individuals	8,368	9,434
Persons Exp. Disabilities	9,263	7,071
Persons 65 and Older	4,496	4,286

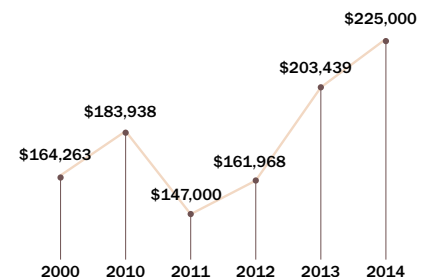
Housing Stock & Production	2000	2010	2011	2012	2013	2014
<b>Housing Units: Total Units</b>	17,132	19,314	19,372	19,437	19,509	19,618
<i>Housing Units: Single-Family</i>	12,927	14,181	14,235	14,286	14,356	14,459
<i>Housing Units: Multifamily</i>	4,205	5,133	5,137	5,151	5,153	5,159
<b>Regulated Affordable Housing Units</b>	825	-	988	-	-	-
<i>City Funded Regulated Affordable Housing Units</i>	197	-	323	-	-	-
<b>New Residential Permits: Total Units</b>	-	78	48	71	110	102
<i>New Residential Permits: Single-Family Units</i>	-	78	48	71	110	96
<i>New Residential Permits: Multifamily Units</i>	-	0	0	0	0	6

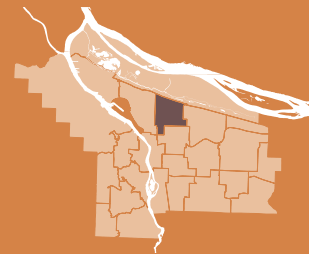
Housing Market	Rental				Home Ownership
	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	585	348	647	109	N/A
Median Monthly Rent	\$709	\$811	\$923	\$1,238	N/A
Rental Unit Vacancy Rate	5.3%	2.4%	4.6%	0.3%	N/A

Housing Affordability	Studio	1-BR	2-BR	3-BR	Home Ownership
Ave. 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
Married Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	YES	YES	YES
Black	NO	NO	NO	NO	NO
Latino	YES	YES	NO	NO	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	YES	YES	YES	YES
Senior	YES	YES	YES	NO	NO
Single Mother	YES	YES	NO	NO	NO
Foreign-Born	YES	YES	YES	NO	YES

Homeownership Rates	2000	2013
TOTAL	61.0%	58.0%
White	62.1%	60.8%
Black	-	12.7%
Asian	73.6%	56.4%
Hispanic-Latino	45.8%	45.1%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2014 \$)





# Neighborhood Profile

## MLK-Alberta

Population & Income	Population		Median Income		Poverty Rate	
	2000	2013	*2000	2013	2000	2013
TOTAL	33,611	34,598	\$59,202	\$72,377	13.4%	13.3%
White	20,305	27,494	\$67,701	\$76,201	7.7%	10.0%
Black	11,272	6,157	\$42,017	\$42,323	21.5%	18.8%
Asian	1,140	1,440	-	-	11.0%	16.4%
Hispanic-Latino	2,353	2,183	\$56,648	\$53,315	27.0%	22.7%
Hawaiian-Pacific Islander	383	97	-	-	-	-
Native American	958	1,082	-	-	33.2%	-

\*(2013 \$)

Households	2000	2013
Households Total	13,112	13,769
Single-Person Households	3,443	3,723
Households with Children	4,215	3,732
Foreign-Born Individuals	2,811	2,271
Persons Exp. Disabilities	5,852	2,983
Persons 65 and Older	2,952	2,687

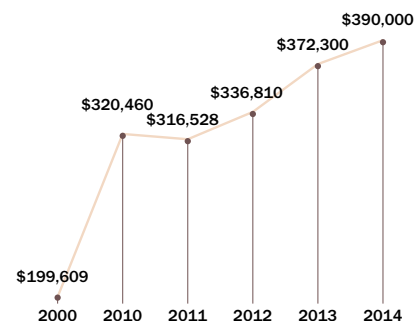
Housing Stock & Production	2000	2010	2011	2012	2013	2014
<b>Housing Units: Total Units</b>	13,550	14,104	14,193	14,249	14,331	14,455
<i>Housing Units: Single-Family</i>	11,462	11,826	11,871	11,927	12,001	12,061
<i>Housing Units: Multifamily</i>	2,088	2,278	2,322	2,322	2,330	2,394
<b>Regulated Affordable Housing Units</b>	406	-	713	-	-	-
<i>City Funded Regulated Affordable Housing Units</i>	163	-	311	-	-	-
<b>New Residential Permits: Total Units</b>	-	104	53	85	144	149
<i>New Residential Permits: Single-Family Units</i>	-	64	53	77	76	97
<i>New Residential Permits: Multifamily Units</i>	-	40	0	8	68	52

Housing Market	Rental				Home Ownership
	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	355	204	87	8	N/A
Median Monthly Rent	\$1,070	\$1,066	\$1,184	\$840	N/A
Rental Unit Vacancy Rate	5.9%	8.3%	9.7%	3.9%	N/A

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

Homeownership Rates	2000	2013
TOTAL	69.6%	69.2%
White	76.8%	72.1%
Black	57.7%	62.2%
Asian	-	-
Hispanic-Latino	43.7%	40.9%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2014 \$)



# Neighborhood Profile

## Montavilla



Population & Income	Population		Median Income		Poverty Rate	
	2000	2013	*2000	2013	2000	2013
TOTAL	34,989	36,093	\$55,961	\$52,211	9.3%	16.9%
White	29,100	29,432	\$57,438	\$52,419	7.8%	12.6%
Black	1,212	2,339	-	\$26,082	21.4%	48.5%
Asian	3,909	4,189	\$56,912	\$51,835	12.4%	21.2%
Hispanic-Latino	1,949	2,184	\$45,689	\$38,888	28.0%	35.7%
Hawaiian-Pacific Islander	230	242	-	-	-	-
Native American	651	867	-	-	-	74.3%

\*(2013 \$)

Households	2000	2013
Households Total	14,288	15,299
Single-Person Households	4,498	5,071
Households with Children	3,856	3,522
Foreign-Born Individuals	5,260	4,190
Persons Exp. Disabilities	5,618	3,782
Persons 65 and Older	4,577	4,240

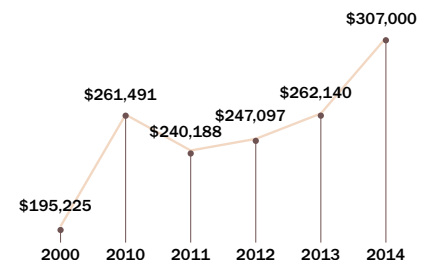
Housing Stock & Production	2000	2010	2011	2012	2013	2014
<b>Housing Units: Total Units</b>	15,232	15,797	15,817	15,832	15,858	15,895
Housing Units: Single-Family	10,062	10,494	10,512	10,527	10,553	10,590
Housing Units: Multifamily	5,170	5,303	5,305	5,305	5,305	5,305
<b>Regulated Affordable Housing Units</b>	608	-	674	-	-	-
City Funded Regulated Affordable Housing Units	466	-	529	-	-	-
<b>New Residential Permits: Total Units</b>	-	17	16	45	43	89
New Residential Permits: Single-Family Units	-	17	16	30	40	61
New Residential Permits: Multifamily Units	-	0	0	15	3	28

Housing Market	Rental				Home Ownership
	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	938	574	544	79	N/A
Median Monthly Rent	\$874	\$788	\$909	\$939	N/A
Rental Unit Vacancy Rate	2.7%	3.2%	2.5%	1.3%	N/A

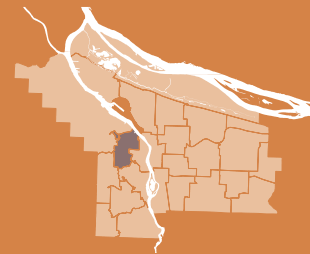
Housing Affordability	Studio	1-BR	2-BR	3-BR	Home Ownership
Ave. Portland Household	YES	YES	YES	YES	NO
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	YES	YES	YES	YES	NO
3-Person Moderate-Income	YES	YES	YES	YES	NO
Married Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	YES	YES	YES
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
Senior	YES	YES	YES	NO	NO
Single Mother	NO	YES	NO	NO	NO
Foreign-Born	YES	YES	YES	YES	NO

Homeownership Rates	2000	2013
TOTAL	59.2%	55.8%
White	61.1%	58.8%
Black	-	7.4%
Asian	61.5%	58.6%
Hispanic-Latino	33.5%	29.1%
Hawaiian-Pacific Islander	-	-
Native American	-	-

### Median Home Sales Price (2014 \$)







# Neighborhood Profile

## Northwest

Population & Income	Population		Median Income		Poverty Rate	
	2000	2013	*2000	2013	2000	2013
TOTAL	16,802	20,829	\$49,264	\$58,553	13.0%	13.1%
White	15,530	18,643	\$51,990	\$61,341	11.5%	11.1%
Black	386	529	-	-	-	56.7%
Asian	718	1,642	-	\$51,451	27.6%	12.3%
Hispanic-Latino	535	1,560	-	\$43,270	15.0%	13.4%
Hawaiian-Pacific Islander	52	102	-	-	-	-
Native American	269	417	-	-	-	-

\*(2013 \$)

Households	2000	2013
Households Total	10,207	12,001
Single-Person Households	5,974	6,473
Households with Children	1,008	1,402
Foreign-Born Individuals	1,655	2,087
Persons Exp. Disabilities	2,021	1,779
Persons 65 and Older	1,744	2,456

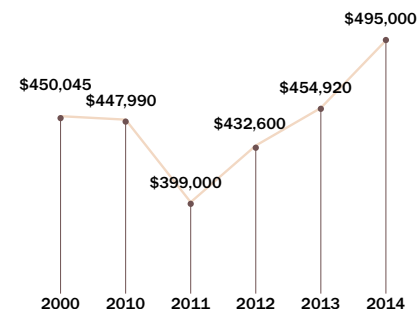
Housing Stock & Production	2000	2010	2011	2012	2013	2014
<b>Housing Units: Total Units</b>	11,158	13,136	13,257	13,449	13,747	14,176
<i>Housing Units: Single-Family</i>	2,637	2,715	2,719	2,721	2,728	2,732
<i>Housing Units: Multifamily</i>	8,521	10,421	10,538	10,728	11,019	11,444
<b>Regulated Affordable Housing Units</b>	750	-	791	-	-	-
<i>City Funded Regulated Affordable Housing Units</i>	82	-	123	-	-	-
<b>New Residential Permits: Total Units</b>	-	1	280	302	314	786
<i>New Residential Permits: Single-Family Units</i>	-	1	8	7	8	11
<i>New Residential Permits: Multifamily Units</i>	-	0	272	295	306	775

Housing Market	Rental				Home Ownership
	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	4,092	2,462	725	15	N/A
Median Monthly Rent	\$1,045	\$1,458	\$2,335	\$1,910	N/A
Rental Unit Vacancy Rate	3.2%	4.1%	3.1%	1.1%	N/A

Housing Affordability	Studio	1-BR	2-BR	3-BR	Home Ownership
Ave. 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
Married 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
Senior	NO	NO	NO	NO	NO
Single Mother	NO	NO	NO	NO	NO
Foreign-Born	NO	NO	NO	NO	NO

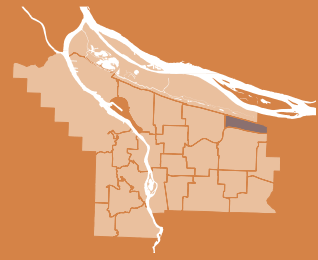
Homeownership Rates	2000	2013
TOTAL	29.9%	34.5%
White	31.7%	37.0%
Black	-	-
Asian	-	36.9%
Hispanic-Latino	-	10.4%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2014 \$)



Neighborhood Profile

# Parkrose-Argay



Population & Income	Population		Median Income		Poverty Rate	
	2000	2013	*2000	2013	2000	2013
TOTAL	12,298	13,162	\$53,397	\$44,669	11.6%	22.0%
White	9,071	8,667	\$53,952	\$44,999	8.7%	21.8%
Black	1,078	2,677	-	\$38,378	23.1%	29.0%
Asian	1,511	1,530	-	\$62,777	9.2%	12.2%
Hispanic-Latino	986	1,299	-	\$29,551	24.6%	33.4%
Hawaiian-Pacific Islander	178	288	-	-	-	-
Native American	235	418	-	-	-	-

\*(2013 \$)

Households	2000	2013
Households Total	5,071	5,263
Single-Person Households	1,576	1,755
Households with Children	1,477	1,623
Foreign-Born Individuals	2,243	2,389
Persons Exp. Disabilities	2,137	1,373
Persons 65 and Older	2,026	1,765

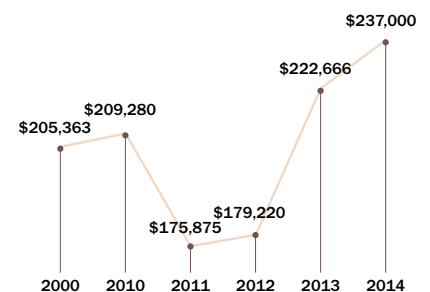
Housing Stock & Production	2000	2010	2011	2012	2013	2014
<b>Housing Units: Total Units</b>	5,425	5,755	5,758	5,758	5,758	5,758
Housing Units: Single-Family	2,863	2,988	2,991	2,991	2,991	2,991
Housing Units: Multifamily	2,562	2,767	2,767	2,767	2,767	2,767
<b>Regulated Affordable Housing Units</b>	66	-	86	-	-	-
City Funded Regulated Affordable Housing Units	7	-	13	-	-	-
<b>New Residential Permits: Total Units</b>	-	3	0	0	0	2
New Residential Permits: Single-Family Units	-	3	0	0	0	2
New Residential Permits: Multifamily Units	-	0	0	0	0	0

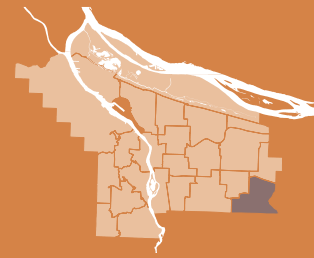
Housing Market	Rental				Home Ownership
	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	281	441	646	235	N/A
Median Monthly Rent	\$546	\$744	\$894	\$1,100	N/A
Rental Unit Vacancy Rate	1.3%	2.2%	2.1%	2.6%	N/A

Housing Affordability	Studio	1-BR	2-BR	3-BR	Home Ownership
Ave. 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
Married Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	YES	YES	YES
Black	YES	NO	NO	NO	NO
Latino	YES	YES	NO	NO	NO
Native American	YES	NO	NO	NO	NO
Asian	YES	YES	YES	YES	YES
Senior	YES	YES	YES	NO	NO
Single Mother	YES	YES	NO	NO	NO
Foreign-Born	YES	YES	YES	NO	NO

Homeownership Rates	2000	2013
TOTAL	57.7%	54.4%
White	62.0%	60.1%
Black	-	41.6%
Asian	-	72.9%
Hispanic-Latino	-	-
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2014 \$)





Neighborhood Profile

# Pleasant Valley

Population & Income	Population		Median Income		Poverty Rate	
	2000	2013	*2000	2013	2000	2013
TOTAL	10,761	16,218	\$68,251	\$61,750	8.1%	18.0%
White	9,363	12,145	\$68,356	\$61,661	7.6%	13.0%
Black	217	1,558	-	\$19,619	-	65.6%
Asian	1,009	1,974	-	\$64,819	8.0%	9.4%
Hispanic-Latino	454	2,058	-	\$39,101	12.6%	28.3%
Hawaiian-Pacific Islander	-	-	-	-	-	-
Native American	214	183	-	-	-	-

\*(2013 \$)

Households	2000	2013
Households Total	3,742	5,181
Single-Person Households	661	763
Households with Children	1,440	2,335
Foreign-Born Individuals	1,468	3,529
Persons Exp. Disabilities	1,897	2,299
Persons 65 and Older	1,261	1,745

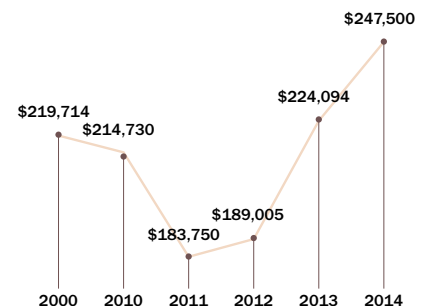
Housing Stock & Production	2000	2010	2011	2012	2013	2014
<b>Housing Units: Total Units</b>	4,042	5,491	5,497	5,510	5,520	5,546
<i>Housing Units: Single-Family</i>	2,885	4,035	4,041	4,054	4,062	4,088
<i>Housing Units: Multifamily</i>	1,157	1,456	1,456	1,456	1,458	1,458
<b>Regulated Affordable Housing Units</b>	20	-	55	-	-	-
<i>City Funded Regulated Affordable Housing Units</i>	0	-	35	-	-	-
<b>New Residential Permits: Total Units</b>	-	6	16	12	21	20
<i>New Residential Permits: Single-Family Units</i>	-	6	16	12	21	20
<i>New Residential Permits: Multifamily Units</i>	-	0	0	0	0	0

Housing Market	Rental				Home Ownership
	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	-	64	426	74	N/A
Median Monthly Rent	-	\$806	\$952	\$1,038	N/A
Rental Unit Vacancy Rate	-	2.4%	3.0%	0.0%	N/A

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

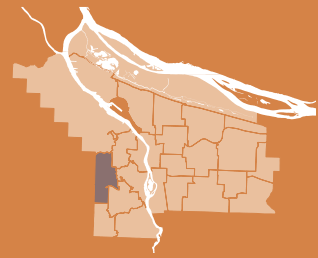
Homeownership Rates	2000	2013
TOTAL	75.8%	66.8%
White	76.3%	71.9%
Black	-	19.1%
Asian	-	84.9%
Hispanic-Latino	-	17.4%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2014 \$)



Neighborhood Profile

# Raleigh Hills



Population & Income	Population		Median Income		Poverty Rate	
	2000	2013	*2000	2013	2000	2013
TOTAL	13,742	14,550	\$87,491	\$90,988	4.3%	7.5%
White	12,941	13,249	\$83,665	\$78,284	3.9%	6.9%
Black	210	558	-	-	-	-
Asian	459	723	-	-	7.3%	7.5%
Hispanic-Latino	484	689	-	-	6.5%	5.3%
Hawaiian-Pacific Islander	34	171	-	-	-	-
Native American	133	284	-	-	-	-

\*(2013 \$)

Households	2000	2013
Households Total	5,709	5,899
Single-Person Households	1,559	1,750
Households with Children	1,764	1,904
Foreign-Born Individuals	1,302	1,213
Persons Exp. Disabilities	1,751	1,503
Persons 65 and Older	2,131	2,460

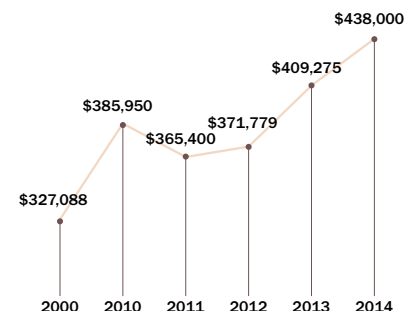
Housing Stock & Production	2000	2010	2011	2012	2013	2014
<b>Housing Units: Total Units</b>	6,056	6,310	6,321	6,324	6,333	6,349
Housing Units: Single-Family	4,511	4,721	4,730	4,733	4,742	4,758
Housing Units: Multifamily	1,545	1,589	1,591	1,591	1,591	1,591
<b>Regulated Affordable Housing Units</b>	97	-	97	-	-	-
City Funded Regulated Affordable Housing Units	0	-	0	-	-	-
<b>New Residential Permits: Total Units</b>	-	8	7	22	14	25
New Residential Permits: Single-Family Units	-	8	7	7	14	25
New Residential Permits: Multifamily Units	-	0	0	15	0	0

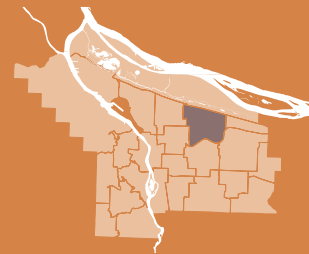
Housing Market	Rental				Home Ownership
	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	-	276	314	82	N/A
Median Monthly Rent	-	\$770	\$1,021	\$1,405	N/A
Rental Unit Vacancy Rate	-	3.2%	2.9%	2.3%	N/A

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

Homeownership Rates	2000	2013
TOTAL	73.5%	73.4%
White	75.8%	74.8%
Black	-	-
Asian	-	-
Hispanic-Latino	-	-
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2014 \$)





Neighborhood Profile

# Roseway-Cully

Population & Income	Population		Median Income		Poverty Rate	
	2000	2013	*2000	2013	2000	2013
TOTAL	34,622	35,455	\$57,422	\$52,946	13.4%	17.6%
White	25,800	26,589	\$59,655	\$52,263	9.6%	12.9%
Black	2,595	4,117	\$51,913	\$43,099	26.7%	32.0%
Asian	3,994	3,277	\$57,166	\$50,038	18.4%	20.5%
Hispanic-Latino	3,638	4,378	\$44,057	\$36,401	34.9%	35.2%
Hawaiian-Pacific Islander	254	234	-	-	-	-
Native American	831	716	-	-	-	-

\*(2013 \$)

Households	2000	2013
Households Total	13,547	14,282
Single-Person Households	3,854	4,341
Households with Children	4,261	4,063
Foreign-Born Individuals	6,209	4,922
Persons Exp. Disabilities	6,302	4,050
Persons 65 and Older	3,709	3,815

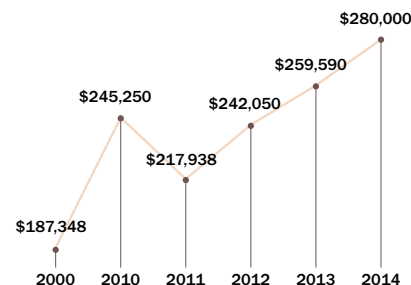
Housing Stock & Production	2000	2010	2011	2012	2013	2014
<b>Housing Units: Total Units</b>	14,107	15,150	15,170	15,226	15,253	15,272
<i>Housing Units: Single-Family</i>	10,342	10,685	10,705	10,723	10,742	10,761
<i>Housing Units: Multifamily</i>	3,765	4,465	4,465	4,503	4,511	4,511
<b>Regulated Affordable Housing Units</b>	427	-	1,334	-	-	-
<i>City Funded Regulated Affordable Housing Units</i>	81	-	941	-	-	-
<b>New Residential Permits: Total Units</b>	-	16	21	29	19	28
<i>New Residential Permits: Single-Family Units</i>	-	16	21	29	19	28
<i>New Residential Permits: Multifamily Units</i>	-	0	0	0	0	0

Housing Market	Rental				Home Ownership
	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	634	411	508	79	N/A
Median Monthly Rent	\$545	\$829	\$996	\$1,133	N/A
Rental Unit Vacancy Rate	0.0%	2.1%	2.4%	8.9%	N/A

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

Homeownership Rates	2000	2013
TOTAL	67.2%	63.6%
White	72.9%	67.9%
Black	38.4%	30.3%
Asian	57.7%	69.7%
Hispanic-Latino	28.7%	38.6%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2014 \$)



# Sellwood-Moreland-Brooklyn



Population & Income	Population		Median Income		Poverty Rate	
	2000	2013	*2000	2013	2000	2013
TOTAL	16,027	17,374	\$51,632	\$56,022	12.1%	15.9%
White	14,604	16,356	\$52,977	\$53,280	10.2%	15.4%
Black	518	226	-	-	-	-
Asian	744	875	-	-	15.5%	20.8%
Hispanic-Latino	642	1,116	-	\$29,230	26.9%	36.0%
Hawaiian-Pacific Islander	74	13	-	-	-	-
Native American	352	254	-	-	-	-

\*(2013 \$)

Households	2000	2013
Households Total	7,728	8,336
Single-Person Households	2,928	3,164
Households with Children	1,628	1,936
Foreign-Born Individuals	1,208	1,082
Persons Exp. Disabilities	2,623	2,038
Persons 65 and Older	1,677	1,750

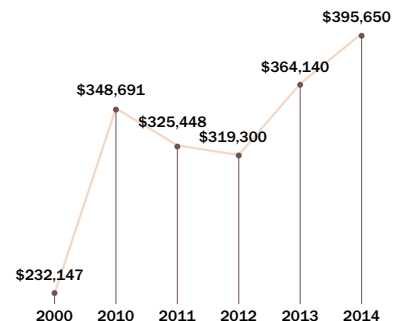
Housing Stock & Production	2000	2010	2011	2012	2013	2014
<b>Housing Units: Total Units</b>	7,969	8,394	8,411	8,440	8,465	8,573
Housing Units: Single-Family	4,391	4,605	4,622	4,641	4,666	4,706
Housing Units: Multifamily	3,578	3,789	3,789	3,799	3,799	3,867
<b>Regulated Affordable Housing Units</b>	587	-	616	-	-	-
City Funded Regulated Affordable Housing Units	172	-	201	-	-	-
<b>New Residential Permits: Total Units</b>	-	15	29	35	195	111
New Residential Permits: Single-Family Units	-	15	23	34	42	43
New Residential Permits: Multifamily Units	-	0	6	1	153	68

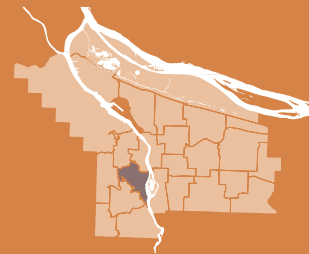
Housing Market	Rental				Home Ownership
	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	940	414	413	-	N/A
Median Monthly Rent	\$566	\$757	\$952	-	N/A
Rental Unit Vacancy Rate	6.6%	5.1%	7.3%	-	N/A

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

Homeownership Rates	2000	2013
TOTAL	47.7%	47.2%
White	49.5%	48.2%
Black	-	-
Asian	-	-
Hispanic-Latino	-	22.6%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2014 \$)





## Neighborhood Profile

# South Portland-Marquam Hill

Population & Income	Population		Median Income		Poverty Rate	
	2000	2013	*2000	2013	2000	2013
TOTAL	9,890	13,422	\$73,947	\$81,605	10.3%	15.3%
White	9,136	11,812	\$72,484	\$76,708	9.3%	15.0%
Black	171	254	-	-	-	-
Asian	577	1,404	-	\$77,584	21.7%	13.5%
Hispanic-Latino	285	591	-	-	-	14.2%
Hawaiian-Pacific Islander	33	41	-	-	-	-
Native American	106	188	-	-	-	-

\*(2013 \$)

Households	2000	2013
Households Total	5,258	6,842
Single-Person Households	2,247	2,512
Households with Children	707	911
Foreign-Born Individuals	956	1,376
Persons Exp. Disabilities	1,184	790
Persons 65 and Older	1,282	1,830

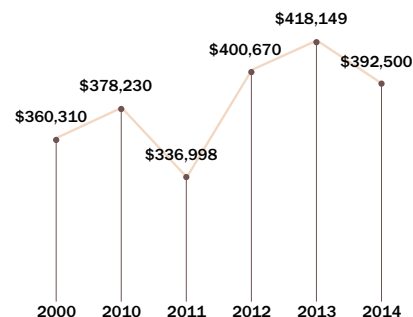
Housing Stock & Production	2000	2010	2011	2012	2013	2014
<b>Housing Units: Total Units</b>	5,556	7,943	7,947	8,159	8,168	8,179
<i>Housing Units: Single-Family</i>	2,647	2,801	2,805	2,808	2,817	2,828
<i>Housing Units: Multifamily</i>	2,909	5,142	5,142	5,351	5,351	5,351
<b>Regulated Affordable Housing Units</b>	26	-	26	-	-	-
<i>City Funded Regulated Affordable Housing Units</i>	2	-	2	-	-	-
<b>New Residential Permits: Total Units</b>	-	4	214	12	167	343
<i>New Residential Permits: Single-Family Units</i>	-	4	5	12	11	3
<i>New Residential Permits: Multifamily Units</i>	-	0	209	0	156	340

Housing Market	Rental				Home Ownership
	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	922	963	565	25	N/A
Median Monthly Rent	\$1,260	\$1,178	\$1,838	\$1,253	N/A
Rental Unit Vacancy Rate	3.1%	2.4%	4.0%	0.2%	N/A

Housing Affordability	Studio	1-BR	2-BR	3-BR	Home Ownership
Ave. 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
Married Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	NO	YES	NO
Black	NO	NO	NO	NO	NO
Latino	NO	NO	NO	NO	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	YES	NO	YES	NO
Senior	NO	NO	NO	NO	NO
Single Mother	NO	NO	NO	NO	NO
Foreign-Born	NO	NO	NO	NO	NO

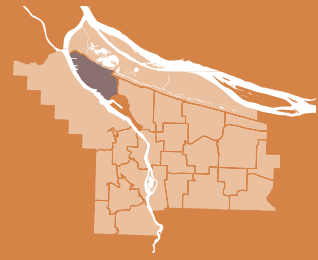
Homeownership Rates	2000	2013
TOTAL	51.8%	45.1%
White	54.1%	47.0%
Black	-	-
Asian	-	39.7%
Hispanic-Latino	-	-
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2014 \$)



Neighborhood Profile

# St. Johns



Population & Income	Population		Median Income		Poverty Rate	
	2000	2013	*2000	2013	2000	2013
TOTAL	25,585	29,941	\$47,439	\$43,261	19.2%	27.0%
White	19,116	22,676	\$49,024	\$51,477	15.2%	18.6%
Black	2,648	3,407	\$25,967	\$13,143	44.0%	56.7%
Asian	1,783	1,420	-	-	14.1%	34.0%
Hispanic-Latino	3,544	5,200	\$42,239	\$27,964	24.1%	43.5%
Hawaiian-Pacific Islander	305	1,308	-	-	-	40.8%
Native American	1,121	977	-	-	-	-

\*(2013 \$)

Households	2000	2013
Households Total	9,193	10,563
Single-Person Households	2,467	2,758
Households with Children	3,280	3,388
Foreign-Born Individuals	3,733	4,661
Persons Exp. Disabilities	5,499	3,917
Persons 65 and Older	2,378	1,956

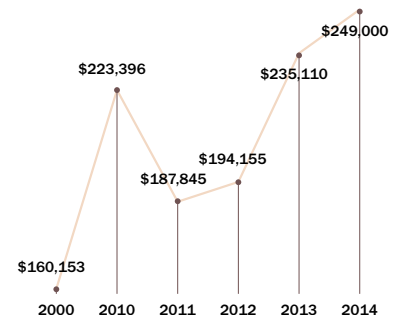
Housing Stock & Production	2000	2010	2011	2012	2013	2014
<b>Housing Units: Total Units</b>	9,231	11,185	11,228	11,266	11,313	11,606
Housing Units: Single-Family	6,514	7,399	7,426	7,452	7,494	7,550
Housing Units: Multifamily	2,717	3,786	3,802	3,814	3,819	4,056
<b>Regulated Affordable Housing Units</b>	654	-	1,185	-	-	-
City Funded Regulated Affordable Housing Units	219	-	361	-	-	-
<b>New Residential Permits: Total Units</b>	-	88	45	50	309	96
New Residential Permits: Single-Family Units	-	36	40	50	64	65
New Residential Permits: Multifamily Units	-	52	5	0	245	31

Housing Market	Rental				Home Ownership
	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	649	293	589	76	N/A
Median Monthly Rent	\$984	\$797	\$875	\$1,041	N/A
Rental Unit Vacancy Rate	31.3%	1.8%	2.8%	5.2%	N/A

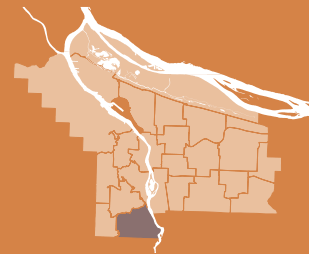
Housing Affordability	Studio	1-BR	2-BR	3-BR	Home Ownership
Ave. Portland Household	YES	YES	YES	YES	YES
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	YES	YES	YES	NO	NO
3-Person Moderate-Income	YES	YES	YES	YES	YES
Married Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	YES	YES	YES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

Homeownership Rates	2000	2013
TOTAL	56.2%	52.4%
White	63.3%	58.8%
Black	19.7%	15.5%
Asian	-	-
Hispanic-Latino	28.2%	24.5%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2014 \$)







## Neighborhood Profile

# Tryon Creek-South Terwilliger

Population & Income	Population		Median Income		Poverty Rate	
	2000	2013	*2000	2013	2000	2013
TOTAL	10,258	10,690	\$111,739	\$112,227	4.6%	5.7%
White	9,671	10,078	\$103,565	\$102,354	3.9%	5.9%
Black	125	76	-	-	-	-
Asian	542	643	-	-	-	-
Hispanic-Latino	210	302	-	-	-	-
Hawaiian-Pacific Islander	62	78	-	-	-	-
Native American	86	256	-	-	-	-

\*(2013 \$)

Households	2000	2013
Households Total	3,638	3,762
Single-Person Households	736	904
Households with Children	1,319	1,186
Foreign-Born Individuals	681	819
Persons Exp. Disabilities	930	531
Persons 65 and Older	1,040	1,095

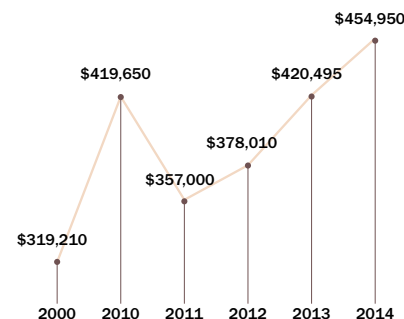
Housing Stock & Production	2000	2010	2011	2012	2013	2014
<b>Housing Units: Total Units</b>	3,394	3,644	3,653	3,664	3,677	3,687
Housing Units: Single-Family	3,299	3,539	3,548	3,559	3,572	3,582
Housing Units: Multifamily	95	105	105	105	105	105
<b>Regulated Affordable Housing Units</b>	0	-	0	-	-	-
City Funded Regulated Affordable Housing Units	0	-	0	-	-	-
<b>New Residential Permits: Total Units</b>	-	12	15	12	14	16
New Residential Permits: Single-Family Units	-	12	14	12	14	16
New Residential Permits: Multifamily Units	-	0	1	0	0	0

Housing Market	Rental				Home Ownership
	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	1	12	29	-	N/A
Median Monthly Rent	\$675	\$813	\$900	-	N/A
Rental Unit Vacancy Rate	0.0%	8.3%	0.0%	-	N/A

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

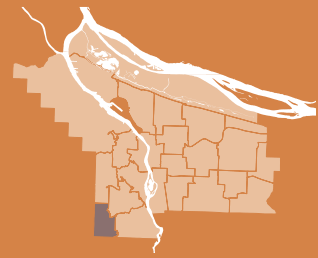
Homeownership Rates	2000	2013
TOTAL	88.4%	89.0%
White	88.6%	88.5%
Black	-	-
Asian	-	-
Hispanic-Latino	-	-
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2014 \$)



Neighborhood Profile

# West Portland



Population & Income	Population		Median Income		Poverty Rate	
	2000	2013	*2000	2013	2000	2013
TOTAL	12,726	13,173	\$80,801	\$73,168	6.6%	9.3%
White	11,493	11,844	\$81,289	\$75,141	5.3%	8.6%
Black	363	545	-	-	-	15.4%
Asian	667	1,174	-	-	8.5%	10.7%
Hispanic-Latino	593	369	-	-	18.8%	-
Hawaiian-Pacific Islander	-	-	-	-	-	-
Native American	168	238	-	-	-	-

\*(2013 \$)

Households	2000	2013
Households Total	5,444	5,753
Single-Person Households	1,588	1,832
Households with Children	1,571	1,408
Foreign-Born Individuals	1,367	1,588
Persons Exp. Disabilities	1,428	1,014
Persons 65 and Older	1,045	1,749

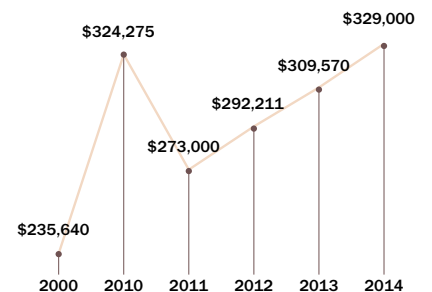
Housing Stock & Production	2000	2010	2011	2012	2013	2014
<b>Housing Units: Total Units</b>	4,546	4,913	4,918	4,924	4,930	4,942
<i>Housing Units: Single-Family</i>	3,540	3,800	3,805	3,811	3,817	3,829
<i>Housing Units: Multifamily</i>	1,006	1,113	1,113	1,113	1,113	1,113
<b>Regulated Affordable Housing Units</b>	0	-	21	-	-	-
<i>City Funded Regulated Affordable Housing Units</i>	0	-	0	-	-	-
<b>New Residential Permits: Total Units</b>	-	8	8	5	15	15
<i>New Residential Permits: Single-Family Units</i>	-	8	8	5	15	15
<i>New Residential Permits: Multifamily Units</i>	-	0	0	0	0	0

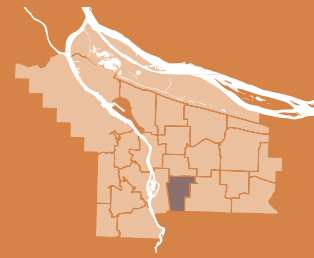
Housing Market	Rental				Home Ownership
	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	116	227	683	114	N/A
Median Monthly Rent	\$820	\$897	\$1,386	\$1,446	N/A
Rental Unit Vacancy Rate	0.0%	2.9%	3.6%	4.7%	N/A

Housing Affordability	Studio	1-BR	2-BR	3-BR	Home Ownership
Ave. 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	NO	NO	NO
Married Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	YES	YES	YES
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
Senior	YES	YES	NO	NO	NO
Single Mother	YES	NO	NO	NO	NO
Foreign-Born	YES	YES	NO	NO	NO

Homeownership Rates	2000	2013
TOTAL	72.3%	68.6%
White	74.2%	72.8%
Black	-	-
Asian	-	-
Hispanic-Latino	-	-
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2014 \$)





# Neighborhood Profile

## Woodstock

Population & Income	Population		Median Income		Poverty Rate	
	2000	2013	*2000	2013	2000	2013
TOTAL	23,529	24,718	\$55,647	\$55,635	11.9%	15.3%
White	20,681	21,752	\$56,222	\$54,031	11.3%	12.5%
Black	651	1,039	-	-	-	73.6%
Asian	1,869	1,879	\$55,803	-	8.6%	20.7%
Hispanic-Latino	1,162	1,133	-	-	16.0%	21.3%
Hawaiian-Pacific Islander	132	47	-	-	-	-
Native American	455	773	-	-	-	-

\*(2013 \$)

Households	2000	2013
Households Total	9,887	10,273
Single-Person Households	3,238	3,253
Households with Children	2,468	2,576
Foreign-Born Individuals	2,762	1,982
Persons Exp. Disabilities	3,830	2,555
Persons 65 and Older	3,082	2,580

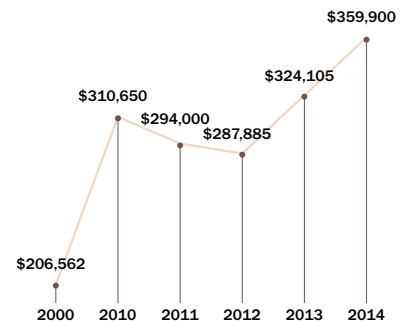
Housing Stock & Production	2000	2010	2011	2012	2013	2014
<b>Housing Units: Total Units</b>	10,348	10,703	10,732	10,744	10,771	10,801
Housing Units: Single-Family	6,689	6,904	6,927	6,937	6,964	6,994
Housing Units: Multifamily	3,659	3,799	3,805	3,807	3,807	3,807
<b>Regulated Affordable Housing Units</b>	182	-	308	-	-	-
City Funded Regulated Affordable Housing Units	96	-	222	-	-	-
<b>New Residential Permits: Total Units</b>	-	21	14	27	60	66
New Residential Permits: Single-Family Units	-	21	14	27	34	62
New Residential Permits: Multifamily Units	-	0	0	0	26	4

Housing Market	Rental				Home Ownership
	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	822	627	752	50	N/A
Median Monthly Rent	\$918	\$902	\$1,106	\$1,116	N/A
Rental Unit Vacancy Rate	4.3%	1.9%	5.4%	4.8%	N/A

Housing Affordability	Studio	1-BR	2-BR	3-BR	Home Ownership
Ave. 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
Married Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	YES	YES	NO
Black	NO	NO	NO	NO	NO
Latino	NO	NO	NO	NO	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	YES	YES	YES	NO
Senior	YES	YES	NO	NO	NO
Single Mother	NO	NO	NO	NO	NO
Foreign-Born	YES	YES	NO	NO	NO

Homeownership Rates	2000	2013
TOTAL	57.3%	54.4%
White	60.1%	56.9%
Black	-	-
Asian	50.1%	47.2%
Hispanic-Latino	-	-
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2014 \$)





# Historic Reporting, Programming & Direct Expenditure

## Contents

<b>84</b>	4.01 Historic Reporting
84	Central City No Net Loss
85	Tax Increment Financing Set Aside
86	Urban Renewal Area Stock & Production
<b>92</b>	4.02 Programming
92	Homelessness
93	Homeownership & Home Repair
94	Affordable Housing Property Tax Exemption
95	Multifamily Production, Preservation & Rehabilitation
<b>96</b>	4.03 Direct Expenditure

## Section 1

# Historic Reporting

### Central City No Net Loss

#### Policy

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

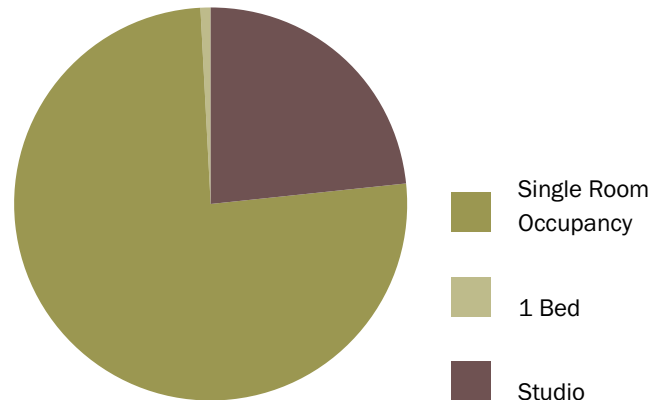
#### Background

Central City No Net Loss is a policy adopted by City Council in August of 2001 with Resolution 36021. The policy mandates that either through preservation or replacement, the City will maintain the number of units that were affordable at 60% MFI and below in 2002, according to the baseline established in a 2002 Central City housing inventory. The 2002 Central City housing inventory estimated there were 8,286 rental units affordable at 60% of the Median Family Income and below in the Central City.

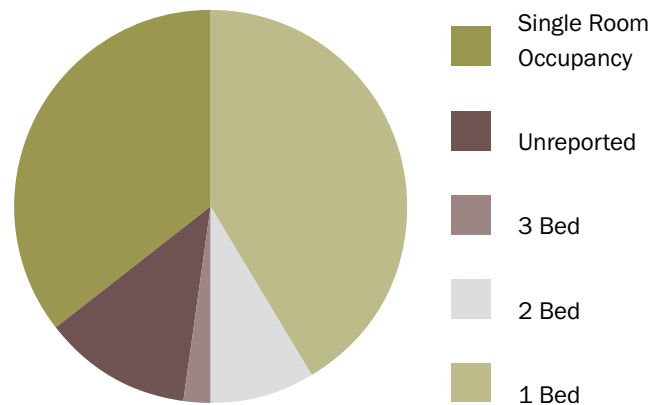
#### Status

The City of Portland is currently not meeting the goal of the Central City No Net Loss Policy. A recent unit survey identified 6,551 rent-regulated units and 267 market-rate units affordable at 60% MFI. While the number of regulated affordable units has increased by 647 units since 2008, the Central City has seen continued loss of affordability in market-rate units. The majority of affordable units in both regulated and market-rate properties are smaller units serving one- and two-person households. Family-sized affordable units are limited.

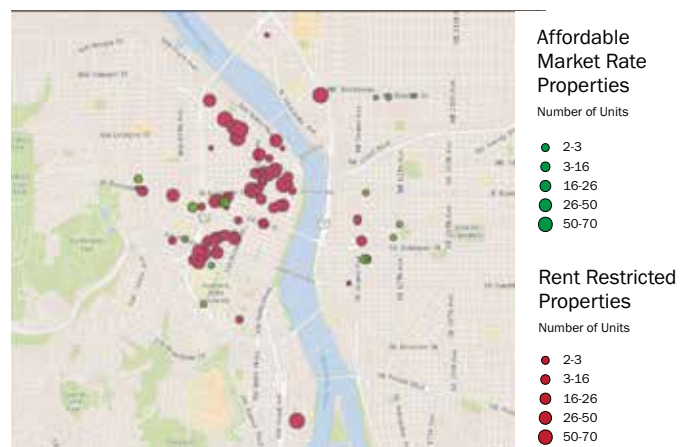
#### Market-Rate Units Affordable at 60% MFI



#### Rent-Regulated Units Affordable at 60% MFI



#### Central City Rental Units Affordable at 60% MFI



## Tax Increment Financing Set Aside

### Policy

An aggregate city-wide minimum of 30% of Tax Increment Financing shall be dedicated to the development, preservation, and rehabilitation of housing affordable to households with incomes below 100% of the Median Family Income.

### Background

Tax Increment Financing Set Aside is a policy adopted by City Council in April of 2006 with Resolution 36404. The policy mandates that an aggregate city-wide minimum of 30% of urban renewal area tax increment financing be dedicated to the development, preservation, and rehabilitation of housing affordable to households with incomes below 100% of the Median Family Income.

### Status

As of the close of the 2013-14 fiscal year, the City was currently meeting the minimum 30% Tax Increment Financing Set Aside goal, as well as the below-100% Median Family Income goal.

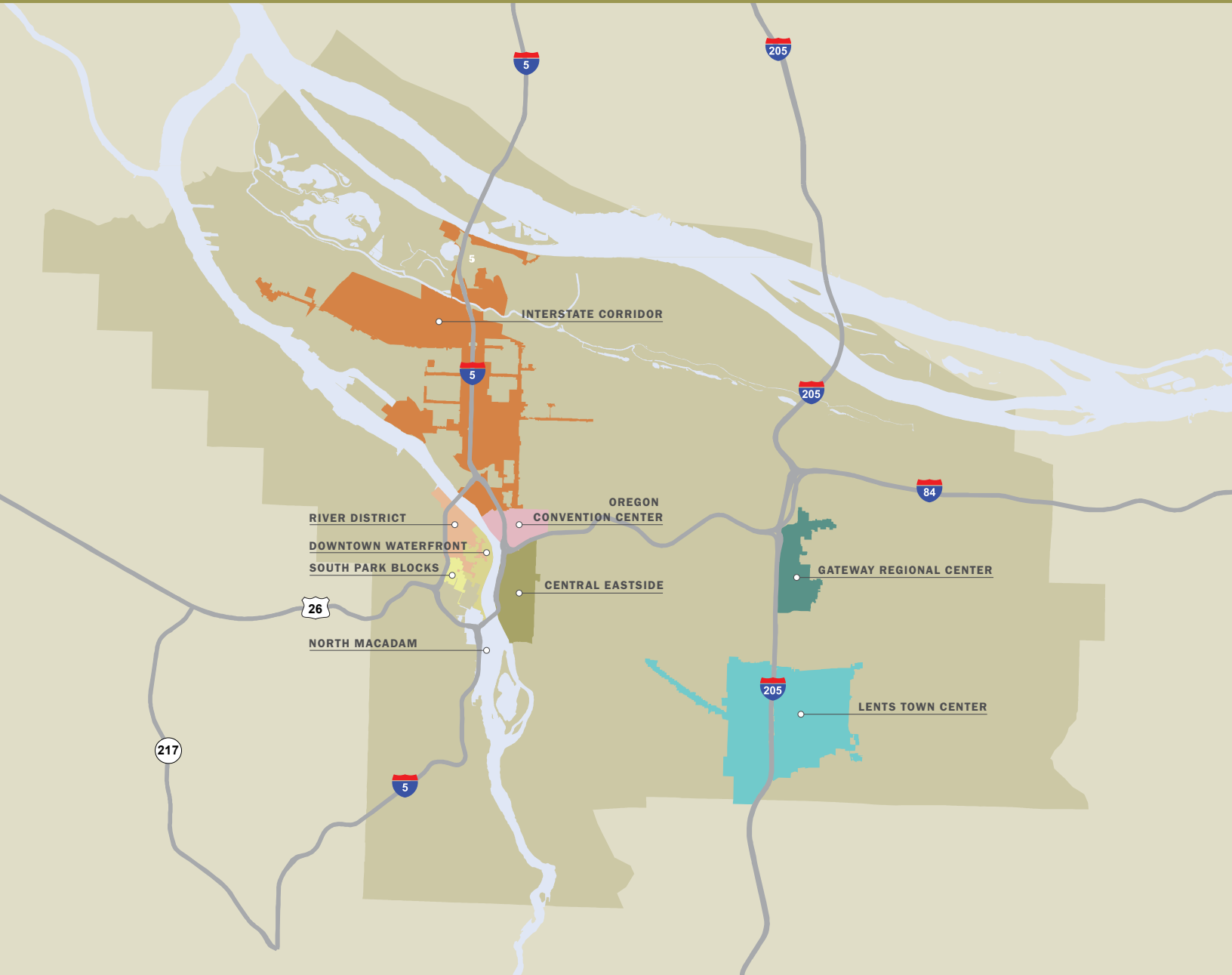
### 2010-14 Tax Increment Financing Spending by MFI

	2010-11	2011-12	2012-13	2013-14	Total
0-30% MFI	\$7,332,287	\$18,515,357	\$8,815,830	\$2,950,301	\$37,613,776
31-60% MFI	\$13,692,731	\$13,981,408	\$1,403,220	\$3,348,033	\$45,054,391
61-100% MFI	\$2,316,348	\$5,433,252	\$1,276,331	\$975,350	\$10,001,281
Community Facility	\$4,862,735	\$5,374,997	\$3,142,568	-	\$13,380,300
Pre-Dev / Prop Mgmt	\$23,377	\$104,557	\$737,745	\$161,885	\$7,435,569
TOTAL	\$28,227,478	\$43,409,547	\$28,004,694	\$1,027,565	\$107,077,312

### 2013-14 Tax Increment Financing Spending and Units Financed by MFI

URA	0-30% MFI	UNITS	31-60% MFI	UNITS	61-100% MFI	UNITS	Community Facility	Pre-Dev / Prop Mgmt	Total
Central Eastside	\$0	0	\$0	0	\$0	0	\$0	\$0	\$0
Downtown Waterfront	\$0	0	\$0	0	\$0	0	\$0	\$0	\$0
Education	\$0	0	\$0	0	\$0	0	\$0	\$50,928	\$50,928
Gateway	\$45,141	4	\$781,025	71	\$23,352	2	\$0	\$0	\$849,517
Interstate Corridor	\$584,642	72	\$619,811	57	\$606,680	57	\$0	\$40,698	\$1,851,830
Lents Town Center	\$176,617	54	\$374,016	36	\$345,319	21	\$0	\$0	\$895,952
North Macadam	\$166,525	42	\$662,134	167	\$0	0	\$0	\$0	\$828,659
Oregon Convention Center	\$5,284	1	\$243,085	46	\$0	0	\$0	\$23,214	\$271,583
River District	\$17,092	2	\$667,963	130	\$0	0	\$0	\$21,491	\$706,546
South Park Blocks	\$1,955,000	305	\$0	0	\$0	0	\$0	\$25,554	\$1,980,554
TOTAL	\$2,950,301	480	\$3,348,033	507	\$975,350	80	\$0	\$161,885	\$7,435,569

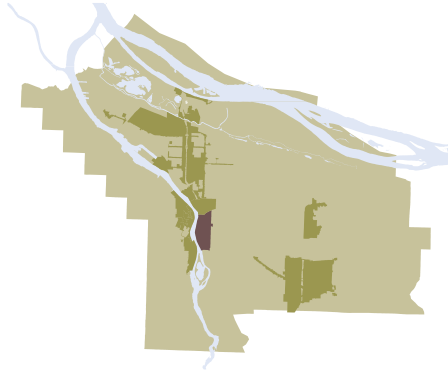
# Urban Renewal Area Stock & Production





# Central Eastside

Housing Stock & Production	2000	2010	2011	2012	2013	2014
<b>Housing Units: Total Units</b>	1,133	1,151	1,163	1,245	1,245	1,245
<i>Housing Units: Single-Family</i>	154	158	158	158	158	158
<i>Housing Units: Multifamily</i>	979	993	1,005	1,087	1,087	1,087
<b>Regulated Affordable Housing Units</b>	276	-	302	-	-	-

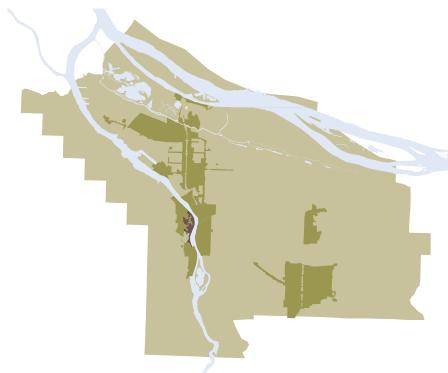


Housing Affordability	Studio	1-BR	2-BR	3-BR
Ave. Portland Household	YES	YES	NO	-
3-Person Extremely Low-Income	NO	NO	NO	-
3-Person Low-Income	YES	NO	NO	-
3-Person Moderate-Income	YES	YES	NO	-
Married Couple with Family	YES	YES	YES	-
White	YES	YES	NO	-
Black	NO	NO	NO	-
Latino	YES	NO	NO	-
Native American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

Housing Market	Studio	1-BR	2-BR	3-BR
Multifamily Rental Unit Survey Sample	377	123	20	-
Median Monthly Rent	\$770	\$1,273	\$1,525	-
Rental Unit Vacancy Rate	2.5%	2.9%	23.0%	-

# Downtown Waterfront

Housing Stock & Production	2000	2010	2011	2012	2013	2014
<b>Housing Units: Total Units</b>	2,634	3,264	3,264	3,306	3,306	3,306
<i>Housing Units: Single-Family</i>	5	5	5	5	5	5
<i>Housing Units: Multifamily</i>	2,629	3,259	3,259	3,301	3,301	3,301
<b>Regulated Affordable Housing Units</b>	1,081	-	1,792	-	-	-

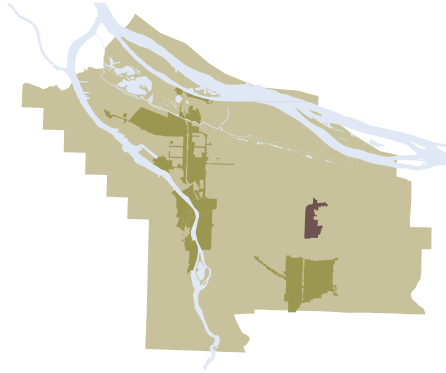


Housing Affordability	Studio	1-BR	2-BR	3-BR
Ave. Portland Household	NO	NO	NO	-
3-Person Extremely Low-Income	NO	NO	NO	-
3-Person Low-Income	NO	NO	NO	-
3-Person Moderate-Income	NO	NO	NO	-
Married Couple with Family	YES	YES	YES	-
White	NO	NO	NO	-
Black	NO	NO	NO	-
Latino	NO	NO	NO	-
Native American	NO	NO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

Housing Market	Studio	1-BR	2-BR	3-BR
Multifamily Rental Unit Survey Sample	117	12	20	-
Median Monthly Rent	\$1,622	\$2,180	\$1,773	-
Rental Unit Vacancy Rate	2.9%	0.0%	0.0%	-

# Gateway Regional Center

Housing Stock & Production	2000	2010	2011	2012	2013	2014
<b>Housing Units: Total Units</b>	2,181	3,041	3,041	3,041	3,108	3,198
<i>Housing Units: Single-Family</i>	234	268	268	268	268	268
<i>Housing Units: Multifamily</i>	1,947	2,773	2,773	2,773	2,840	2,930
<b>Regulated Affordable Housing Units</b>	361	-	489	-	-	-

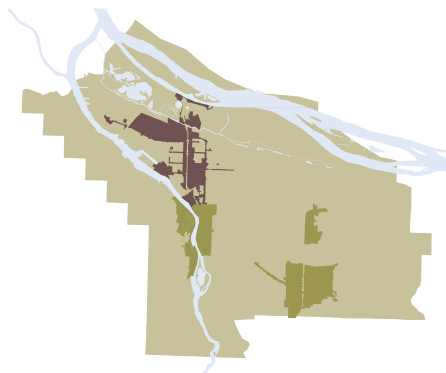


Housing Affordability	Studio	1-BR	2-BR	3-BR
Ave. Portland Household	YES	YES	YES	YES
3-Person Extremely Low-Income	NO	NO	NO	NO
3-Person Low-Income	YES	YES	YES	NO
3-Person Moderate-Income	YES	YES	YES	YES
Married Couple with Family	YES	YES	YES	YES
White	YES	YES	YES	YES
Black	YES	NO	NO	NO
Latino	YES	YES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

Housing Market	Studio	1-BR	2-BR	3-BR
Multifamily Rental Unit Survey Sample	441	561	614	83
Median Monthly Rent	\$689	\$830	\$953	\$1,317
Rental Unit Vacancy Rate	0.0%	4.8%	4.5%	2.9%

# Interstate Corridor

Housing Stock & Production	2000	2010	2011	2012	2013	2014
<b>Housing Units: Total Units</b>	13,434	16,467	16,676	16,806	16,986	17,588
<i>Housing Units: Single-Family</i>	8,134	9,128	9,169	9,202	9,265	9,350
<i>Housing Units: Multifamily</i>	5,300	7,339	7,507	7,604	7,721	8,238
<b>Regulated Affordable Housing Units</b>	1,257	-	2,739	-	-	-

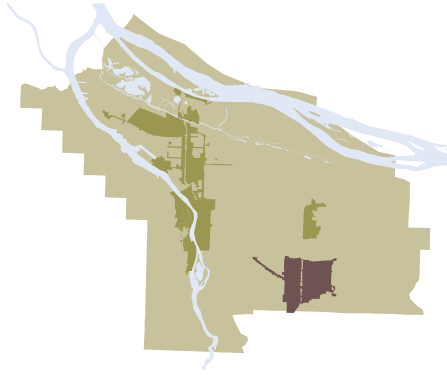


Housing Affordability	Studio	1-BR	2-BR	3-BR
Ave. Portland Household	YES	YES	YES	YES
3-Person Extremely Low-Income	NO	NO	NO	NO
3-Person Low-Income	NO	NO	NO	NO
3-Person Moderate-Income	YES	YES	YES	YES
Married Couple with Family	YES	YES	YES	YES
White	YES	YES	YES	YES
Black	NO	NO	NO	NO
Latino	NO	NO	NO	NO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

Housing Market	Studio	1-BR	2-BR	3-BR
Multifamily Rental Unit Survey Sample	1,231	1,035	815	66
Median Monthly Rent	\$1,027	\$1,086	\$1,268	\$1,026
Rental Unit Vacancy Rate	21.2%	4.6%	3.3%	0.3%

# Lents Town Center

Housing Stock & Production	2000	2010	2011	2012	2013	2014
<b>Housing Units: Total Units</b>	9,805	11,461	11,461	11,505	11,540	11,589
<i>Housing Units: Single-Family</i>	5,918	6,573	6,594	6,617	6,643	6,686
<i>Housing Units: Multifamily</i>	3,887	4,888	4,888	4,888	4,897	4,903
<b>Regulated Affordable Housing Units</b>	743	-	904	-	-	-

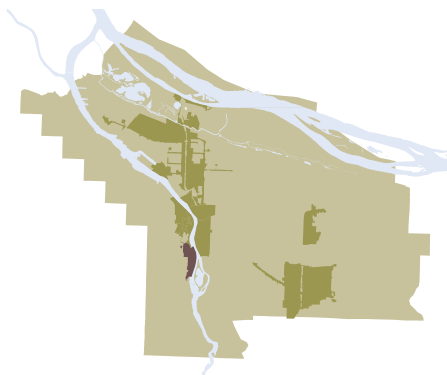


Housing Affordability	Studio	1-BR	2-BR	3-BR
Ave. Portland Household	YES	YES	YES	YES
3-Person Extremely Low-Income	NO	NO	NO	NO
3-Person Low-Income	YES	YES	YES	YES
3-Person Moderate-Income	YES	YES	YES	YES
Married Couple with Family	YES	YES	YES	YES
White	YES	YES	YES	YES
Black	YES	YES	NO	NO
Latino	YES	YES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

Housing Market	Studio	1-BR	2-BR	3-BR
Multifamily Rental Unit Survey Sample	540	395	618	97
Median Monthly Rent	\$662	\$690	\$836	\$942
Rental Unit Vacancy Rate	2.1%	3.4%	5.0%	4.2%

# North Macadam

Housing Stock & Production	2000	2010	2011	2012	2013	2014
<b>Housing Units: Total Units</b>	648	2,933	2,933	3,171	3,171	3,171
<i>Housing Units: Single-Family</i>	21	26	26	26	26	26
<i>Housing Units: Multifamily</i>	627	2,907	2,907	3,145	3,145	3,145
<b>Regulated Affordable Housing Units</b>	-	-	209	-	-	-

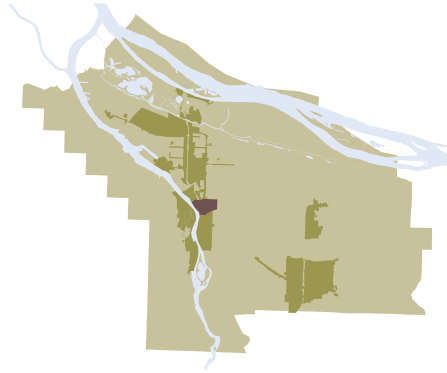


Housing Affordability	Studio	1-BR	2-BR	3-BR
Ave. Portland Household	YES	NO	NO	YES
3-Person Extremely Low-Income	NO	NO	NO	NO
3-Person Low-Income	NO	NO	NO	NO
3-Person Moderate-Income	NO	NO	NO	NO
Married Couple with Family	YES	YES	NO	YES
White	YES	NO	NO	YES
Black	NO	NO	NO	NO
Latino	NO	NO	NO	NO
Native American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

Housing Market	Studio	1-BR	2-BR	3-BR
Multifamily Rental Unit Survey Sample	373	693	407	5
Median Monthly Rent	\$1,346	\$1,557	\$2,356	\$1,258
Rental Unit Vacancy Rate	5.8%	4.0%	5.9%	2.0%

# Oregon Convention Center

Housing Stock & Production	2000	2010	2011	2012	2013	2014
<b>Housing Units: Total Units</b>	1,274	1,520	1,520	1,580	1,580	1,580
<i>Housing Units: Single-Family</i>	49	50	50	50	50	50
<i>Housing Units: Multifamily</i>	1,225	1,470	1,470	1,530	1,530	1,530
<b>Regulated Affordable Housing Units</b>	-	-	176	-	-	-

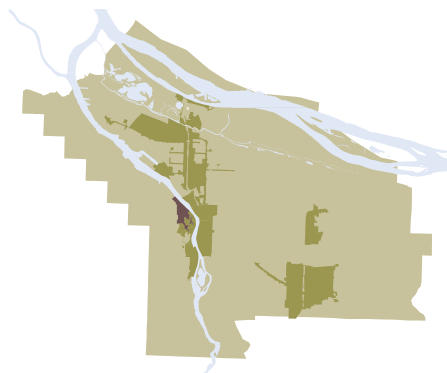


Housing Affordability	Studio	1-BR	2-BR	3-BR
Ave. Portland Household	YES	YES	NO	-
3-Person Extremely Low-Income	NO	NO	NO	-
3-Person Low-Income	NO	NO	NO	-
3-Person Moderate-Income	YES	YES	NO	-
Married Couple with Family	YES	YES	YES	-
White	YES	YES	NO	-
Black	NO	NO	NO	-
Latino	NO	NO	NO	-
Native American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

Housing Market	Studio	1-BR	2-BR	3-BR
Multifamily Rental Unit Survey Sample	140	394	174	-
Median Monthly Rent	\$1,000	\$1,225	\$1,722	-
Rental Unit Vacancy Rate	1.0%	1.9%	0.0%	-

# River District

Housing Stock & Production	2000	2010	2011	2012	2013	2014
<b>Housing Units: Total Units</b>	1,990	6,163	6,328	6,518	6,648	7,069
<i>Housing Units: Single-Family</i>	40	40	40	40	40	40
<i>Housing Units: Multifamily</i>	1,950	6,123	6,288	6,478	6,608	7,029
<b>Regulated Affordable Housing Units</b>	479	-	1,507	-	-	-

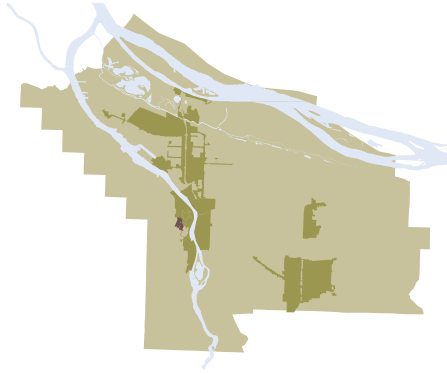


Housing Affordability	Studio	1-BR	2-BR	3-BR
Ave. Portland Household	YES	NO	NO	-
3-Person Extremely Low-Income	NO	NO	NO	-
3-Person Low-Income	NO	NO	NO	-
3-Person Moderate-Income	YES	NO	NO	-
Married Couple with Family	YES	YES	NO	-
White	YES	NO	NO	-
Black	NO	NO	NO	-
Latino	NO	NO	NO	-
Native American	NO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

Housing Market	Studio	1-BR	2-BR	3-BR
Multifamily Rental Unit Survey Sample	511	846	482	-
Median Monthly Rent	\$1,223	\$1,749	\$2,733	-
Rental Unit Vacancy Rate	1.9%	5.2%	7.9%	-

# South Park Blocks

<b>Housing Stock &amp; Production</b>	<b>2000</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>
<b>Housing Units: Total Units</b>	1,649	2,778	2,778	2,778	2,778	2,778
<i>Housing Units: Single-Family</i>	11	11	11	11	11	11
<i>Housing Units: Multifamily</i>	1,638	2,767	2,767	2,767	2,767	2,767
<b>Regulated Affordable Housing Units</b>	922	-	1,243	-	-	-



<b>Housing Market</b>	<b>Studio</b>	<b>1-BR</b>	<b>2-BR</b>	<b>3-BR</b>
Multifamily Rental Unit Survey Sample	671	293	123	28
Median Monthly Rent	\$1,304	\$1,832	\$3,020	\$4,050
Rental Unit Vacancy Rate	2.0%	0.6%	1.6%	0.0%

<b>Housing Affordability</b>	<b>Studio</b>	<b>1-BR</b>	<b>2-BR</b>	<b>3-BR</b>
Ave. Portland Household	YES	NO	NO	NO
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
Married Couple with Family	YES	YES	NO	NO
White	YES	NO	NO	NO
Black	NO	NO	NO	NO
Latino	NO	NO	NO	NO
Native American	NO	NO	NO	NO
Asian	NO	NO	NO	NO
Senior	NO	NO	NO	NO
Single Mother	NO	NO	NO	NO
Foreign-Born	NO	NO	NO	NO

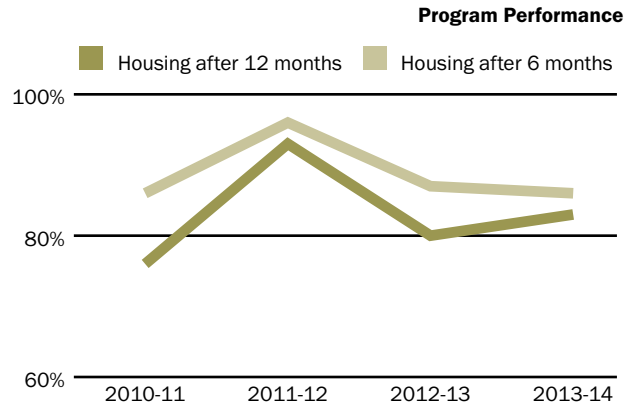
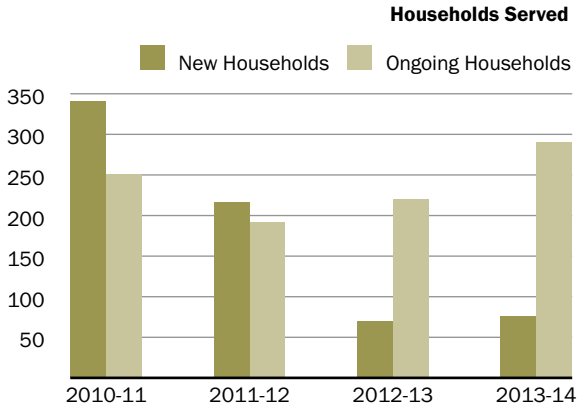
# Section 2

## Programming

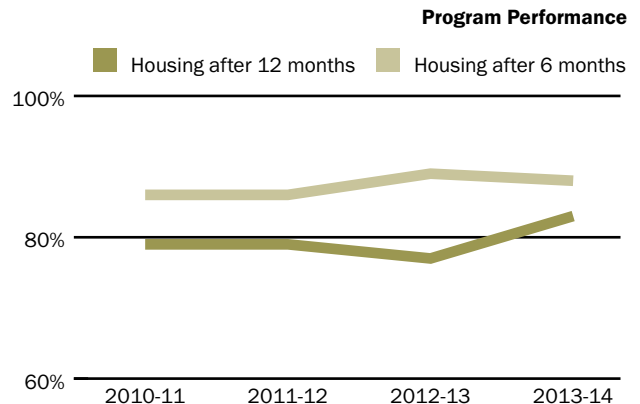
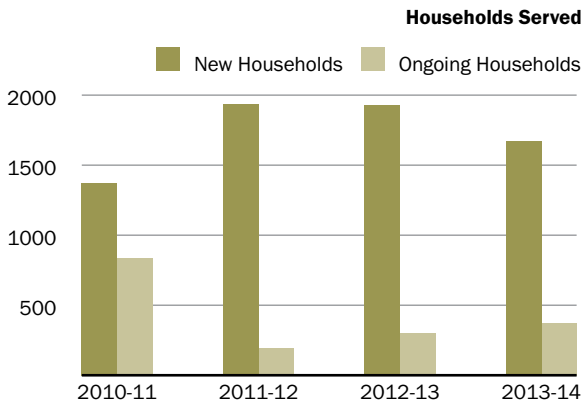
### Homelessness

The Portland Housing Bureau funds programs designed to prevent and end homelessness for individuals and families. These programs are provided through contracts with various nongovernmental and other public entities, who perform a range of services. These services include short-term rent assistance, eviction prevention and housing placement, emergency shelter, and transitional housing.

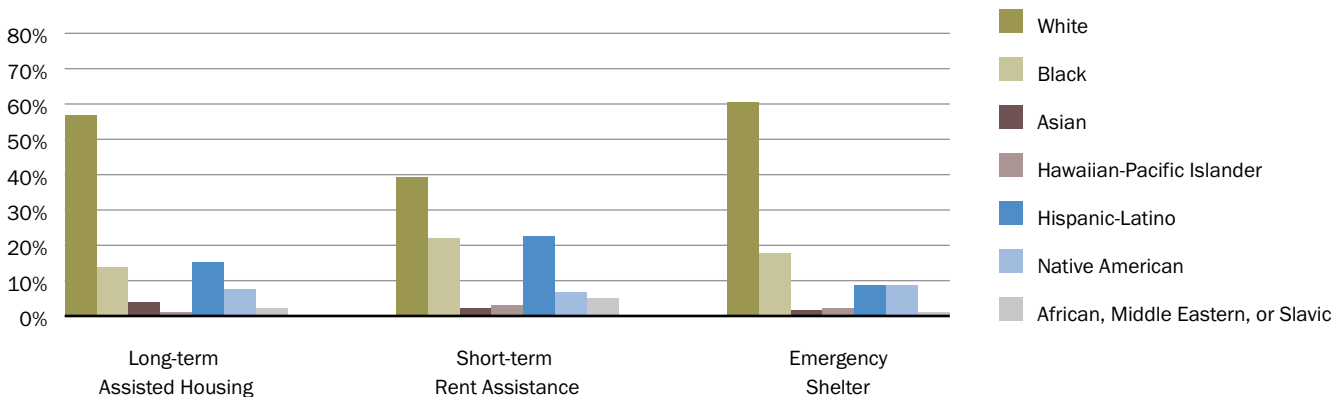
#### Long-Term Assisted Housing with Supportive Services



#### Short-Term Rent Assistance & Eviction Prevention



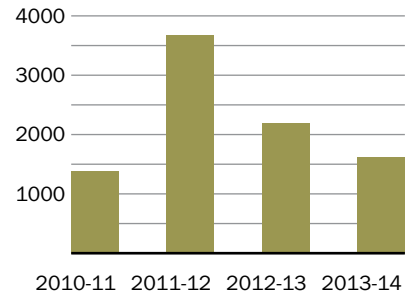
#### Program Utilization by Race & Ethnicity



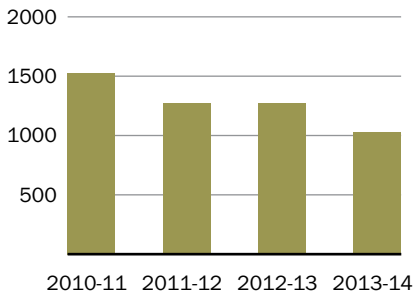
# Homeownership & Home Repair

The Portland Housing Bureau funds and operates programs designed to increase and retain home ownership for individuals and families. These programs are operated by Bureau staff and provided through contracts with various nongovernmental and other public entities, who perform a range of services. These services include home repair, homebuyer education and assistance, down payment assistance, and foreclosure prevention counseling.

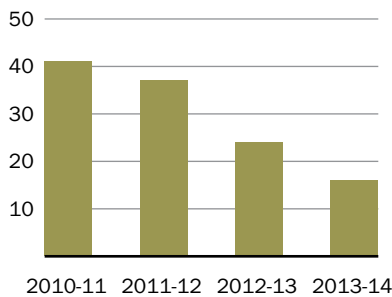
## Homebuyer Education



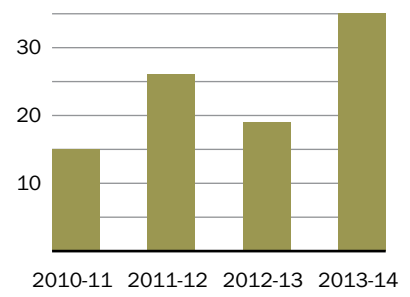
## Grants for Minor Home Repairs



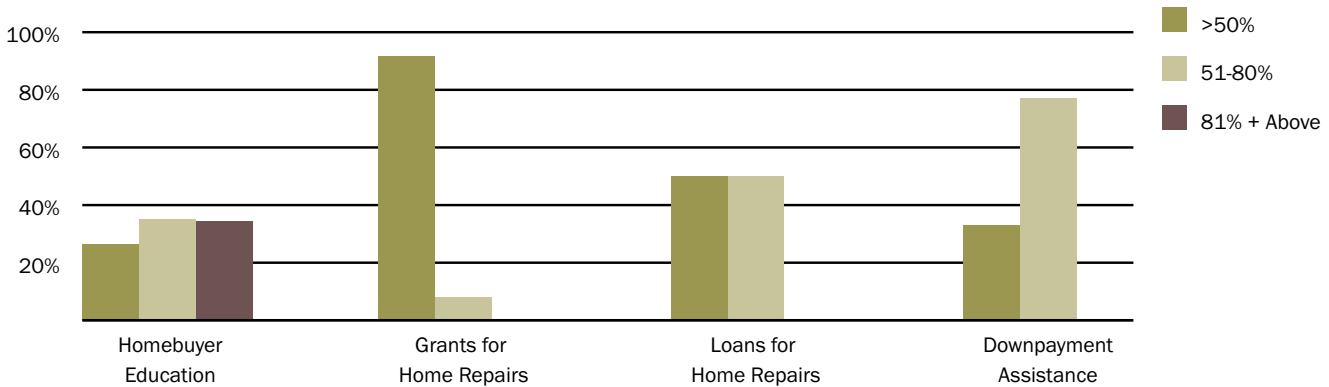
## Loans for Home Repairs



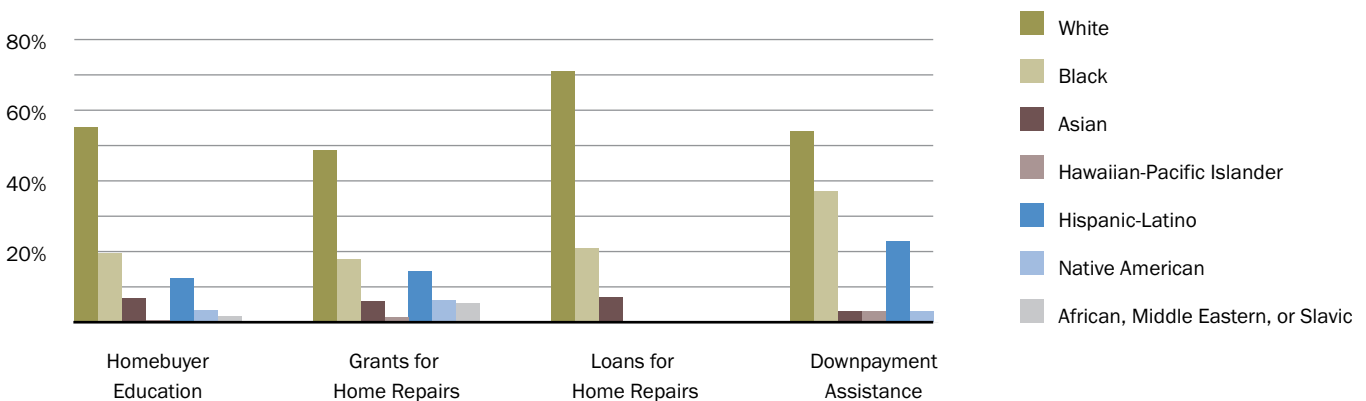
## Downpayment Assistance Loans



## Program Utilization by Household Income



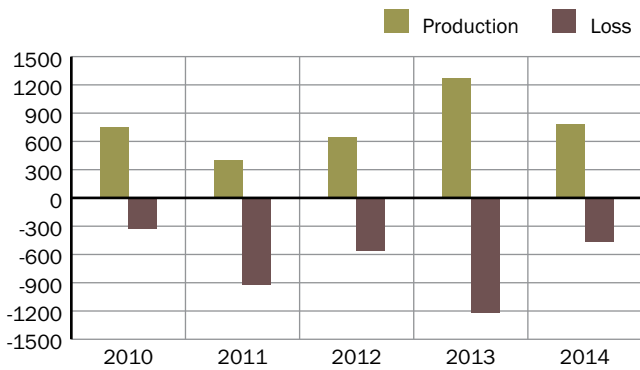
## Program Utilization by Race & Ethnicity



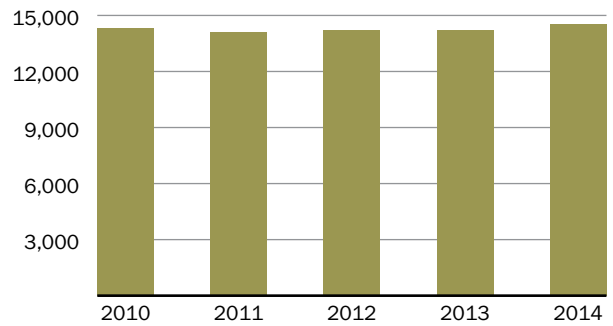
## Affordable Housing Property Tax Exemption

The Portland Housing Bureau manages tax exemption programs designed to increase the number of affordable rental units in the housing stock. These programs are operated by Bureau staff. These exemptions include the multifamily limited tax exemption, the homeowner limited tax exemption, and the non-profit limited tax exemption.

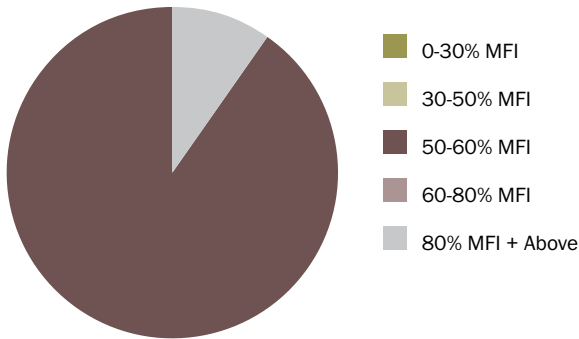
**Asset Portfolio Production & Loss**



**Asset Portfolio Total Units**



**Asset Portfolio Affordability Composition**

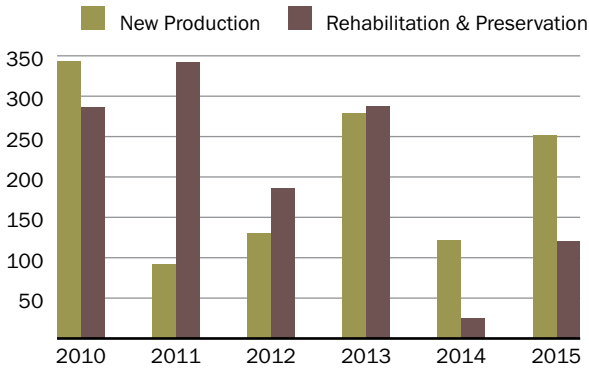




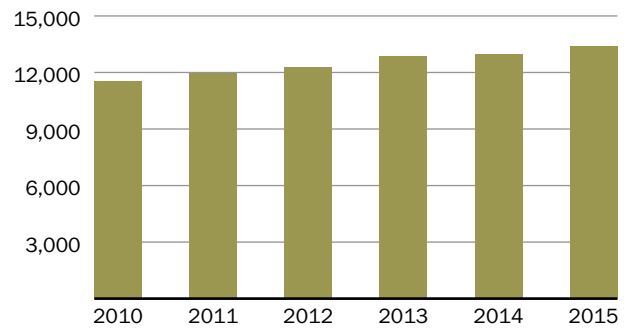
# Multifamily Production, Preservation & Rehabilitation

The Portland Housing Bureau manages a balance of funds designed to increase the number of affordable rental units in the housing stock. These funds are managed and dispersed by Bureau staff to private and non-profit organizations in exchange for unit production.

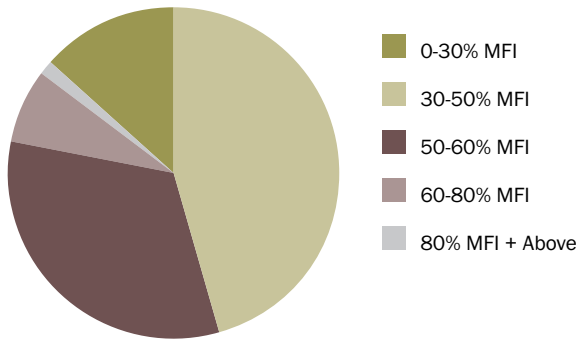
**Asset Portfolio Production**



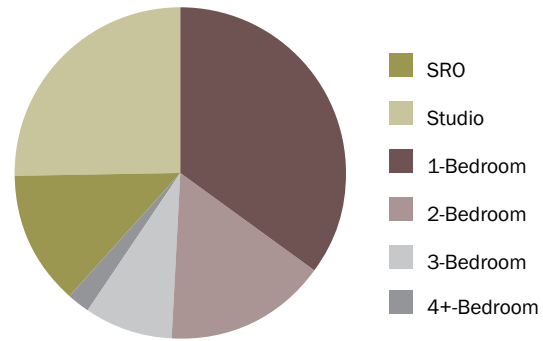
**Asset Portfolio Total Units**



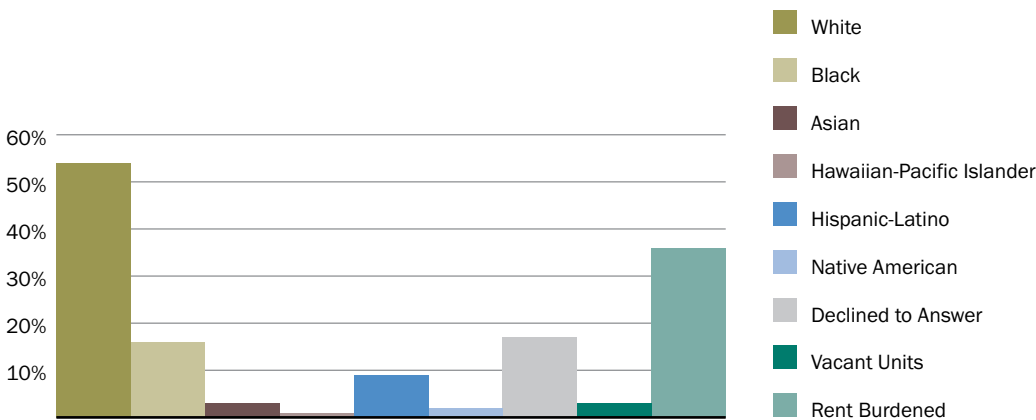
**Asset Portfolio Affordability Composition**



**Asset Portfolio Unit Composition**



**Asset Portfolio Resident Profile**

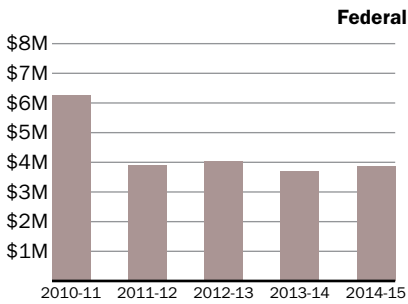
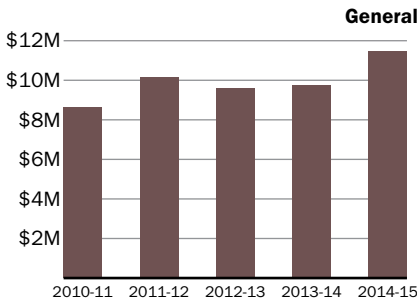


# Section 3

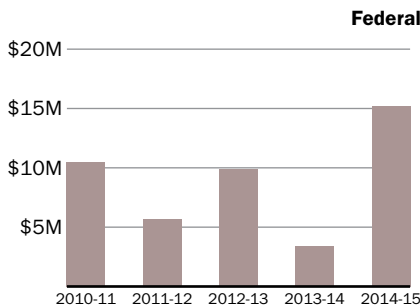
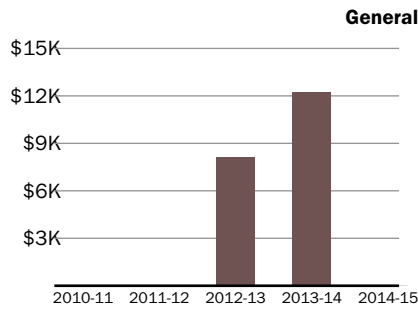
# Direct Expenditure

## Homelessness & Housing Direct Expenditure

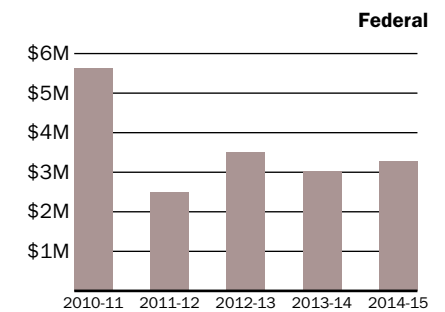
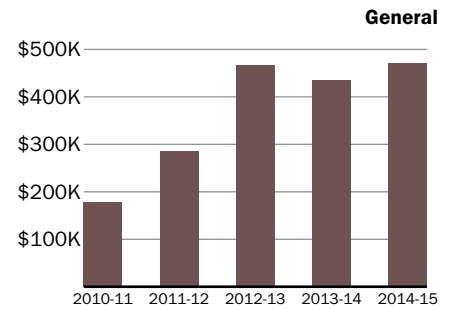
### Homelessness



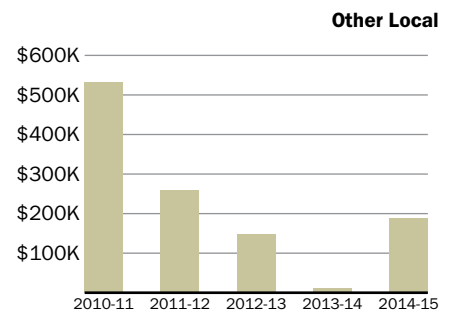
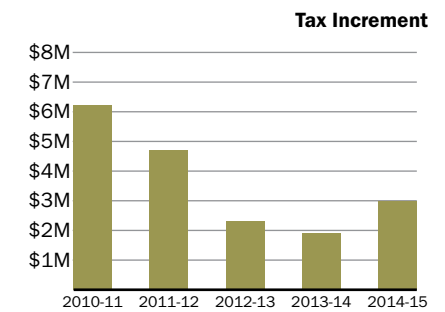
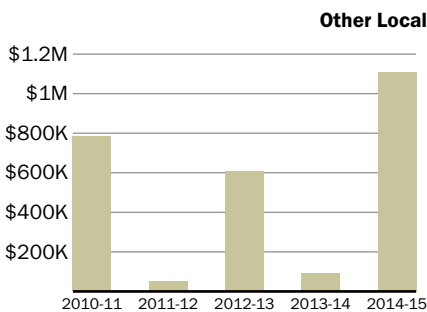
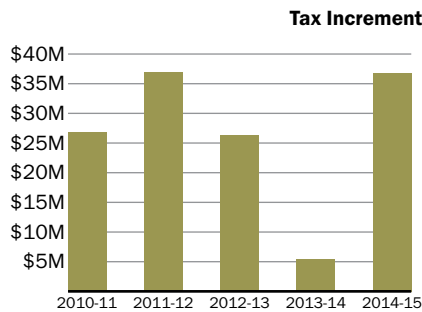
### Rental Housing



### Homeownership



Outlined here are total direct expenditures associated with each program area of the Portland Housing Bureau, year over year, from 2010 to 2015. The funds have been categorized as General Fund, Federal Fund, Tax Increment Financing, and Other Local Funds. General Fund is spent primarily on homelessness programs while homeownership and multifamily rental housing are supported primarily with Federal funds and Tax Increment Financing.







# Methodology & Sources

## Contents

- 100** City-Wide Data Sources
- 101** Neighborhood Data Sources
- 102** Neighborhood Area Geography

## City-Wide Data Sources

### **2000 Population**

US Census Bureau 2000 Decennial Census

### **2010 Population**

US Census Bureau 2010 Decennial Census

### **2013 Population**

US Census Bureau 2013 ACS 1-Year Estimates

### **2000 Median Household Income**

US Census Bureau 2000 Decennial Census

### **2010 Median Household Income**

US Census Bureau 2010 Decennial Census

### **2013 Median Household Income**

US Census Bureau 2013 ACS 1-Year Estimates

### **2000 Poverty Rate**

US Census Bureau 2000 Decennial Census

### **2010 Poverty Rate**

US Census Bureau 2010 Decennial Census

### **2013 Poverty Rate**

US Census Bureau 2013 ACS 1-Year Estimates

### **2000 Households**

US Census Bureau 2000 Decennial Census

### **2010 Households**

US Census Bureau 2010 Decennial Census

### **2013 Households**

US Census Bureau 2013 ACS 1-Year Estimates

### **2000 Single-person Households**

US Census Bureau 2000 Decennial Census

### **2010 Single-person Households**

US Census Bureau 2010 Decennial Census

### **2013 Single-person Households**

US Census Bureau 2013 ACS 1-Year Estimates

### **2000 Households with Children**

US Census Bureau 2000 Decennial Census

### **2010 Households with Children**

US Census Bureau 2010 Decennial Census

### **2013 Households with Children**

US Census Bureau 2013 ACS 1-Year Estimates

### **2000 Foreign-born Individuals**

US Census Bureau 2000 Decennial Census

### **2010 Foreign-born Individuals**

US Census Bureau 2010 Decennial Census

### **2013 Foreign-born Individuals**

US Census Bureau 2013 ACS 1-Year Estimates

### **2000 Persons Experiencing Disabilities**

US Census Bureau 2000 Decennial Census

### **2010 Persons Experiencing Disabilities**

US Census Bureau 2010 Decennial Census

### **2013 Persons Experiencing Disabilities**

US Census Bureau 2013 ACS 1-Year Estimates

### **2000 Persons 65 and Older**

US Census Bureau 2000 Decennial Census

### **2010 Persons 65 and Older**

US Census Bureau 2010 Decennial Census

### **2013 Persons 65 and Older**

US Census Bureau 2013 ACS 1-Year Estimates

### **2000 Homeownership Rate**

US Census Bureau 2000 Decennial Census

### **2010 Homeownership Rate**

US Census Bureau 2010 Decennial Census

### **2013 Homeownership Rate**

US Census Bureau 2013 ACS 1-Year Estimates

### **2011 Homelessness**

2013 Point-in-time Count of Homelessness

### **2013 Homelessness**

2013 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 Q1 2015 Market Survey Data,  
Portland Housing Bureau

### **Median Monthly Rent**

CoStar Q1 2015 Market Survey Data,  
Portland Housing Bureau

### **Rental Unit Vacancy Rate**

CoStar Q1 2015 Market Survey Data,  
Portland Housing Bureau

### **Rental Affordability Estimates**

CoStar Q1 2015 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

## **2013 Population**

US Census Bureau  
2013-2009 ACS 5-Year Estimates

## **2000 Median Household Income**

US Census Bureau 2000 Decennial Census

## **2010 Median Household Income**

US Census Bureau 2010 Decennial Census

## **2013 Median Household Income**

US Census Bureau 2013-2009  
ACS 5-Year Estimates

## **2000 Poverty Rate**

US Census Bureau 2000 Decennial Census

## **2010 Poverty Rate**

US Census Bureau 2010 Decennial Census

## **2013 Poverty Rate**

US Census Bureau  
2013-2009 ACS 5-Year Estimates

## **2000 Households**

US Census Bureau 2000 Decennial Census

## **2010 Households**

US Census Bureau 2010 Decennial Census

## **2013 Households**

US Census Bureau 2013-2009  
ACS 5-Year Estimates

## **2000 Single-person Households**

US Census Bureau 2000 Decennial Census

## **2010 Single-person Households**

US Census Bureau 2010 Decennial Census

## **2013 Single-person Households**

US Census Bureau  
2013-2009 ACS 5-Year Estimates

## **2000 Households with Children**

US Census Bureau 2000 Decennial Census

## **2010 Households with Children**

US Census Bureau 2010 Decennial Census

## **2013 Households with Children**

US Census Bureau  
2013-2009 ACS 5-Year Estimates

## **2000 Foreign-born Individuals**

US Census Bureau 2000 Decennial Census

## **2010 Foreign-born Individuals**

US Census Bureau 2010 Decennial Census

## **2013 Foreign-born Individuals**

US Census Bureau  
2013-2009 ACS 5-Year Estimates

## **2000 Persons Experiencing Disabilities**

US Census Bureau 2000 Decennial Census

## **2010 Persons Experiencing Disabilities**

US Census Bureau 2010 Decennial Census

## **2013-Persons Experiencing Disabilities**

US Census Bureau  
2013-2009 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

## **2013-Persons 65 and Older**

US Census Bureau  
2013-2009 ACS 5-Year Estimates

## **2000 Homeownership Rate**

US Census Bureau 2000 Decennial Census

## **2010 Homeownership Rate**

US Census Bureau 2010 Decennial Census

## **2013 Homeownership Rate**

US Census Bureau  
2013-2009 ACS 5-Year Estimates

## **2011 Homelessness**

2013 Point-in-time Count of Homelessness

## **2013 Homelessness**

2013 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 Q1 2015 Market Survey Data,  
Portland Housing Bureau

## **Median Monthly Rent**

CoStar Q1 2015 Market Survey Data,  
Portland Housing Bureau

## **Rental Unit Vacancy Rate**

CoStar Q1 2015 Market Survey Data,  
Portland Housing Bureau

## **Rental Affordability Estimates**

CoStar Q1 2015 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)
<b>122nd-Division</b>	41051008302, 41051008400, 41051008500, 41051009000
<b>Belmont-Hawthorne-Wilkes</b>	41051000801, 41051001202, 41051001301, 41051000901, 41051001302, 41051001201, 41051001400
<b>Centennial-Glenfair-Wilkes</b>	41051009301, 41051009804, 41051009101, 41051009701, 41051009702
<b>Central City</b>	41051005600, 41051002100, 41051010600, 41051002303, 41051001102, 41051005500, 41051005200, 41051005100, 41051005700, 41051001101
<b>Forest Park-Northwest Hills</b>	41051004300, 41051007000
<b>Gateway</b>	41051008002, 41051009400, 41051009302, 41051009202, 41051008100, 41051008201, 41051008202, 41051008001, 41051009201
<b>Hayden Island-Bridgeton</b>	41051007300, 41051007202, 41051007201
<b>Hillsdale-Multnomah-Barbur</b>	41051006602, 41051006702, 41051006502, 41051006200, 41051006100, 41051006002
<b>Interstate Corridor</b>	41051003701, 41051003401, 41051003402, 41051003501, 41051003502, 41051002203, 41051003702, 41051003801, 41051003902, 41051003803, 41051003901, 41051003802
<b>Lents-Foster</b>	41051000702, 41051008600, 41051000402, 41051000501, 41051008902, 41051000502, 41051000601, 41051008301, 41051008700, 41051000602, 41051008800
<b>MLK-Alberta</b>	41051003000, 41051003603, 41051003602, 41051003601, 41051003302, 41051003301, 41051003100, 41051002401, 41051003200
<b>Montavilla</b>	41051001801, 41051001601, 41051001500, 41051001602, 41051001701, 41051001702, 41051000701, 41051001802
<b>Northwest</b>	41051004500, 41051005000, 41051004900, 41051004800, 41051004700, 41051004602, 41051004601
<b>Parkrose-Argay</b>	41051009501, 41051009502, 41051007900
<b>Pleasant Valley</b>	41051008901, 41051009102
<b>Raleigh Hills</b>	41051006601, 41051006701, 41051006802, 41051006801, 41051006900
<b>Roseway-Cully</b>	41051002802, 41051002901, 41051002902, 41051002903, 41051007600, 41051007700, 41051007500, 41051007400
<b>Sellwood-Moreland-Brooklyn</b>	41051000100, 41051001000, 41051000200
<b>South Portland-Marquam Hill</b>	41051006001, 41051005800, 41051005900
<b>St. Johns</b>	41051004200, 41051004102, 41051004101, 41051004002, 41051004001
<b>Tryon Creek-Riverdale</b>	41051006300, 41051006402
<b>West Portland</b>	41051006403, 41051006501, 41051006404
<b>Woodstock</b>	41051000301, 41051000902, 41051000802, 41051000302, 41051000401





## **Portland Housing Bureau**

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Traci Manning, Director

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