



# State of Housing in Portland

October 2015





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## Foreword from Housing Commissioner Dan Saltzman

Dear Portlanders –

This second phase, and final version, of the *2015 State of Housing in Portland Report* is a comprehensive look at housing in Portland and the efforts by your City government to address issues related to homelessness and housing affordability.

The phase one version of this report brought together data from public and private sources on Portland households, income, demographics, and residential development, to give us a picture of where we have been as a city, and where we are going. This final report builds on that work by taking an internal look toward City government to assess our success at implementing policy and program goals that have been set over the years.

We have been successful at meeting many of the goals we have set as a community and we must celebrate these accomplishments. At the same time, we have fallen short on many others and we must be honest about these shortcomings to inform better policy, programming, and funding decisions in the future.

Over the next few months, you will hear about efforts by my office to stabilize renter households, increase the supply of regulated affordable housing, secure sustainable revenue sources to support affordable housing development, and engage the private development community in being a part of our affordable housing solution.

With the continued partnership of the community, I am committed to working toward a Portland where all of our residents—regardless of their income level, race, or physical ability—can have the opportunity to live and succeed.

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 script is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Dan Saltzman  
PORTLAND CITY COMMISSIONER

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# Definition of Terms

**ACS.** American Community Survey

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

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

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

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

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

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

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

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

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

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

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

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

**BPS.** The City of Portland’s Bureau of Planning & Sustainability

**CDBG.** Community Development Block Grant

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

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

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

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

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

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

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

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

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

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

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

**HUD.** The United States Department of Housing & Urban Development

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

**LIHTC.** Low-Income Housing Tax Credit

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

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



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

**MFI/MHI.** Median Family Income / Median Household Income

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

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

**Multifamily Unit.** Includes rental and ownership units in multifamily buildings.

**PDC.** The City of Portland's Portland Development Commission

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

**PHB.** The City of Portland's Portland Housing Bureau

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

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

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

**RMLS.** A privately owned real estate database.

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

**TIF.** Tax Increment Financing

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

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

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

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

**URA.** Urban Renewal Area

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

# Report Context

Under the direction of Housing Commissioner Dan Saltzman, the Portland Housing Bureau presented the first annual *State of Housing in Portland 2015 Report* this past spring, drawing on current market data to provide stakeholders and policymakers a comprehensive, real-time look at the state of Portland's housing market by geography, housing type, and the relative affordability to Portlanders based on their income, household composition, race, and ethnicity.

This inaugural report was intentionally published in two phases. The first phase presented a detailed framework of the indicators and analysis that are foundational for understanding the current housing market and the issues associated with housing affordability. It was released in April 2015 and distributed to City Council and other stakeholders to solicit feedback for refinements and additions that would shape the second and final phase of the 2015 report.

Much of the feedback from policy leaders and community stakeholders called for additional detail on the work of the City to address homelessness and affordable housing, as well as to put Portland's housing and demographic data in the context of a broader regional narrative. In the five months since the first phase was published, the City has worked to integrate internal data sets, update its regulatory portfolio, and identify policy goals set in previous planning efforts for inclusion in this final version of the 2015 report. The timing of this report, however, did not align with Metro's update to its regional count of regulated affordable units, and a regional comparison won't be possible until 2016.

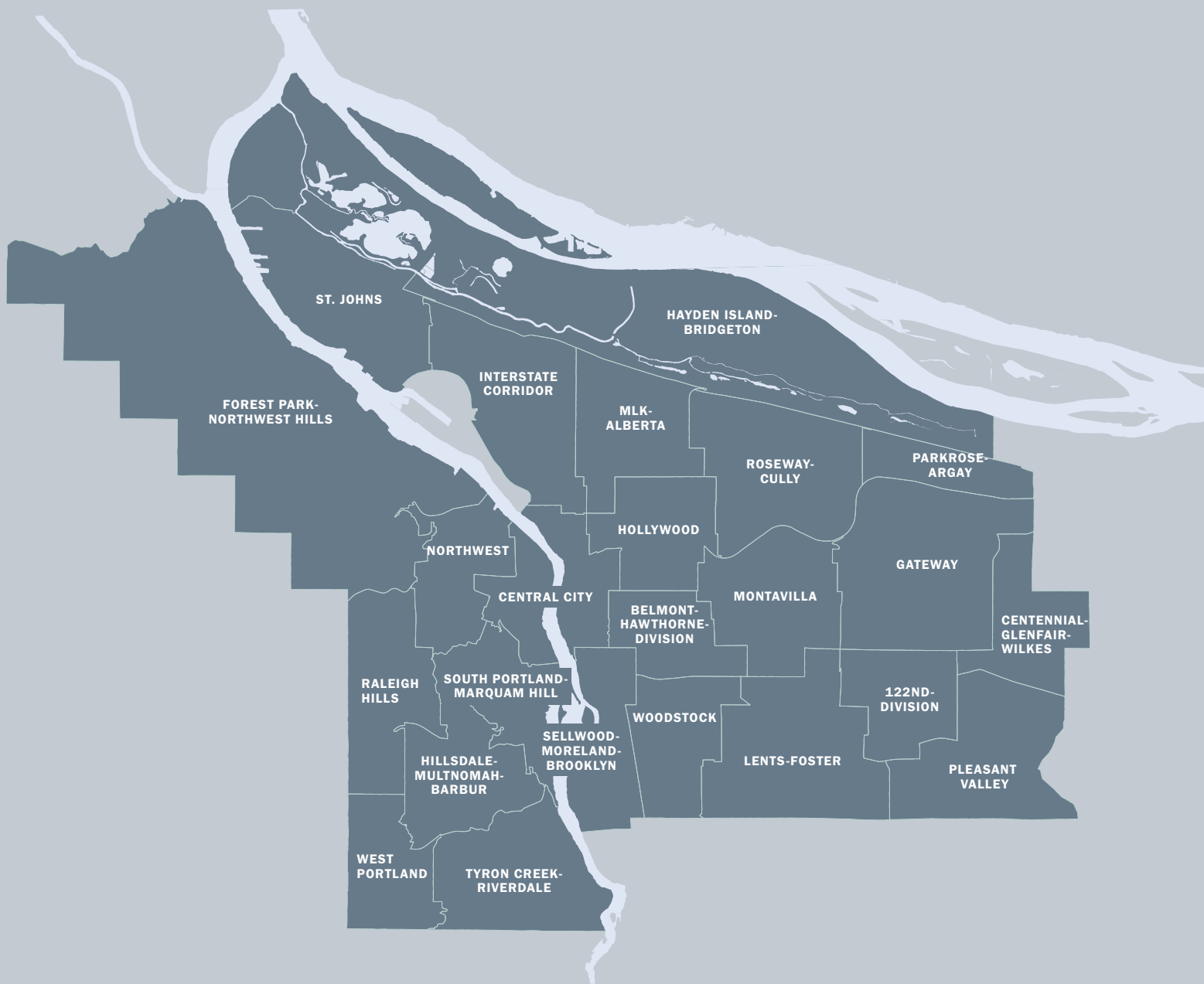
While phase one was divided into five parts, the final 2015 report has seven parts, beginning with an overview of the citywide population trends and housing market conditions in the first three parts and moving into a new and more in-depth

presentation of the City's own policies, programs, and funding specific to affordable housing in parts four through seven.

The data in the *State of Housing in Portland 2015 Report* 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 and Communities of Color. Despite these limitations, an annual publication relies on regularly updated data. Much of the source data used in this report is not produced internally and, as such, the *State of Housing* relies heavily on external data. To whatever extent possible, the Housing Bureau will work to continuously refine the data sets utilized as it moves forward with this reporting.

This report examines housing data at the citywide level and in 24 neighborhood areas. The decision about how to define the neighborhood geographies 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 in this report align closely with those in the Portland Plan, with some adjustments along census tract boundaries. For more information on data sources and methodology, please refer to Part 7 of this report.

## Neighborhood Analysis Areas



# Executive Summary

Since the last *State of Housing in Portland* report was published five months ago, the public dialogue around housing in Portland has reached critical mass and placed a renewed focus on the public resources available for affordable housing development.

The timing of these discussions has coincided with the scheduled review of the Tax Increment Financing Set-Aside for Affordable Housing Policy, currently underway, which provides the primary funding source for affordable housing development, but limits the geographic reach of resources to less than 15% of the city. In this broader context, the updates to this report build on the market analysis offered in phase one with a robust analysis of City of Portland affordable housing policy, programming, and funding.

Over the last several decades, the City has set forth many ambitious policy goals to address homelessness and housing affordability across the city, and with particular focus on the Central City and within each of the urban renewal areas. Part four of this report assesses the City's progress toward those goals in a compendium of the affordable housing targets established in various City policies and planning documents dating back to 1980—including the original Comprehensive Plan, the various Central City quadrant plans, the Affordable Housing Set-Aside Policy, and others. These targets fall into three main areas: funding and resource development, program implementation, and unit production. In some cases, the City is meeting and exceeded these goals, and in others there is still more work to do.

In the urban renewal areas, the City is meeting or exceeding set-aside levels across the board, but overall success varies by district and, frequently, by the resources available there. In particular, rising housing costs observed in East Portland and the associated displacement risk call attention to the homeownership and home repair goals not being met in Lents Town Center. In the Interstate Corridor URA, which has become the focal point of the city's displacement issues, the City and other entities have exceeded goals to maintain the existing affordable rental housing stock, but the City is not currently on track to meet the 2020 production levels established in policy.

The analysis also shows successes in the Central City, particularly on the west side, where regulated rental unit production

remains high in an area of the city with a high concentration of extremely low-income households (below 30% of the median family income), and programs serve a diversity of Portlanders. While the City is not currently meeting the goal of maintaining 8,286 affordable rental units defined by the Central City No Net Loss policy, the loss of affordability since it was established in 2002 has occurred in private market developments, while the number of regulated units in the area continues to grow (currently 6,551 rent-regulated units, and more than 6,800 total affordable units).

Many of the important data findings on the housing landscape and demographics of the city remain unchanged since they were first published this spring. Despite increased permitting and production in the housing market, rents have continued to rise. Average rents across the city have increased between 8-9%, or roughly \$100 per month, since this time last year.

Housing cost and income disparities have limited housing opportunity for the average Black, Native American, and Alaska Native households in every neighborhood in Portland. Updated data since the last report shows that in addition to these populations, housing affordability is increasingly impacting Latino households and single mothers as well.

In the absence of new data from the ACS 2014 1-Year Estimates of population, households, and income data, which was released after this report, initial analysis indicates that inflation-adjusted incomes have remained relatively flat, and that increases in household income to counterbalance increased housing costs have not materialized.

As the 2035 Comprehensive Plan continues to be developed, and Portland establishes its policy framework for the next 20 years, the development of a long-term affordable housing strategy and financing plan will be needed to ensure that progress continues to be made in making Portland a place where all households can afford to live and that housing choice and opportunity is preserved for all.





# Portland Demographics & Housing Stock

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## Section 1

# Population, Households & Income

Portland has grown significantly since 2000, adding more than 80,000 individuals and 29,000 households. Population growth has been most heavily concentrated in East Portland neighborhoods, including Gateway, Pleasant Valley, Lents-Foster, and 122nd-Division.

The Central City continued to absorb a significant proportion of overall growth, with the second highest increase in the city. When compared to one another, the growth observed in the two areas differs significantly by household size. The number of larger households in East Portland, as compared to those in the Central City, suggests that families may be less likely or less able to live in the Central City.

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 only 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 observed among White households has not been shared by other populations, and the 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, analysis of corresponding income, affordability, and population trends point to this being a proportional shift as renter households in these communities are priced out of the city altogether, rather than signaling true increases in African and Native American homeownership.

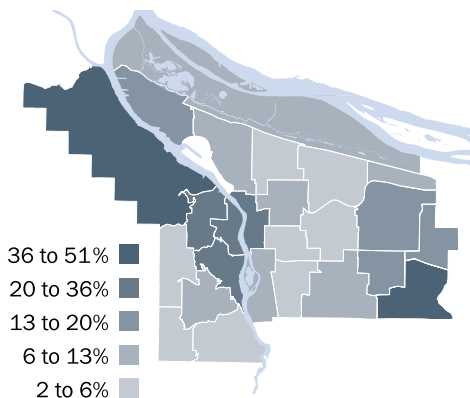
Communities of Color are increasingly moving to Outer East and Southeast Portland. North and Northeast Portland in particular have experienced a significant decline in the proportion of Communities of Color since the year 2000.

# Population

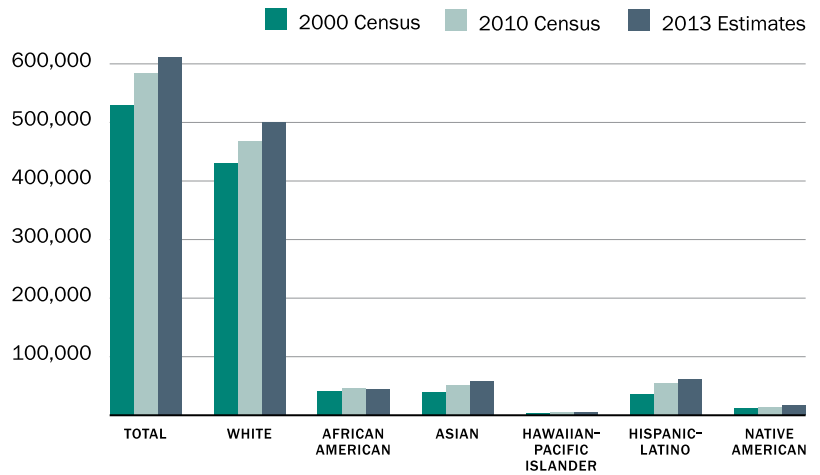
Portland's population increased by more than 80,000 individuals between the year 2000 and 2013, growing from 529,121 to 611,134 individuals. African Americans experienced the lowest growth at 6.8% with the Hispanic-Latino population experiencing the highest growth at 69.1%. With the exception of the African American population, Communities of Color experienced significantly higher growth rates, nearly three times higher, than White individuals or the Portland population as a whole.

Population growth has been most heavily concentrated in neighborhoods in East Portland, including Gateway, Pleasant Valley, Lents-Foster, and 122nd-Division. The Central City continued to absorb a significant proportion of overall growth with the second highest increase in the city. Minimal growth has occurred in Tryon Creek-Riverdale, West Portland, and Hayden Island-Bridgeton.

**Change in Population by Neighborhood 2000-2013**

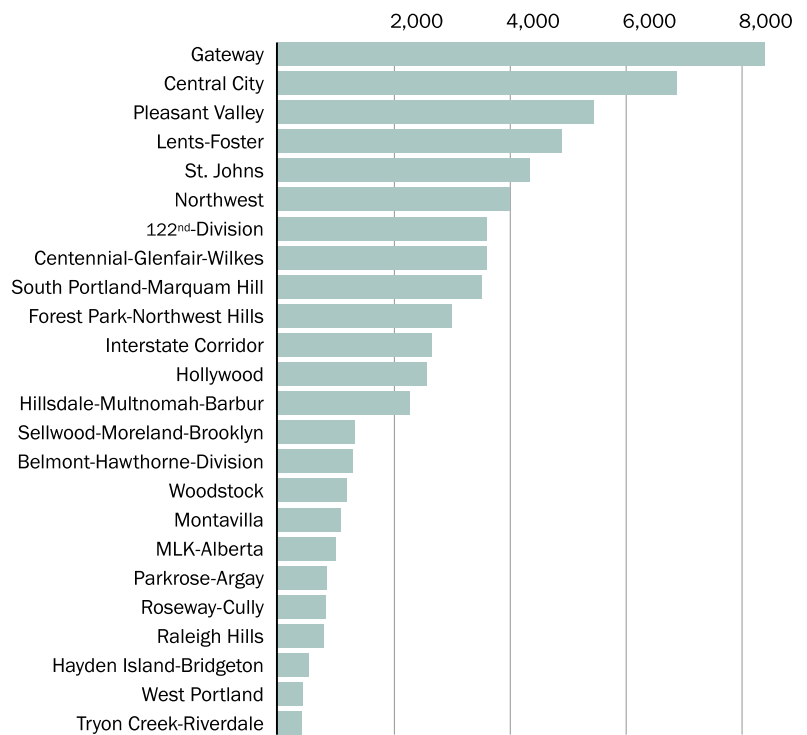


**Fig. 2.1 Population by Race & Ethnicity**



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

**Fig. 2.2 Population Growth by Neighborhood, 2000-2013**



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

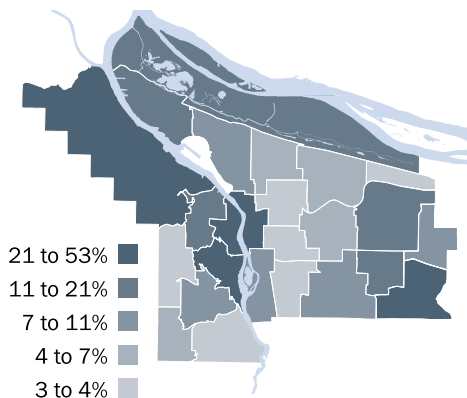
## Households

The number of Portland households increased by more than 29,000 between the year 2000 and 2013.

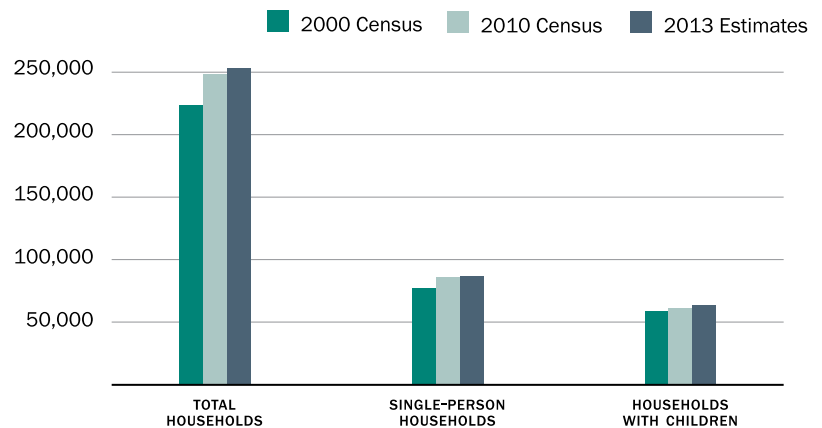
The city experienced an overall household growth rate of 13.1%, with single-person households increasing by 12.7% and households with children increasing by 7.6%.

Similar to population growth, the Central City saw some of the most significant growth in the number of households. In contrast to population growth, the Central City household growth was nearly double that of any other neighborhood area. These two data points suggest that household growth in East Portland neighborhoods consists of significantly larger household sizes. Beyond the Central City, household growth is somewhat more evenly distributed in north, northeast, outer east, and southeast neighborhoods of the city than population growth.

### Growth in Number of Households by Neighborhood 2000-2013

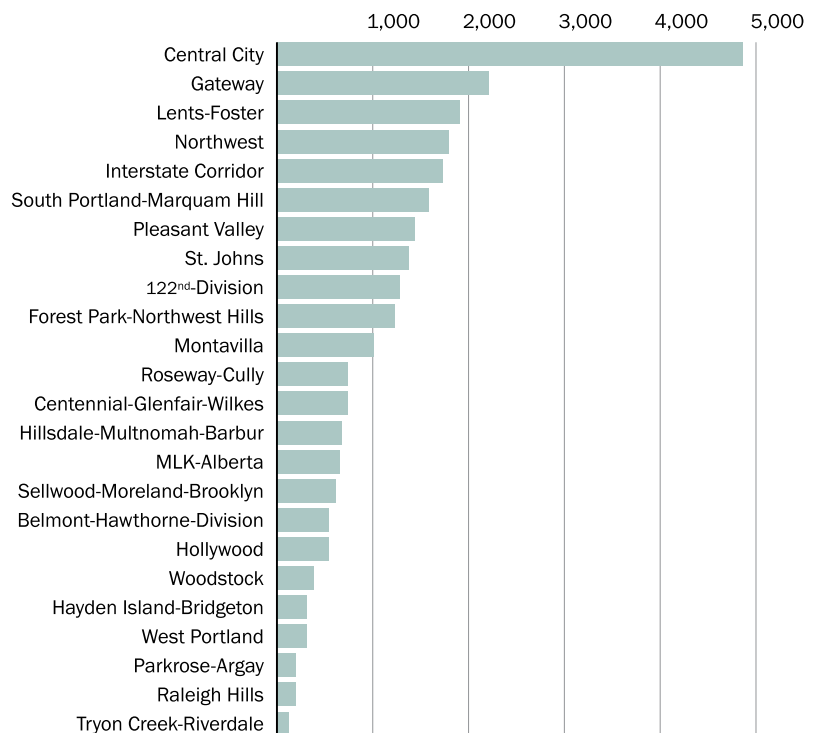


**Fig. 2.3 Number of Households**



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

**Fig. 2.4 Household Growth by Neighborhood, 2000-2013**



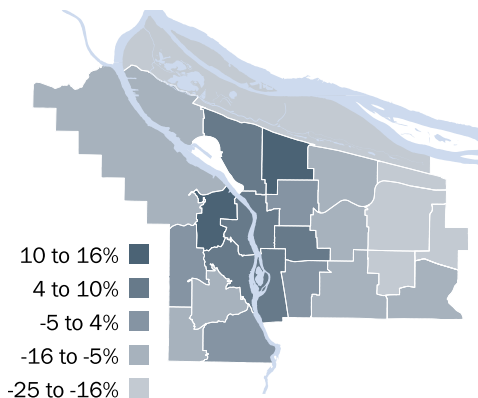
Source: U.S. Census Bureau – 2000 Decennial Census, 2013 5-Year ACS Estimates

## Income

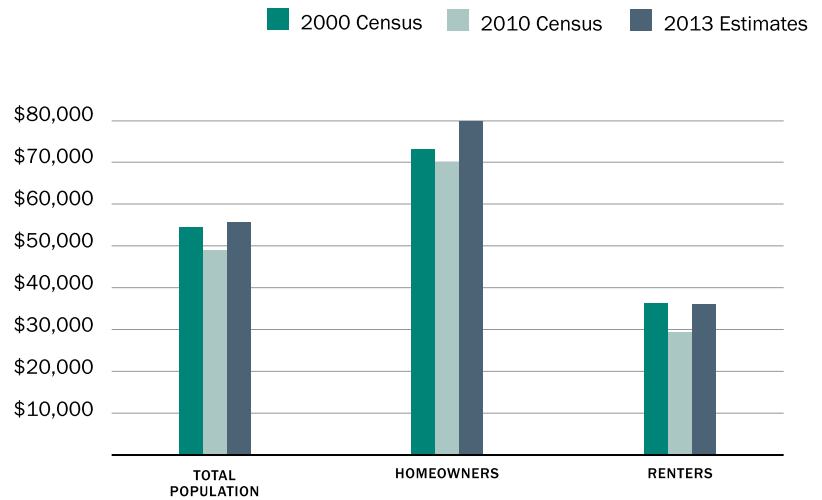
After adjusting for inflation, Portland shows meager growth in median household income between the years 2000 and 2013. As of 2013, the median household income was \$55,571. Real median income levels have increased among homeowners since 2000 and after the post-recessionary period in 2010, while renter households have seen their economic position weaken. The median homeowner income in 2013, at \$79,622, was over two times as high as the median renter income of \$35,986.

The rebounding of post-recessionary wages among White households has not been shared, and inflation-adjusted incomes continue to fall among Communities of Color. Beyond the absence of a shared recovery, Communities of Color continue to experience disproportionately lower median income levels than that of all Portland households. The median White household income in 2013 was \$59,758, while the majority of Communities of Color experienced a median income between \$22,000 and \$36,000.

### Change in Median Income by Neighborhood 2000-2013

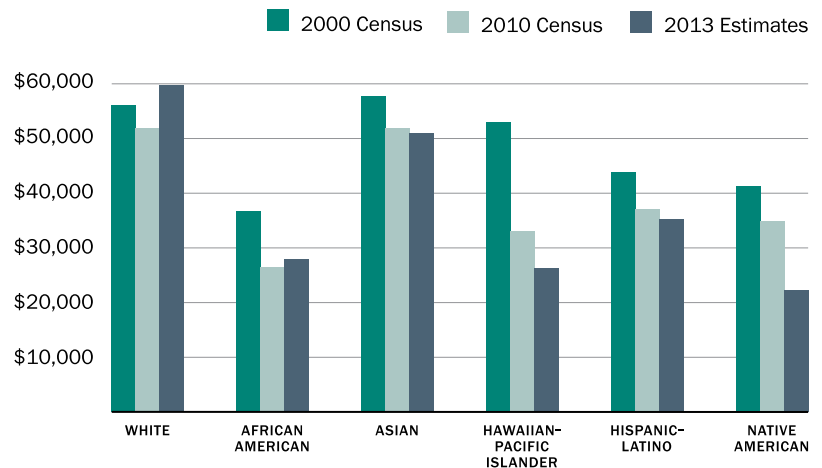


**Fig. 2.5 Median Household Income by Housing Tenure (2013 Adjusted \$)**



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

**Fig. 2.6 Median Household Income by Race & Ethnicity (2013 Adjusted \$)**



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



## Homeownership

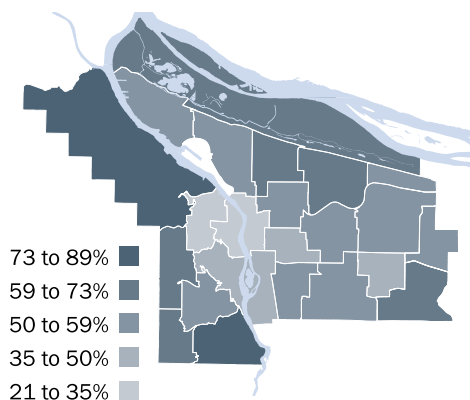
Portland's 53% homeownership rate is relatively high compared with other cities of similar size and character. Nonetheless, the city has experienced a small but steady decline in the proportion of the population that occupies an owned home since the year 2000.

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

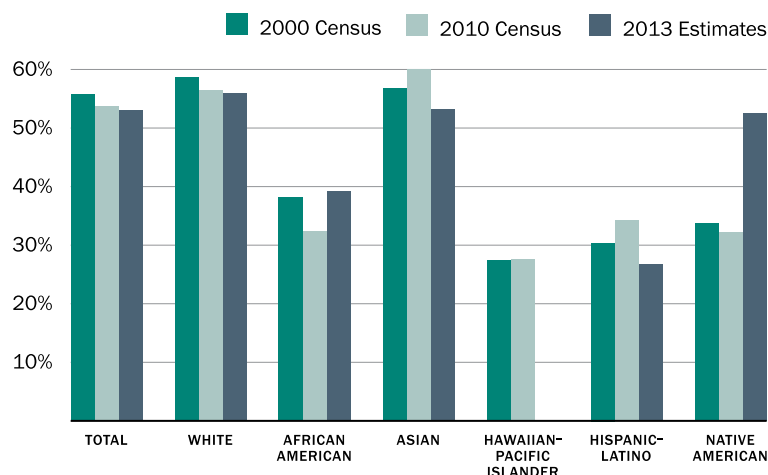
Asian and Hispanic-Latino households have experienced post-recessionary declines in homeownership at more substantial rates than the total population or White households.

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 true increases in homeownership in these communities.

### Homeownership Rate by Neighborhood 2013

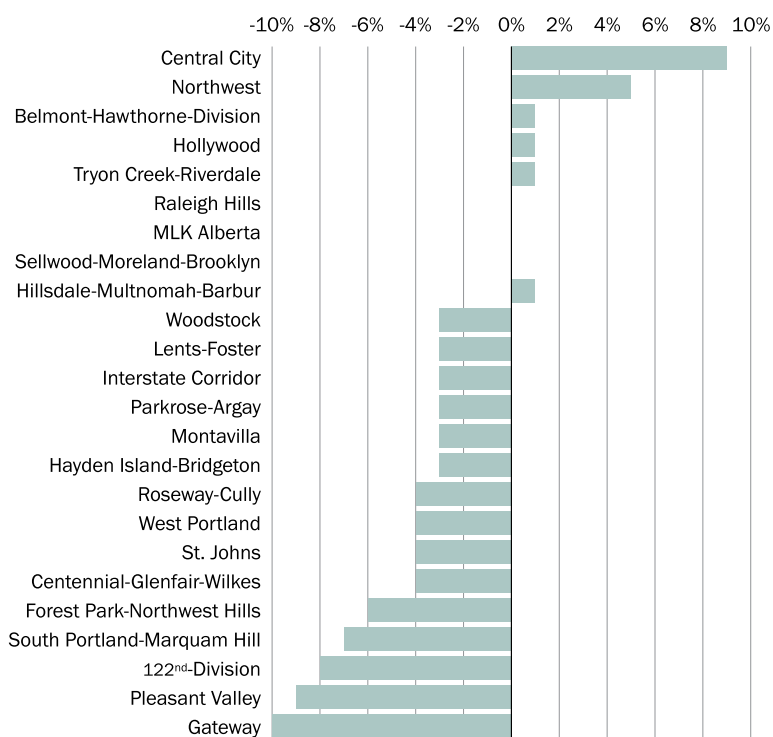


**Fig. 2.7 Homeownership Rate by Race & Ethnicity**



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

**Fig. 2.8 Change in Rate of Homeownership by Neighborhood, 2000-2013**



Source: U.S. Census Bureau – 2000 Decennial Census, 2008-2013 5-Year ACS Estimates

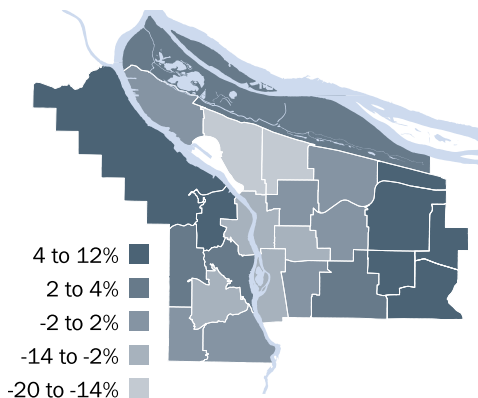
## Racial Diversity

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.

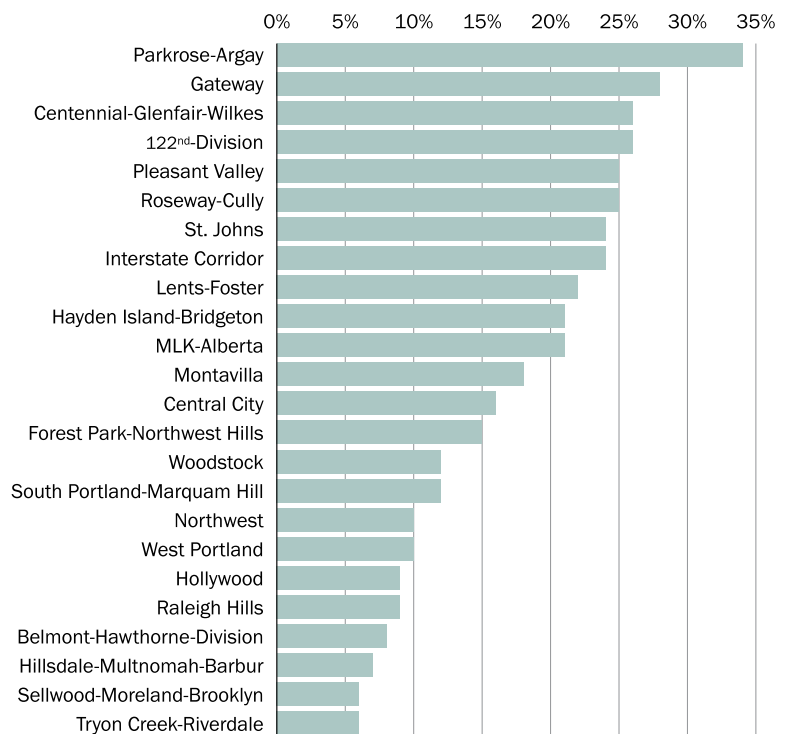
Communities of Color are increasingly moving to Outer East and Southeast Portland. North and Northeast Portland have experienced a significant decline in the proportion of the population that consists of Communities of Color since the year 2000.

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 of neighborhoods in close proximity to the Central City.

**Change in Racial Diversity by Neighborhood 2000-2013**

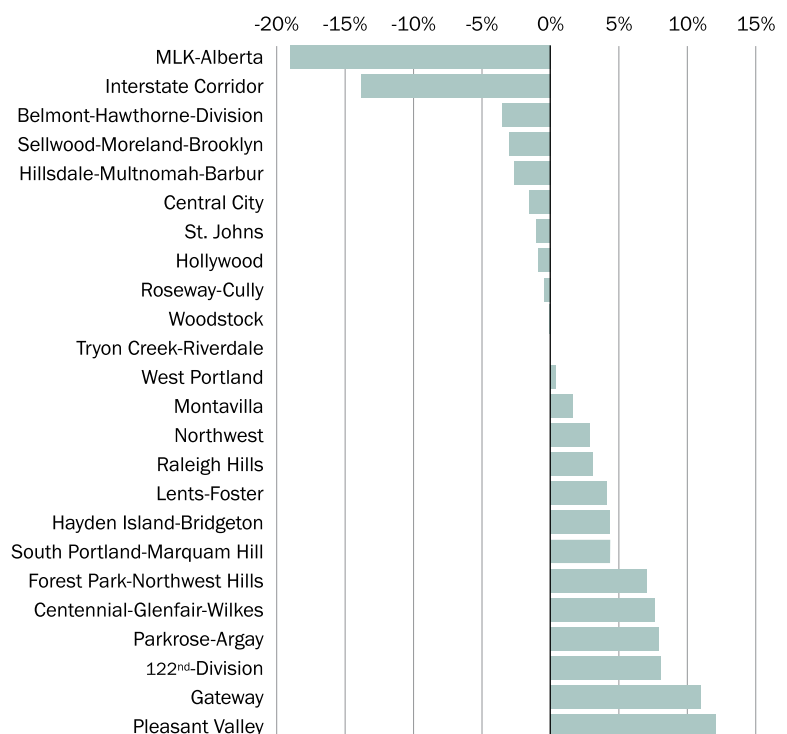


**Fig. 2.9 Non-White Population by Neighborhood, 2013**



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

**Fig. 2.10 Change in Racial Diversity by Neighborhood, 2000-2013**



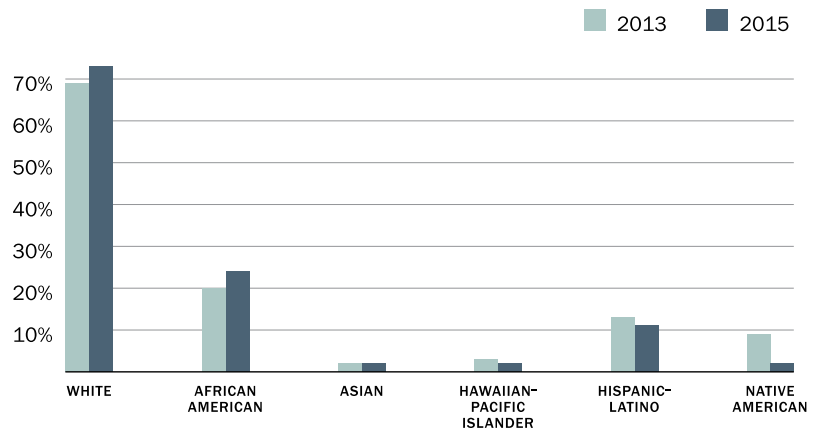
Source: U.S. Census Bureau – 2000 Decennial Census, 2013 5-Year ACS Estimates

## Homelessness

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

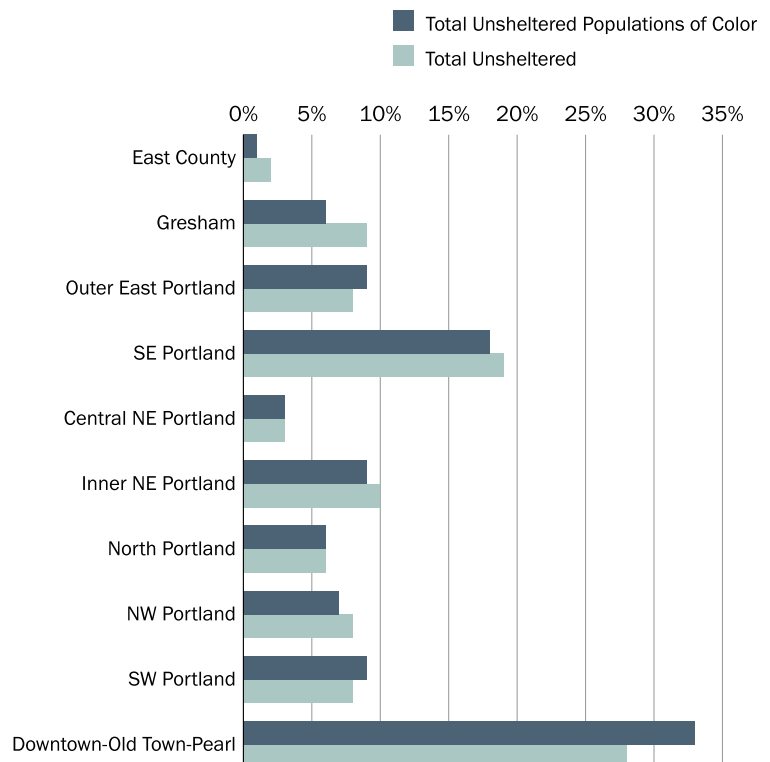
People of color are over-represented within the homeless population compared with the general population of Portland and Multnomah County. The extent of the over-representation varies by community. All communities of color except Asians are over-represented, with the greatest levels of over-representation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

**Fig. 2.11 Individuals Experiencing Homelessness by Race & Ethnicity**



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

**Fig. 2.12 Geographic Distribution of Unsheltered Populations of Color, 2015**



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

## Section 2

# Housing Stock & Production

The number of housing units citywide continues to increase, with multifamily developments representing the bulk of new additions to the city stock.

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 and 2014 were at all-time highs. Assuming the majority of these go on to be built, production levels will soon surpass those in the early 2000s. In contrast, the number of single-family permits issued in 2013 and 2014, are still well below the early 2000s.

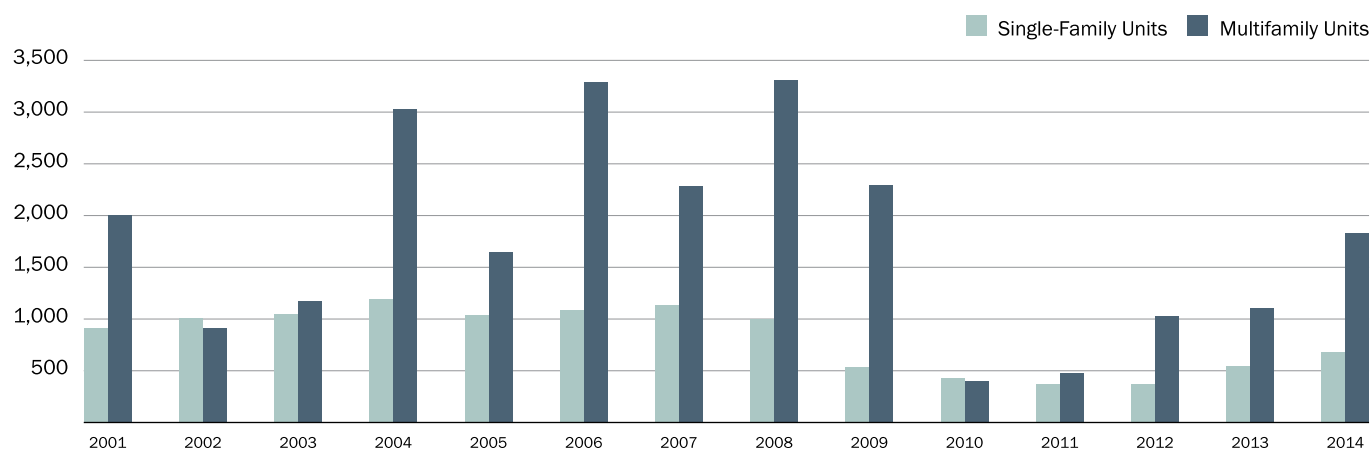
Multifamily production was concentrated in the neighborhoods surrounding the Central City and permitting was concentrated in the Central City. Single-family production and permitting, instead, were concentrated in Interstate Corridor, Lents-Foster, MLK-Alberta, and St. Johns.

## Production Totals

Portland continues to experience increases in the number of housing units in the citywide 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.

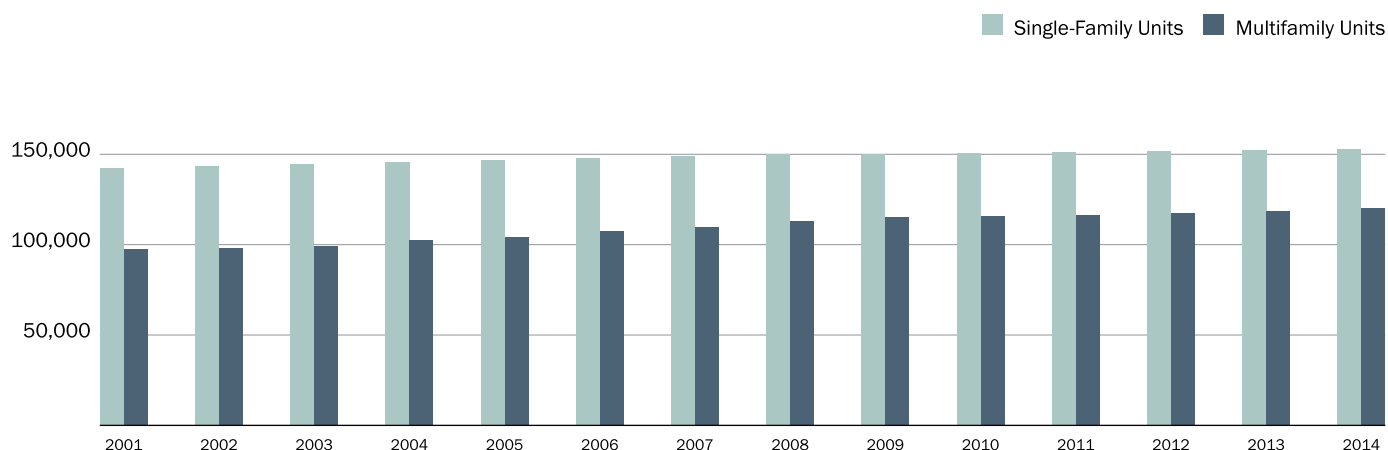
While the addition of single-family and multifamily housing units has increased in recent years, annual production levels have not yet reached pre-recessionary levels.

**Fig. 2.13 Portland Housing Stock Annual Unit Production, 2000-2014**



Source: Multnomah County, Portland Tax Lot Data 2015

**Fig. 2.14 Portland Housing Stock Total Units, 2000-2014**



Source: Multnomah County, Portland Tax Lot Data 2015



## Production Totals, cont.

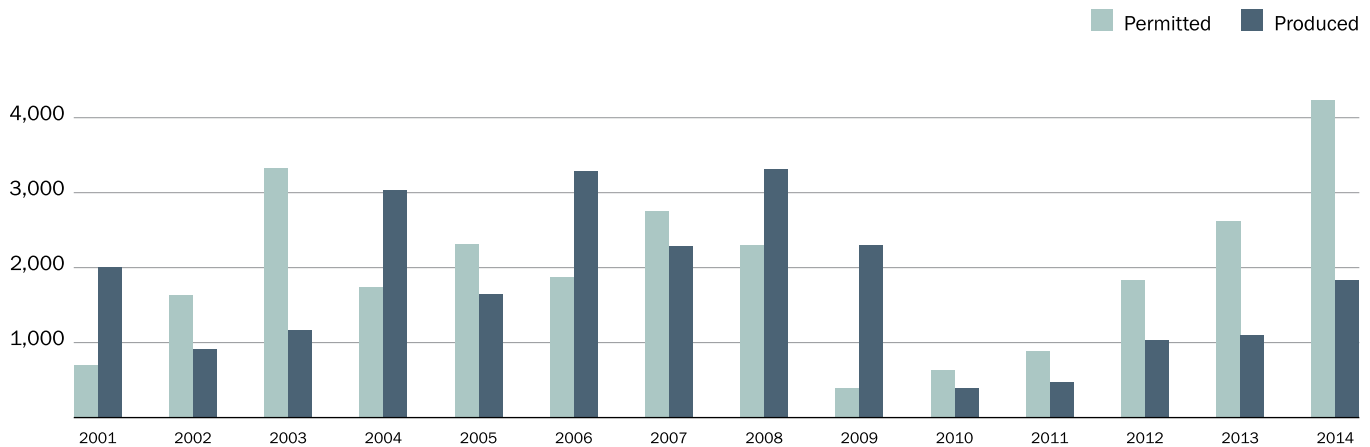
### Multifamily

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.

### Single-Family

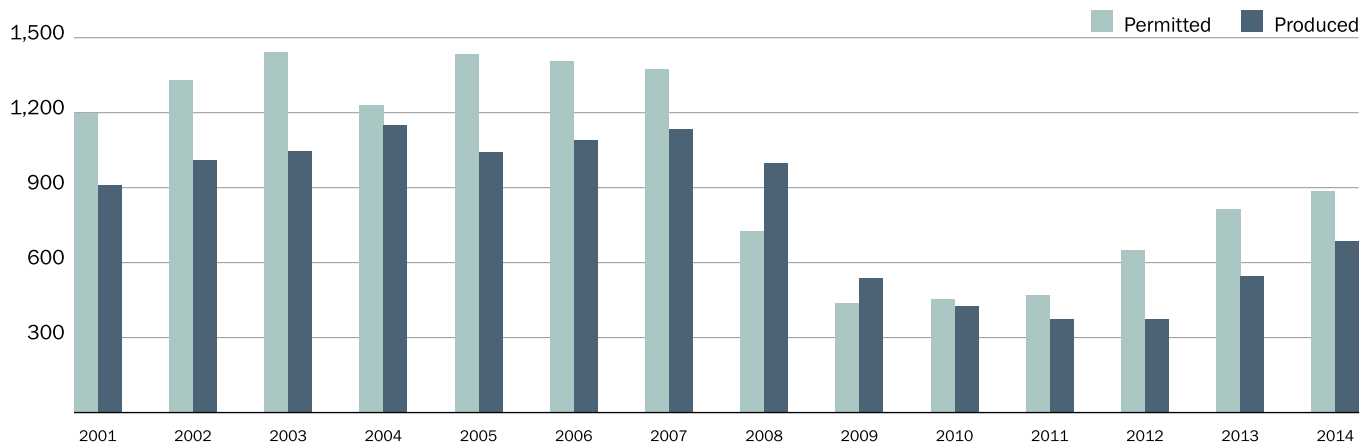
Similar to multifamily production, single-family production is well below pre-recessionary levels. In contrast to the multifamily market, the number of single-family permits issued in 2013 and 2014—at 815 and 886 respectively—are still well below the early 2000s.

**Fig. 2.15 Multifamily Unit Permits & Production, 2000-2014**



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

**Fig. 2.16 Single-Family Unit Permits & Production, 2000-2014**



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

## Production by Neighborhood

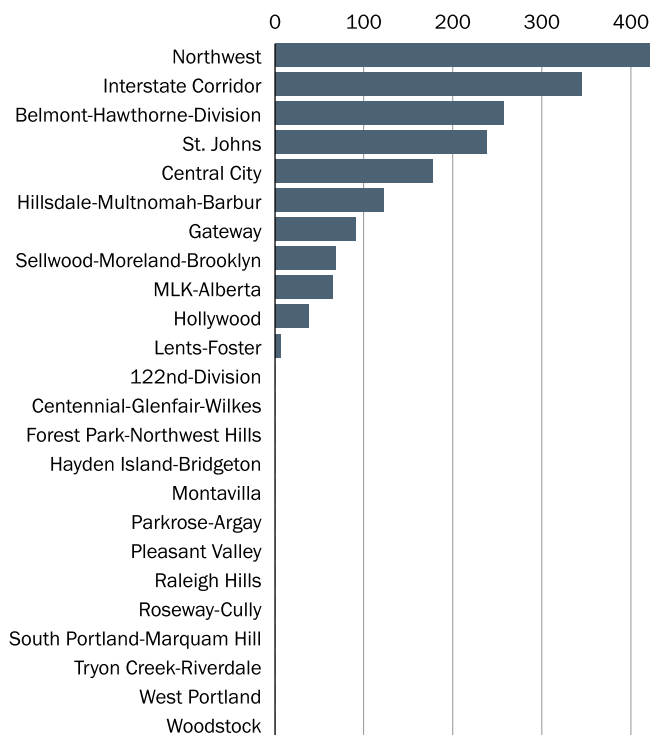
### Multifamily

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.

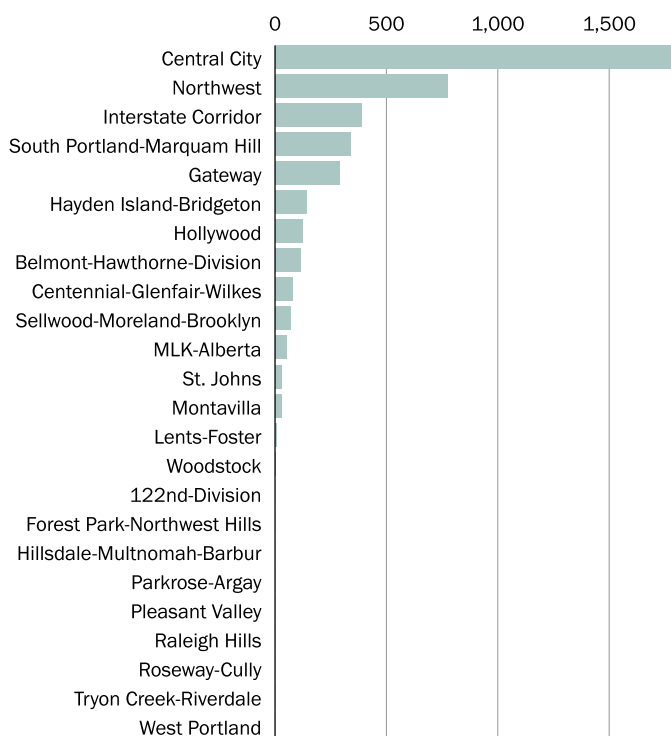
Multifamily permitting in 2014 was substantially concentrated in the Central City with nearly 1,800 new permits issued. In addition to the Central City, construction and production is expected to continue in Northwest and Interstate Corridor as over 1,100 permits were issued between the two neighborhoods.

**Fig. 2.17 Multifamily Unit Production by Neighborhood, 2014**



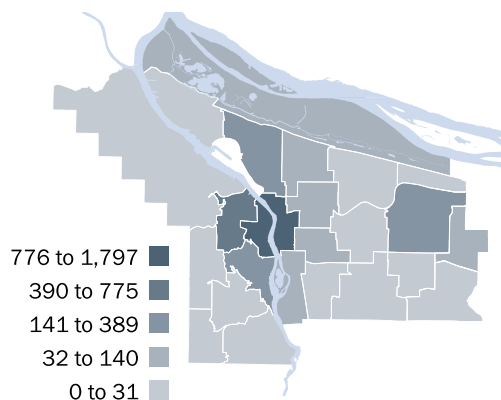
Source: Multnomah County, Portland Tax Lot Data 2015

**Fig. 2.18 Multifamily Unit Permits by Neighborhood, 2014**



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

### Multifamily Permitting 2014



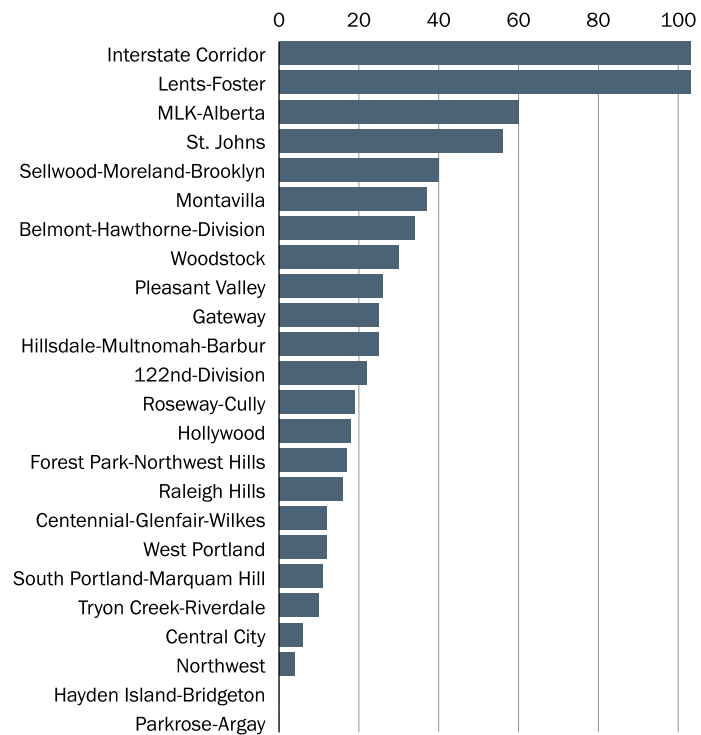
## Production by Neighborhood, cont.

### Single-Family

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.

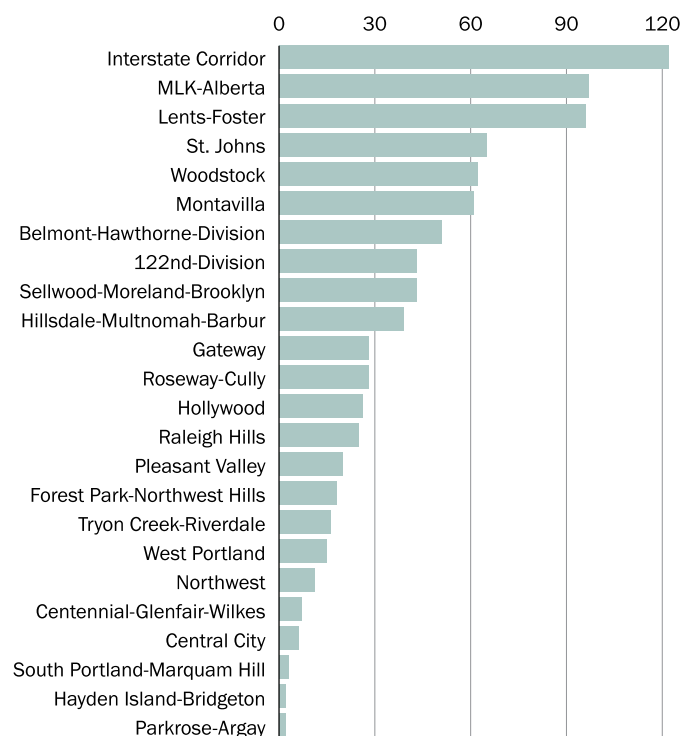
Single-family permitting in 2014 has been relatively distributed throughout most neighborhoods in the city, with more substantial permitting continuing in Interstate Corridor, Lents-Foster, MLK-Alberta, and St. Johns. In addition, Woodstock and Montavilla have experienced higher levels of permitting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

**Fig. 2.19 Single-Family Unit Production by Neighborhood, 2014**



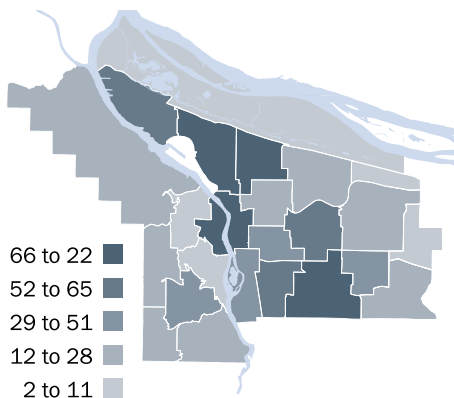
Source: City of Portland, Bureau of Development Services, 2015

**Fig. 2.20 Single-Family Unit Permits by Neighborhood, 2014**



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

### Single-Family Permitting 2014





# Housing Market Affordability

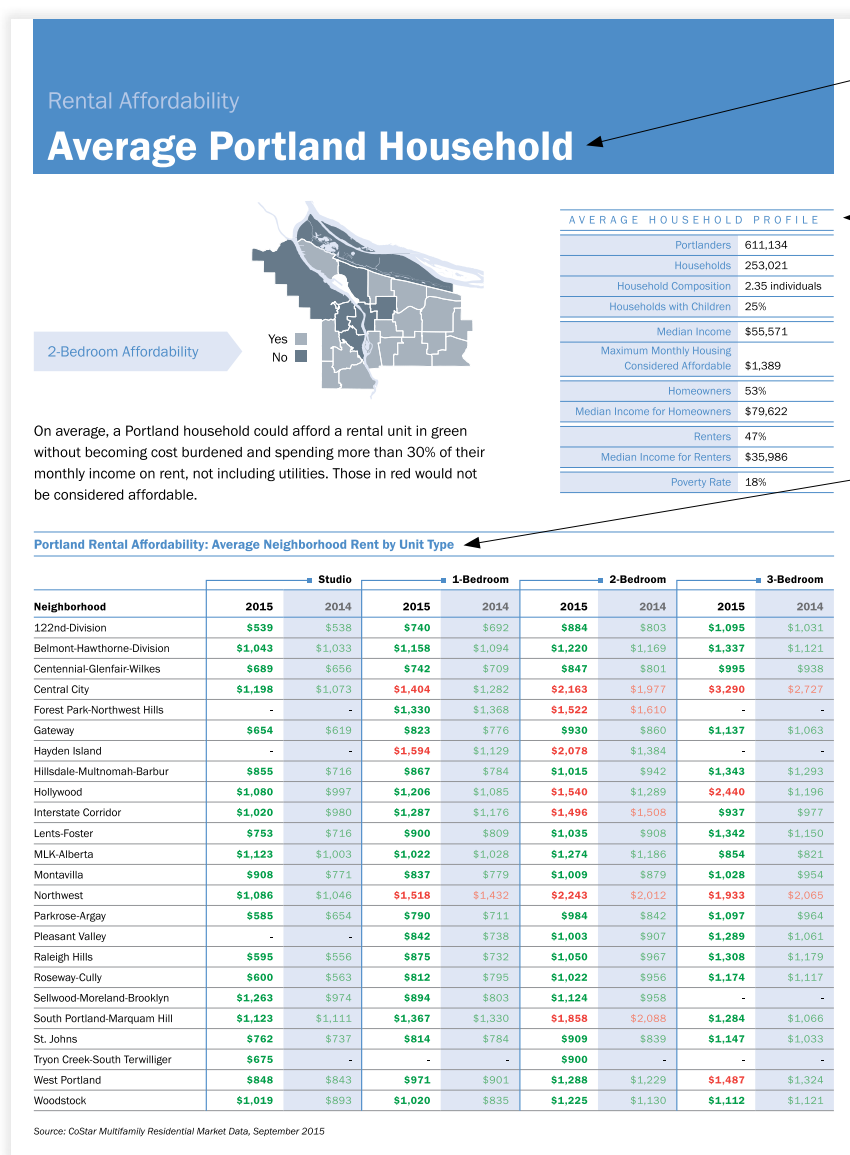
## Contents

26	2.01 Rental Housing Affordability
41	2.02 Homeownership Affordability

## Section 1

# Rental Housing Market & Affordability

## Guide to Rental Affordability Estimates



### Household Profile

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

### Household Data

Currently available data for each household type.

Data Source: ACS 2013 1-Year Estimates

### Affordability Estimates

Average Q3 rent for 2014 and 2015, and estimates of the affordability of multifamily rental units for each neighborhood by unit type. Affordability was determined according to whether or not the average rent for a type of unit in a neighborhood exceeded 30% of the median income for the given household type (not including utilities).

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

# Change in Rental Prices 2014 to 2015

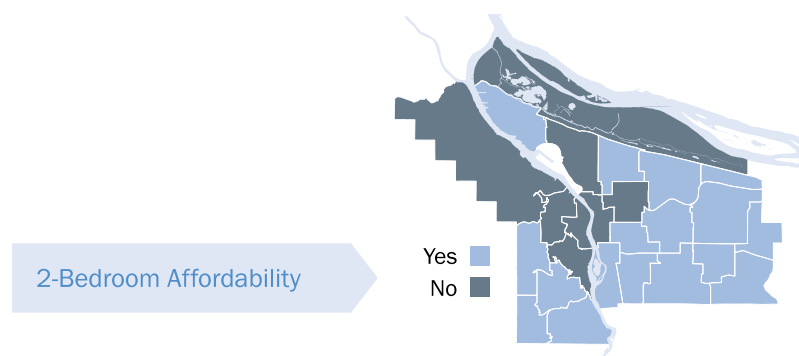
Since the third quarter of 2014, Portland rents have increased an average of 8 - 9%—or roughly \$100 per month over the previous year. This overall increase has not been felt equally throughout the city, with changes in rents varying by neighborhood. The Central City, Northwest Portland, and South Portland-Marquam Hill are currently the least affordable neighborhoods in the city to rent a two-bedroom apartment, while 122nd-Division and Centennial-Glenfair-Wilkes are currently the most affordable. In the last year, many neighborhoods in Southeast and Outer Southeast Portland experienced some of the highest increases in rental rates for two-bedroom units, significantly reducing affordability for many households in what has historically been an affordable area of the city.

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

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
	2015	% +/-	2015	% +/-	2015	% +/-	2015	% +/-
Portland	\$1,135	+9.2%	\$1,182	+8.7%	\$1,286	+7.9%	\$1,362	+8.7%
122nd-Division	\$539	+0.2%	\$740	+6.9%	\$884	+10.1%	\$1,095	+6.2%
Belmont-Hawthorne-Division	\$1,043	+1.0%	\$1,158	+5.9%	\$1,220	+4.4%	\$1,337	+19.3%
Centennial-Glenfair-Wilkes	\$689	+5.0%	\$742	+4.7%	\$847	+5.7%	\$995	+6.1%
Central City	\$1,198	+11.6%	\$1,404	+9.5%	\$2,163	+9.4%	\$3,290	+20.6%
Forest Park-Northwest Hills	-	-	\$1,330	-	\$1,522	-5.5%	-	-
Gateway	\$654	+5.7%	\$823	+6.1%	\$930	+8.1%	\$1,137	+7.0%
Hayden Island	-	-	\$1,594	+41.2%	\$2,078	+50.1%	-	-
Hillsdale-Multnomah-Barbur	\$855	+19.4%	\$867	+10.6%	\$1,015	+7.7%	\$1,343	+3.9%
Hollywood	\$1,080	+8.3%	\$1,206	+11.2%	\$1,540	+19.5%	\$2,440	+104.0%
Interstate Corridor	\$1,020	+4.1%	\$1,287	+9.4%	\$1,496	-0.8%	\$937	-4.1%
Lents-Foster	\$753	+5.2%	\$900	+11.2%	\$1,035	+14.0%	\$1,342	+16.7%
MLK-Alberta	\$1,123	+12.0%	\$1,022	-0.6%	\$1,274	+7.4%	\$854	+4.0%
Montavilla	\$908	+17.8%	\$837	+7.4%	\$1,009	+14.8%	\$1,028	+7.8%
Northwest	\$1,086	+3.8%	\$1,518	+6.0%	\$2,243	+11.5%	\$1,933	-6.4%
Parkrose-Argay	\$585	-10.6%	\$790	+11.1%	\$984	+16.9%	\$1,097	+13.8%
Pleasant Valley	-	-	\$842	+14.1%	\$1,003	+10.6%	\$1,289	+21.5%
Raleigh Hills	\$595	+7.0%	\$875	+19.5%	\$1,050	+8.6%	\$1,308	+10.9%
Roseway-Cully	\$600	+6.6%	\$812	+2.1%	\$1,022	+6.9%	\$1,174	+5.1%
Sellwood-Moreland-Brooklyn	\$1,263	+29.7%	\$894	+11.3%	\$1,124	+17.3%	-	-
South Portland-Marquam Hill	\$1,123	+1.1%	\$1,367	+2.8%	\$1,858	-11.0%	\$1,284	+20.5%
St. Johns	\$762	+3.4%	\$814	+3.8%	\$909	+8.3%	\$1,147	+11.0%
Tryon Creek-South Terwilliger	\$675	-	-	-	\$900	-	-	-
West Portland	\$848	+0.6%	\$971	+7.8%	\$1,288	+4.8%	\$1,487	+12.3%
Woodstock	\$1,019	+14.1%	\$1,020	+22.2%	\$1,225	+8.4%	\$1,112	-0.8%

Source: CoStar Multifamily Residential Market Data, September 2015

# Average Portland Household



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: Average Neighborhood Rent by Unit Type

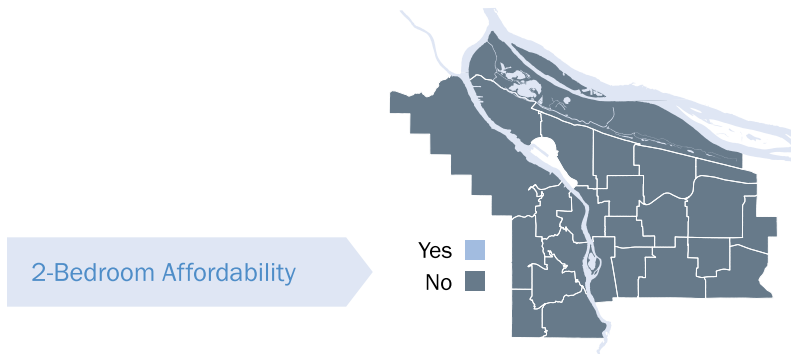
Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
	2015	2014	2015	2014	2015	2014	2015	2014
122nd-Division	\$539	\$538	\$740	\$692	\$884	\$803	\$1,095	\$1,031
Belmont-Hawthorne-Division	\$1,043	\$1,033	\$1,158	\$1,094	\$1,220	\$1,169	\$1,337	\$1,121
Centennial-Glenfair-Wilkes	\$689	\$656	\$742	\$709	\$847	\$801	\$995	\$938
Central City	\$1,198	\$1,073	\$1,404	\$1,282	\$2,163	\$1,977	\$3,290	\$2,727
Forest Park-Northwest Hills	-	-	\$1,330	\$1,368	\$1,522	\$1,610	-	-
Gateway	\$654	\$619	\$823	\$776	\$930	\$860	\$1,137	\$1,063
Hayden Island	-	-	\$1,594	\$1,129	\$2,078	\$1,384	-	-
Hillsdale-Multnomah-Barbur	\$855	\$716	\$867	\$784	\$1,015	\$942	\$1,343	\$1,293
Hollywood	\$1,080	\$997	\$1,206	\$1,085	\$1,540	\$1,289	\$2,440	\$1,196
Interstate Corridor	\$1,020	\$980	\$1,287	\$1,176	\$1,496	\$1,508	\$937	\$977
Lents-Foster	\$753	\$716	\$900	\$809	\$1,035	\$908	\$1,342	\$1,150
MLK-Alberta	\$1,123	\$1,003	\$1,022	\$1,028	\$1,274	\$1,186	\$854	\$821
Montavilla	\$908	\$771	\$837	\$779	\$1,009	\$879	\$1,028	\$954
Northwest	\$1,086	\$1,046	\$1,518	\$1,432	\$2,243	\$2,012	\$1,933	\$2,065
Parkrose-Argay	\$585	\$654	\$790	\$711	\$984	\$842	\$1,097	\$964
Pleasant Valley	-	-	\$842	\$738	\$1,003	\$907	\$1,289	\$1,061
Raleigh Hills	\$595	\$556	\$875	\$732	\$1,050	\$967	\$1,308	\$1,179
Roseway-Cully	\$600	\$563	\$812	\$795	\$1,022	\$956	\$1,174	\$1,117
Sellwood-Moreland-Brooklyn	\$1,263	\$974	\$894	\$803	\$1,124	\$958	-	-
South Portland-Marquam Hill	\$1,123	\$1,111	\$1,367	\$1,330	\$1,858	\$2,088	\$1,284	\$1,066
St. Johns	\$762	\$737	\$814	\$784	\$909	\$839	\$1,147	\$1,033
Tryon Creek-South Terwilliger	\$675	-	-	-	\$900	-	-	-
West Portland	\$848	\$843	\$971	\$901	\$1,288	\$1,229	\$1,487	\$1,324
Woodstock	\$1,019	\$893	\$1,020	\$835	\$1,225	\$1,130	\$1,112	\$1,121

Source: CoStar Multifamily Residential Market Data, September 2015



## Rental Affordability

# 3 Person Extremely Low Income (30% MFI)



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.

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	-

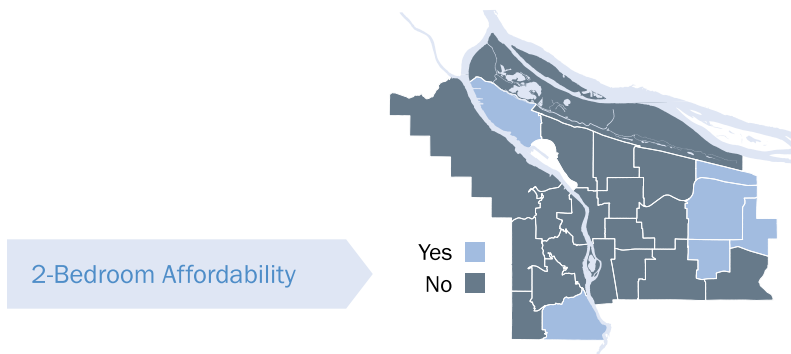
### Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
	2015	2014	2015	2014	2015	2014	2015	2014
122nd-Division	\$539	\$538	\$740	\$692	\$884	\$803	\$1,095	\$1,031
Belmont-Hawthorne-Division	\$1,043	\$1,033	\$1,158	\$1,094	\$1,220	\$1,169	\$1,337	\$1,121
Centennial-Glenfair-Wilkes	\$689	\$656	\$742	\$709	\$847	\$801	\$995	\$938
Central City	\$1,198	\$1,073	\$1,404	\$1,282	\$2,163	\$1,977	\$3,290	\$2,727
Forest Park-Northwest Hills	-	-	\$1,330	\$1,368	\$1,522	\$1,610	-	-
Gateway	\$654	\$619	\$823	\$776	\$930	\$860	\$1,137	\$1,063
Hayden Island	-	-	\$1,594	\$1,129	\$2,078	\$1,384	-	-
Hillsdale-Multnomah-Barbur	\$855	\$716	\$867	\$784	\$1,015	\$942	\$1,343	\$1,293
Hollywood	\$1,080	\$997	\$1,206	\$1,085	\$1,540	\$1,289	\$2,440	\$1,196
Interstate Corridor	\$1,020	\$980	\$1,287	\$1,176	\$1,496	\$1,508	\$937	\$977
Lents-Foster	\$753	\$716	\$900	\$809	\$1,035	\$908	\$1,342	\$1,150
MLK-Alberta	\$1,123	\$1,003	\$1,022	\$1,028	\$1,274	\$1,186	\$854	\$821
Montavilla	\$908	\$771	\$837	\$779	\$1,009	\$879	\$1,028	\$954
Northwest	\$1,086	\$1,046	\$1,518	\$1,432	\$2,243	\$2,012	\$1,933	\$2,065
Parkrose-Argay	\$585	\$654	\$790	\$711	\$984	\$842	\$1,097	\$964
Pleasant Valley	-	-	\$842	\$738	\$1,003	\$907	\$1,289	\$1,061
Raleigh Hills	\$595	\$556	\$875	\$732	\$1,050	\$967	\$1,308	\$1,179
Roseway-Cully	\$600	\$563	\$812	\$795	\$1,022	\$956	\$1,174	\$1,117
Sellwood-Moreland-Brooklyn	\$1,263	\$974	\$894	\$803	\$1,124	\$958	-	-
South Portland-Marquam Hill	\$1,123	\$1,111	\$1,367	\$1,330	\$1,858	\$2,088	\$1,284	\$1,066
St. Johns	\$762	\$737	\$814	\$784	\$909	\$839	\$1,147	\$1,033
Tryon Creek-South Terwilliger	\$675	-	-	-	\$900	-	-	-
West Portland	\$848	\$843	\$971	\$901	\$1,288	\$1,229	\$1,487	\$1,324
Woodstock	\$1,019	\$893	\$1,020	\$835	\$1,225	\$1,130	\$1,112	\$1,121

Source: CoStar Multifamily Residential Market Data, September 2015

## Rental Affordability

# 3 Person Low Income (60% MFI)



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.

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	-

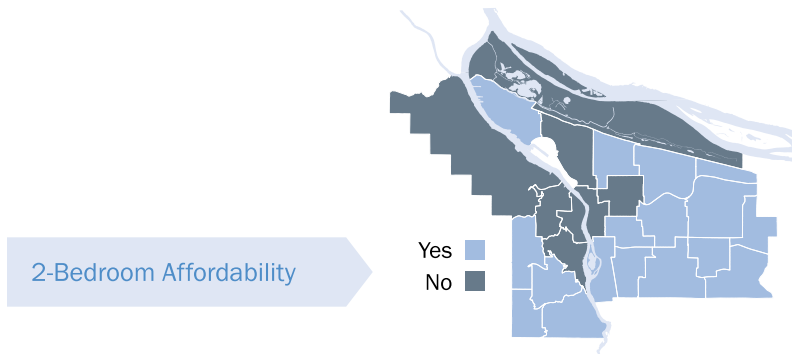
### Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
	2015	2014	2015	2014	2015	2014	2015	2014
122nd-Division	\$539	\$538	\$740	\$692	\$884	\$803	\$1,095	\$1,031
Belmont-Hawthorne-Division	\$1,043	\$1,033	\$1,158	\$1,094	\$1,220	\$1,169	\$1,337	\$1,121
Centennial-Glenfair-Wilkes	\$689	\$656	\$742	\$709	\$847	\$801	\$995	\$938
Central City	\$1,198	\$1,073	\$1,404	\$1,282	\$2,163	\$1,977	\$3,290	\$2,727
Forest Park-Northwest Hills	-	-	\$1,330	\$1,368	\$1,522	\$1,610	-	-
Gateway	\$654	\$619	\$823	\$776	\$930	\$860	\$1,137	\$1,063
Hayden Island	-	-	\$1,594	\$1,129	\$2,078	\$1,384	-	-
Hillsdale-Multnomah-Barbur	\$855	\$716	\$867	\$784	\$1,015	\$942	\$1,343	\$1,293
Hollywood	\$1,080	\$997	\$1,206	\$1,085	\$1,540	\$1,289	\$2,440	\$1,196
Interstate Corridor	\$1,020	\$980	\$1,287	\$1,176	\$1,496	\$1,508	\$937	\$977
Lents-Foster	\$753	\$716	\$900	\$809	\$1,035	\$908	\$1,342	\$1,150
MLK-Alberta	\$1,123	\$1,003	\$1,022	\$1,028	\$1,274	\$1,186	\$854	\$821
Montavilla	\$908	\$771	\$837	\$779	\$1,009	\$879	\$1,028	\$954
Northwest	\$1,086	\$1,046	\$1,518	\$1,432	\$2,243	\$2,012	\$1,933	\$2,065
Parkrose-Argay	\$585	\$654	\$790	\$711	\$984	\$842	\$1,097	\$964
Pleasant Valley	-	-	\$842	\$738	\$1,003	\$907	\$1,289	\$1,061
Raleigh Hills	\$595	\$556	\$875	\$732	\$1,050	\$967	\$1,308	\$1,179
Roseway-Cully	\$600	\$563	\$812	\$795	\$1,022	\$956	\$1,174	\$1,117
Sellwood-Moreland-Brooklyn	\$1,263	\$974	\$894	\$803	\$1,124	\$958	-	-
South Portland-Marquam Hill	\$1,123	\$1,111	\$1,367	\$1,330	\$1,858	\$2,088	\$1,284	\$1,066
St. Johns	\$762	\$737	\$814	\$784	\$909	\$839	\$1,147	\$1,033
Tryon Creek-South Terwilliger	\$675	-	-	-	\$900	-	-	-
West Portland	\$848	\$843	\$971	\$901	\$1,288	\$1,229	\$1,487	\$1,324
Woodstock	\$1,019	\$893	\$1,020	\$835	\$1,225	\$1,130	\$1,112	\$1,121

Source: CoStar Multifamily Residential Market Data, September 2015

## Rental Affordability

# 3 Person Moderate Income (80% MFI)



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.

### AVERAGE HOUSEHOLD PROFILE

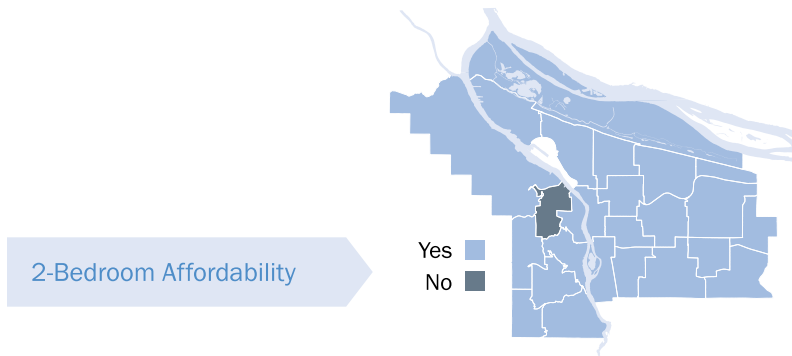
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	\$52,950
Maximum Monthly Housing Considered Affordable	\$1,323
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
	2015	2014	2015	2014	2015	2014	2015	2014
122nd-Division	\$539	\$538	\$740	\$692	\$884	\$803	\$1,095	\$1,031
Belmont-Hawthorne-Division	\$1,043	\$1,033	\$1,158	\$1,094	\$1,220	\$1,169	\$1,337	\$1,121
Centennial-Glenfair-Wilkes	\$689	\$656	\$742	\$709	\$847	\$801	\$995	\$938
Central City	\$1,198	\$1,073	\$1,404	\$1,282	\$2,163	\$1,977	\$3,290	\$2,727
Forest Park-Northwest Hills	-	-	\$1,330	\$1,368	\$1,522	\$1,610	-	-
Gateway	\$654	\$619	\$823	\$776	\$930	\$860	\$1,137	\$1,063
Hayden Island	-	-	\$1,594	\$1,129	\$2,078	\$1,384	-	-
Hillsdale-Multnomah-Barbur	\$855	\$716	\$867	\$784	\$1,015	\$942	\$1,343	\$1,293
Hollywood	\$1,080	\$997	\$1,206	\$1,085	\$1,540	\$1,289	\$2,440	\$1,196
Interstate Corridor	\$1,020	\$980	\$1,287	\$1,176	\$1,496	\$1,508	\$937	\$977
Lents-Foster	\$753	\$716	\$900	\$809	\$1,035	\$908	\$1,342	\$1,150
MLK-Alberta	\$1,123	\$1,003	\$1,022	\$1,028	\$1,274	\$1,186	\$854	\$821
Montavilla	\$908	\$771	\$837	\$779	\$1,009	\$879	\$1,028	\$954
Northwest	\$1,086	\$1,046	\$1,518	\$1,432	\$2,243	\$2,012	\$1,933	\$2,065
Parkrose-Argay	\$585	\$654	\$790	\$711	\$984	\$842	\$1,097	\$964
Pleasant Valley	-	-	\$842	\$738	\$1,003	\$907	\$1,289	\$1,061
Raleigh Hills	\$595	\$556	\$875	\$732	\$1,050	\$967	\$1,308	\$1,179
Roseway-Cully	\$600	\$563	\$812	\$795	\$1,022	\$956	\$1,174	\$1,117
Sellwood-Moreland-Brooklyn	\$1,263	\$974	\$894	\$803	\$1,124	\$958	-	-
South Portland-Marquam Hill	\$1,123	\$1,111	\$1,367	\$1,330	\$1,858	\$2,088	\$1,284	\$1,066
St. Johns	\$762	\$737	\$814	\$784	\$909	\$839	\$1,147	\$1,033
Tryon Creek-South Terwilliger	\$675	-	-	-	\$900	-	-	-
West Portland	\$848	\$843	\$971	\$901	\$1,288	\$1,229	\$1,487	\$1,324
Woodstock	\$1,019	\$893	\$1,020	\$835	\$1,225	\$1,130	\$1,112	\$1,121

Source: CoStar Multifamily Residential Market Data, September 2015

# Average Couple with Family



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

## 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	-

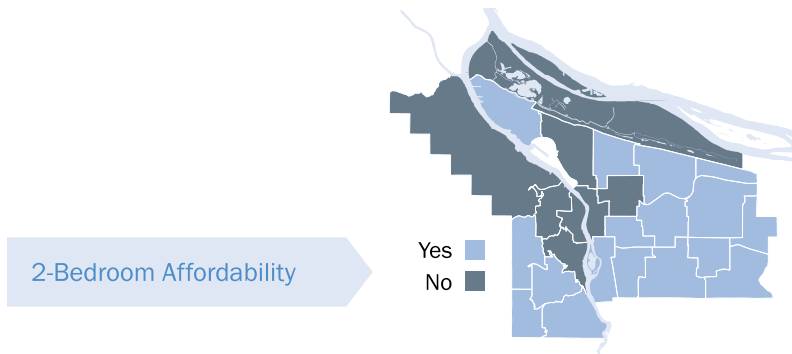
## Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
	2015	2014	2015	2014	2015	2014	2015	2014
122nd-Division	\$539	\$538	\$740	\$692	\$884	\$803	\$1,095	\$1,031
Belmont-Hawthorne-Division	\$1,043	\$1,033	\$1,158	\$1,094	\$1,220	\$1,169	\$1,337	\$1,121
Centennial-Glenfair-Wilkes	\$689	\$656	\$742	\$709	\$847	\$801	\$995	\$938
Central City	\$1,198	\$1,073	\$1,404	\$1,282	\$2,163	\$1,977	\$3,290	\$2,727
Forest Park-Northwest Hills	-	-	\$1,330	\$1,368	\$1,522	\$1,610	-	-
Gateway	\$654	\$619	\$823	\$776	\$930	\$860	\$1,137	\$1,063
Hayden Island	-	-	\$1,594	\$1,129	\$2,078	\$1,384	-	-
Hillsdale-Multnomah-Barbur	\$855	\$716	\$867	\$784	\$1,015	\$942	\$1,343	\$1,293
Hollywood	\$1,080	\$997	\$1,206	\$1,085	\$1,540	\$1,289	\$2,440	\$1,196
Interstate Corridor	\$1,020	\$980	\$1,287	\$1,176	\$1,496	\$1,508	\$937	\$977
Lents-Foster	\$753	\$716	\$900	\$809	\$1,035	\$908	\$1,342	\$1,150
MLK-Alberta	\$1,123	\$1,003	\$1,022	\$1,028	\$1,274	\$1,186	\$854	\$821
Montavilla	\$908	\$771	\$837	\$779	\$1,009	\$879	\$1,028	\$954
Northwest	\$1,086	\$1,046	\$1,518	\$1,432	\$2,243	\$2,012	\$1,933	\$2,065
Parkrose-Argay	\$585	\$654	\$790	\$711	\$984	\$842	\$1,097	\$964
Pleasant Valley	-	-	\$842	\$738	\$1,003	\$907	\$1,289	\$1,061
Raleigh Hills	\$595	\$556	\$875	\$732	\$1,050	\$967	\$1,308	\$1,179
Roseway-Cully	\$600	\$563	\$812	\$795	\$1,022	\$956	\$1,174	\$1,117
Sellwood-Moreland-Brooklyn	\$1,263	\$974	\$894	\$803	\$1,124	\$958	-	-
South Portland-Marquam Hill	\$1,123	\$1,111	\$1,367	\$1,330	\$1,858	\$2,088	\$1,284	\$1,066
St. Johns	\$762	\$737	\$814	\$784	\$909	\$839	\$1,147	\$1,033
Tryon Creek-South Terwilliger	\$675	-	-	-	\$900	-	-	-
West Portland	\$848	\$843	\$971	\$901	\$1,288	\$1,229	\$1,487	\$1,324
Woodstock	\$1,019	\$893	\$1,020	\$835	\$1,225	\$1,130	\$1,112	\$1,121

Source: CoStar Multifamily Residential Market Data, September 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

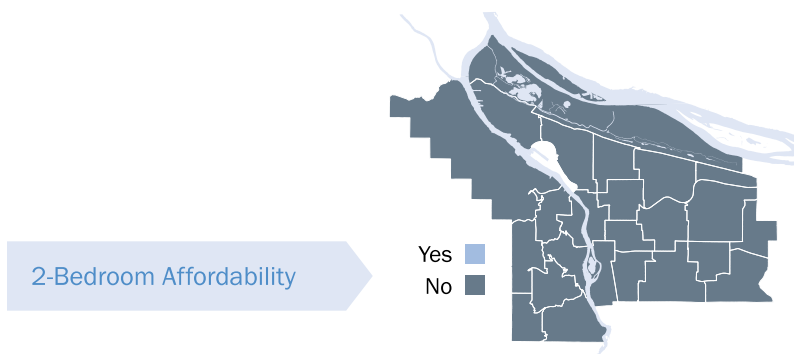
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	\$59,758
Maximum Monthly Housing Considered Affordable	\$1,494
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
	2015	2014	2015	2014	2015	2014	2015	2014
122nd-Division	\$539	\$538	\$740	\$692	\$884	\$803	\$1,095	\$1,031
Belmont-Hawthorne-Division	\$1,043	\$1,033	\$1,158	\$1,094	\$1,220	\$1,169	\$1,337	\$1,121
Centennial-Glenfair-Wilkes	\$689	\$656	\$742	\$709	\$847	\$801	\$995	\$938
Central City	\$1,198	\$1,073	\$1,404	\$1,282	\$2,163	\$1,977	\$3,290	\$2,727
Forest Park-Northwest Hills	-	-	\$1,330	\$1,368	\$1,522	\$1,610	-	-
Gateway	\$654	\$619	\$823	\$776	\$930	\$860	\$1,137	\$1,063
Hayden Island	-	-	\$1,594	\$1,129	\$2,078	\$1,384	-	-
Hillsdale-Multnomah-Barbur	\$855	\$716	\$867	\$784	\$1,015	\$942	\$1,343	\$1,293
Hollywood	\$1,080	\$997	\$1,206	\$1,085	\$1,540	\$1,289	\$2,440	\$1,196
Interstate Corridor	\$1,020	\$980	\$1,287	\$1,176	\$1,496	\$1,508	\$937	\$977
Lents-Foster	\$753	\$716	\$900	\$809	\$1,035	\$908	\$1,342	\$1,150
MLK-Alberta	\$1,123	\$1,003	\$1,022	\$1,028	\$1,274	\$1,186	\$854	\$821
Montavilla	\$908	\$771	\$837	\$779	\$1,009	\$879	\$1,028	\$954
Northwest	\$1,086	\$1,046	\$1,518	\$1,432	\$2,243	\$2,012	\$1,933	\$2,065
Parkrose-Argay	\$585	\$654	\$790	\$711	\$984	\$842	\$1,097	\$964
Pleasant Valley	-	-	\$842	\$738	\$1,003	\$907	\$1,289	\$1,061
Raleigh Hills	\$595	\$556	\$875	\$732	\$1,050	\$967	\$1,308	\$1,179
Roseway-Cully	\$600	\$563	\$812	\$795	\$1,022	\$956	\$1,174	\$1,117
Sellwood-Moreland-Brooklyn	\$1,263	\$974	\$894	\$803	\$1,124	\$958	-	-
South Portland-Marquam Hill	\$1,123	\$1,111	\$1,367	\$1,330	\$1,858	\$2,088	\$1,284	\$1,066
St. Johns	\$762	\$737	\$814	\$784	\$909	\$839	\$1,147	\$1,033
Tryon Creek-South Terwilliger	\$675	-	-	-	\$900	-	-	-
West Portland	\$848	\$843	\$971	\$901	\$1,288	\$1,229	\$1,487	\$1,324
Woodstock	\$1,019	\$893	\$1,020	\$835	\$1,225	\$1,130	\$1,112	\$1,121

Source: CoStar Multifamily Residential Market Data, September 2015

# Average Black Household



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	-

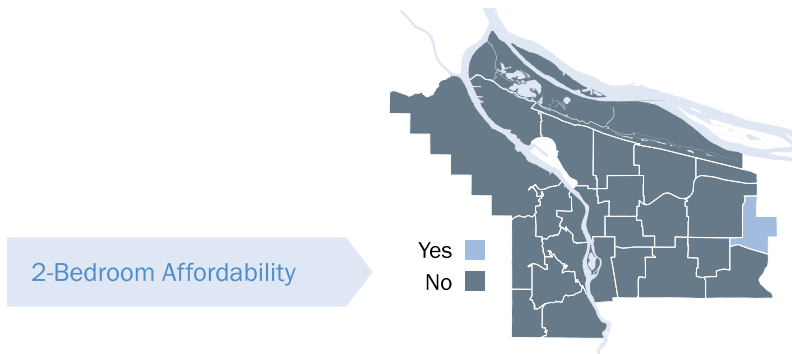
## Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
	2015	2014	2015	2014	2015	2014	2015	2014
122nd-Division	\$539	\$538	\$740	\$692	\$884	\$803	\$1,095	\$1,031
Belmont-Hawthorne-Division	\$1,043	\$1,033	\$1,158	\$1,094	\$1,220	\$1,169	\$1,337	\$1,121
Centennial-Glenfair-Wilkes	\$689	\$656	\$742	\$709	\$847	\$801	\$995	\$938
Central City	\$1,198	\$1,073	\$1,404	\$1,282	\$2,163	\$1,977	\$3,290	\$2,727
Forest Park-Northwest Hills	-	-	\$1,330	\$1,368	\$1,522	\$1,610	-	-
Gateway	\$654	\$619	\$823	\$776	\$930	\$860	\$1,137	\$1,063
Hayden Island	-	-	\$1,594	\$1,129	\$2,078	\$1,384	-	-
Hillsdale-Multnomah-Barbur	\$855	\$716	\$867	\$784	\$1,015	\$942	\$1,343	\$1,293
Hollywood	\$1,080	\$997	\$1,206	\$1,085	\$1,540	\$1,289	\$2,440	\$1,196
Interstate Corridor	\$1,020	\$980	\$1,287	\$1,176	\$1,496	\$1,508	\$937	\$977
Lents-Foster	\$753	\$716	\$900	\$809	\$1,035	\$908	\$1,342	\$1,150
MLK-Alberta	\$1,123	\$1,003	\$1,022	\$1,028	\$1,274	\$1,186	\$854	\$821
Montavilla	\$908	\$771	\$837	\$779	\$1,009	\$879	\$1,028	\$954
Northwest	\$1,086	\$1,046	\$1,518	\$1,432	\$2,243	\$2,012	\$1,933	\$2,065
Parkrose-Argay	\$585	\$654	\$790	\$711	\$984	\$842	\$1,097	\$964
Pleasant Valley	-	-	\$842	\$738	\$1,003	\$907	\$1,289	\$1,061
Raleigh Hills	\$595	\$556	\$875	\$732	\$1,050	\$967	\$1,308	\$1,179
Roseway-Cully	\$600	\$563	\$812	\$795	\$1,022	\$956	\$1,174	\$1,117
Sellwood-Moreland-Brooklyn	\$1,263	\$974	\$894	\$803	\$1,124	\$958	-	-
South Portland-Marquam Hill	\$1,123	\$1,111	\$1,367	\$1,330	\$1,858	\$2,088	\$1,284	\$1,066
St. Johns	\$762	\$737	\$814	\$784	\$909	\$839	\$1,147	\$1,033
Tryon Creek-South Terwilliger	\$675	-	-	-	\$900	-	-	-
West Portland	\$848	\$843	\$971	\$901	\$1,288	\$1,229	\$1,487	\$1,324
Woodstock	\$1,019	\$893	\$1,020	\$835	\$1,225	\$1,130	\$1,112	\$1,121

Source: CoStar Multifamily Residential Market Data, September 2015

## Rental Affordability

# Average Latino Household



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.

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	-

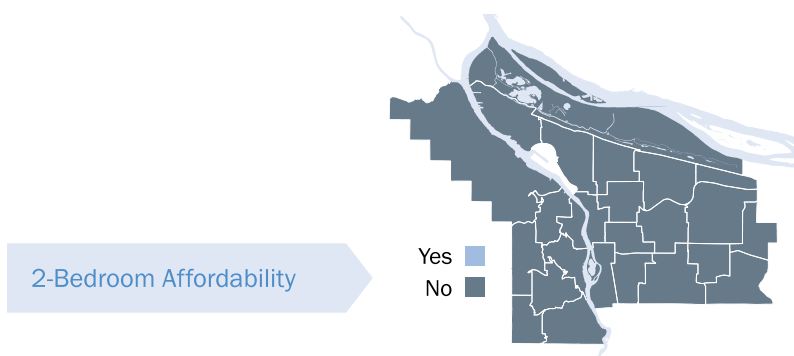
### Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
	2015	2014	2015	2014	2015	2014	2015	2014
122nd-Division	\$539	\$538	\$740	\$692	\$884	\$803	\$1,095	\$1,031
Belmont-Hawthorne-Division	\$1,043	\$1,033	\$1,158	\$1,094	\$1,220	\$1,169	\$1,337	\$1,121
Centennial-Glenfair-Wilkes	\$689	\$656	\$742	\$709	\$847	\$801	\$995	\$938
Central City	\$1,198	\$1,073	\$1,404	\$1,282	\$2,163	\$1,977	\$3,290	\$2,727
Forest Park-Northwest Hills	-	-	\$1,330	\$1,368	\$1,522	\$1,610	-	-
Gateway	\$654	\$619	\$823	\$776	\$930	\$860	\$1,137	\$1,063
Hayden Island	-	-	\$1,594	\$1,129	\$2,078	\$1,384	-	-
Hillsdale-Multnomah-Barbur	\$855	\$716	\$867	\$784	\$1,015	\$942	\$1,343	\$1,293
Hollywood	\$1,080	\$997	\$1,206	\$1,085	\$1,540	\$1,289	\$2,440	\$1,196
Interstate Corridor	\$1,020	\$980	\$1,287	\$1,176	\$1,496	\$1,508	\$937	\$977
Lents-Foster	\$753	\$716	\$900	\$809	\$1,035	\$908	\$1,342	\$1,150
MLK-Alberta	\$1,123	\$1,003	\$1,022	\$1,028	\$1,274	\$1,186	\$854	\$821
Montavilla	\$908	\$771	\$837	\$779	\$1,009	\$879	\$1,028	\$954
Northwest	\$1,086	\$1,046	\$1,518	\$1,432	\$2,243	\$2,012	\$1,933	\$2,065
Parkrose-Argay	\$585	\$654	\$790	\$711	\$984	\$842	\$1,097	\$964
Pleasant Valley	-	-	\$842	\$738	\$1,003	\$907	\$1,289	\$1,061
Raleigh Hills	\$595	\$556	\$875	\$732	\$1,050	\$967	\$1,308	\$1,179
Roseway-Cully	\$600	\$563	\$812	\$795	\$1,022	\$956	\$1,174	\$1,117
Sellwood-Moreland-Brooklyn	\$1,263	\$974	\$894	\$803	\$1,124	\$958	-	-
South Portland-Marquam Hill	\$1,123	\$1,111	\$1,367	\$1,330	\$1,858	\$2,088	\$1,284	\$1,066
St. Johns	\$762	\$737	\$814	\$784	\$909	\$839	\$1,147	\$1,033
Tryon Creek-South Terwilliger	\$675	-	-	-	\$900	-	-	-
West Portland	\$848	\$843	\$971	\$901	\$1,288	\$1,229	\$1,487	\$1,324
Woodstock	\$1,019	\$893	\$1,020	\$835	\$1,225	\$1,130	\$1,112	\$1,121

Source: CoStar Multifamily Residential Market Data, September 2015



# Average Native American Household



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	-

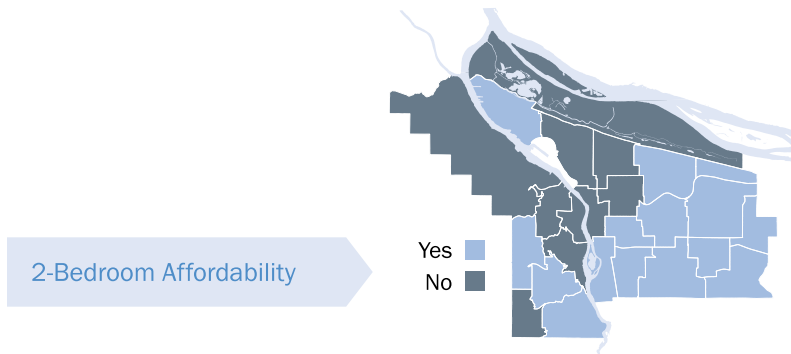
## Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
	2015	2014	2015	2014	2015	2014	2015	2014
122nd-Division	\$539	\$538	\$740	\$692	\$884	\$803	\$1,095	\$1,031
Belmont-Hawthorne-Division	\$1,043	\$1,033	\$1,158	\$1,094	\$1,220	\$1,169	\$1,337	\$1,121
Centennial-Glenfair-Wilkes	\$689	\$656	\$742	\$709	\$847	\$801	\$995	\$938
Central City	\$1,198	\$1,073	\$1,404	\$1,282	\$2,163	\$1,977	\$3,290	\$2,727
Forest Park-Northwest Hills	-	-	\$1,330	\$1,368	\$1,522	\$1,610	-	-
Gateway	\$654	\$619	\$823	\$776	\$930	\$860	\$1,137	\$1,063
Hayden Island	-	-	\$1,594	\$1,129	\$2,078	\$1,384	-	-
Hillsdale-Multnomah-Barbur	\$855	\$716	\$867	\$784	\$1,015	\$942	\$1,343	\$1,293
Hollywood	\$1,080	\$997	\$1,206	\$1,085	\$1,540	\$1,289	\$2,440	\$1,196
Interstate Corridor	\$1,020	\$980	\$1,287	\$1,176	\$1,496	\$1,508	\$937	\$977
Lents-Foster	\$753	\$716	\$900	\$809	\$1,035	\$908	\$1,342	\$1,150
MLK-Alberta	\$1,123	\$1,003	\$1,022	\$1,028	\$1,274	\$1,186	\$854	\$821
Montavilla	\$908	\$771	\$837	\$779	\$1,009	\$879	\$1,028	\$954
Northwest	\$1,086	\$1,046	\$1,518	\$1,432	\$2,243	\$2,012	\$1,933	\$2,065
Parkrose-Argay	\$585	\$654	\$790	\$711	\$984	\$842	\$1,097	\$964
Pleasant Valley	-	-	\$842	\$738	\$1,003	\$907	\$1,289	\$1,061
Raleigh Hills	\$595	\$556	\$875	\$732	\$1,050	\$967	\$1,308	\$1,179
Roseway-Cully	\$600	\$563	\$812	\$795	\$1,022	\$956	\$1,174	\$1,117
Sellwood-Moreland-Brooklyn	\$1,263	\$974	\$894	\$803	\$1,124	\$958	-	-
South Portland-Marquam Hill	\$1,123	\$1,111	\$1,367	\$1,330	\$1,858	\$2,088	\$1,284	\$1,066
St. Johns	\$762	\$737	\$814	\$784	\$909	\$839	\$1,147	\$1,033
Tryon Creek-South Terwilliger	\$675	-	-	-	\$900	-	-	-
West Portland	\$848	\$843	\$971	\$901	\$1,288	\$1,229	\$1,487	\$1,324
Woodstock	\$1,019	\$893	\$1,020	\$835	\$1,225	\$1,130	\$1,112	\$1,121

Source: CoStar Multifamily Residential Market Data, September 2015



# 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

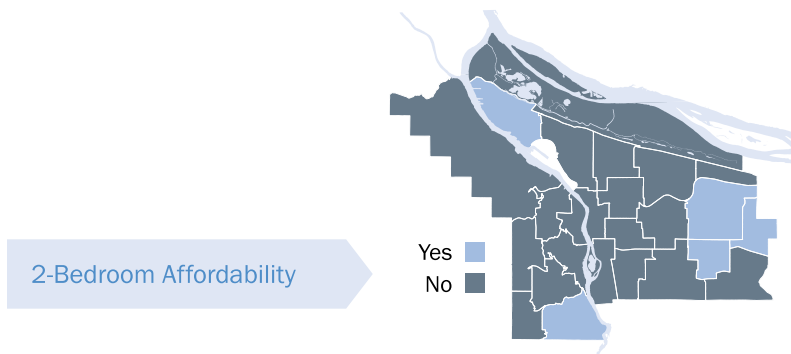
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	\$50,829
Maximum Monthly Housing Considered Affordable	\$1,270
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
	2015	2014	2015	2014	2015	2014	2015	2014
122nd-Division	\$539	\$538	\$740	\$692	\$884	\$803	\$1,095	\$1,031
Belmont-Hawthorne-Division	\$1,043	\$1,033	\$1,158	\$1,094	\$1,220	\$1,169	\$1,337	\$1,121
Centennial-Glenfair-Wilkes	\$689	\$656	\$742	\$709	\$847	\$801	\$995	\$938
Central City	\$1,198	\$1,073	\$1,404	\$1,282	\$2,163	\$1,977	\$3,290	\$2,727
Forest Park-Northwest Hills	-	-	\$1,330	\$1,368	\$1,522	\$1,610	-	-
Gateway	\$654	\$619	\$823	\$776	\$930	\$860	\$1,137	\$1,063
Hayden Island	-	-	\$1,594	\$1,129	\$2,078	\$1,384	-	-
Hillsdale-Multnomah-Barbur	\$855	\$716	\$867	\$784	\$1,015	\$942	\$1,343	\$1,293
Hollywood	\$1,080	\$997	\$1,206	\$1,085	\$1,540	\$1,289	\$2,440	\$1,196
Interstate Corridor	\$1,020	\$980	\$1,287	\$1,176	\$1,496	\$1,508	\$937	\$977
Lents-Foster	\$753	\$716	\$900	\$809	\$1,035	\$908	\$1,342	\$1,150
MLK-Alberta	\$1,123	\$1,003	\$1,022	\$1,028	\$1,274	\$1,186	\$854	\$821
Montavilla	\$908	\$771	\$837	\$779	\$1,009	\$879	\$1,028	\$954
Northwest	\$1,086	\$1,046	\$1,518	\$1,432	\$2,243	\$2,012	\$1,933	\$2,065
Parkrose-Argay	\$585	\$654	\$790	\$711	\$984	\$842	\$1,097	\$964
Pleasant Valley	-	-	\$842	\$738	\$1,003	\$907	\$1,289	\$1,061
Raleigh Hills	\$595	\$556	\$875	\$732	\$1,050	\$967	\$1,308	\$1,179
Roseway-Cully	\$600	\$563	\$812	\$795	\$1,022	\$956	\$1,174	\$1,117
Sellwood-Moreland-Brooklyn	\$1,263	\$974	\$894	\$803	\$1,124	\$958	-	-
South Portland-Marquam Hill	\$1,123	\$1,111	\$1,367	\$1,330	\$1,858	\$2,088	\$1,284	\$1,066
St. Johns	\$762	\$737	\$814	\$784	\$909	\$839	\$1,147	\$1,033
Tryon Creek-South Terwilliger	\$675	-	-	-	\$900	-	-	-
West Portland	\$848	\$843	\$971	\$901	\$1,288	\$1,229	\$1,487	\$1,324
Woodstock	\$1,019	\$893	\$1,020	\$835	\$1,225	\$1,130	\$1,112	\$1,121

Source: CoStar Multifamily Residential Market Data, September 2015

# Average Senior Household



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

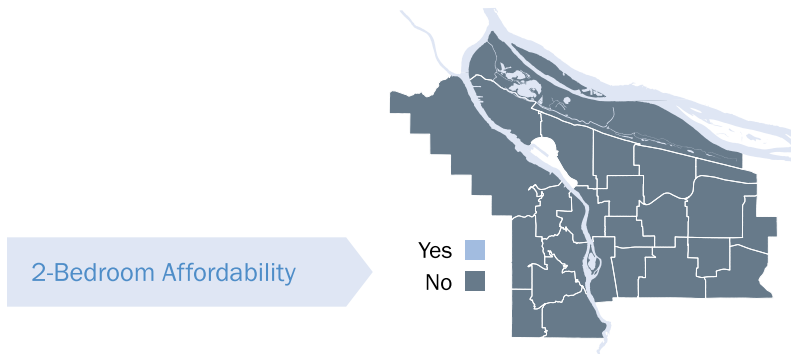
AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	\$37,299
Maximum Monthly Housing Considered Affordable	\$932
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
	2015	2014	2015	2014	2015	2014	2015	2014
122nd-Division	\$539	\$538	\$740	\$692	\$884	\$803	\$1,095	\$1,031
Belmont-Hawthorne-Division	\$1,043	\$1,033	\$1,158	\$1,094	\$1,220	\$1,169	\$1,337	\$1,121
Centennial-Glenfair-Wilkes	\$689	\$656	\$742	\$709	\$847	\$801	\$995	\$938
Central City	\$1,198	\$1,073	\$1,404	\$1,282	\$2,163	\$1,977	\$3,290	\$2,727
Forest Park-Northwest Hills	-	-	\$1,330	\$1,368	\$1,522	\$1,610	-	-
Gateway	\$654	\$619	\$823	\$776	\$930	\$860	\$1,137	\$1,063
Hayden Island	-	-	\$1,594	\$1,129	\$2,078	\$1,384	-	-
Hillsdale-Multnomah-Barbur	\$855	\$716	\$867	\$784	\$1,015	\$942	\$1,343	\$1,293
Hollywood	\$1,080	\$997	\$1,206	\$1,085	\$1,540	\$1,289	\$2,440	\$1,196
Interstate Corridor	\$1,020	\$980	\$1,287	\$1,176	\$1,496	\$1,508	\$937	\$977
Lents-Foster	\$753	\$716	\$900	\$809	\$1,035	\$908	\$1,342	\$1,150
MLK-Alberta	\$1,123	\$1,003	\$1,022	\$1,028	\$1,274	\$1,186	\$854	\$821
Montavilla	\$908	\$771	\$837	\$779	\$1,009	\$879	\$1,028	\$954
Northwest	\$1,086	\$1,046	\$1,518	\$1,432	\$2,243	\$2,012	\$1,933	\$2,065
Parkrose-Argay	\$585	\$654	\$790	\$711	\$984	\$842	\$1,097	\$964
Pleasant Valley	-	-	\$842	\$738	\$1,003	\$907	\$1,289	\$1,061
Raleigh Hills	\$595	\$556	\$875	\$732	\$1,050	\$967	\$1,308	\$1,179
Roseway-Cully	\$600	\$563	\$812	\$795	\$1,022	\$956	\$1,174	\$1,117
Sellwood-Moreland-Brooklyn	\$1,263	\$974	\$894	\$803	\$1,124	\$958	-	-
South Portland-Marquam Hill	\$1,123	\$1,111	\$1,367	\$1,330	\$1,858	\$2,088	\$1,284	\$1,066
St. Johns	\$762	\$737	\$814	\$784	\$909	\$839	\$1,147	\$1,033
Tryon Creek-South Terwilliger	\$675	-	-	-	\$900	-	-	-
West Portland	\$848	\$843	\$971	\$901	\$1,288	\$1,229	\$1,487	\$1,324
Woodstock	\$1,019	\$893	\$1,020	\$835	\$1,225	\$1,130	\$1,112	\$1,121

Source: CoStar Multifamily Residential Market Data, September 2015

# Average Single Mother Household



On average, a **single mother** household 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.

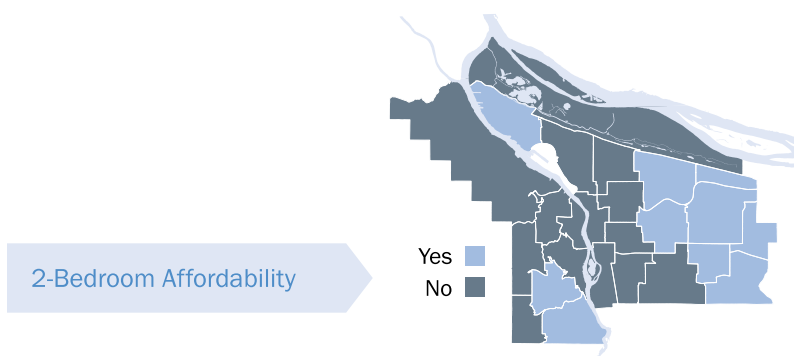
AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	\$33,772
Maximum Monthly Housing Considered Affordable	\$844
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
	2015	2014	2015	2014	2015	2014	2015	2014
122nd-Division	\$539	\$538	\$740	\$692	\$884	\$803	\$1,095	\$1,031
Belmont-Hawthorne-Division	\$1,043	\$1,033	\$1,158	\$1,094	\$1,220	\$1,169	\$1,337	\$1,121
Centennial-Glenfair-Wilkes	\$689	\$656	\$742	\$709	\$847	\$801	\$995	\$938
Central City	\$1,198	\$1,073	\$1,404	\$1,282	\$2,163	\$1,977	\$3,290	\$2,727
Forest Park-Northwest Hills	-	-	\$1,330	\$1,368	\$1,522	\$1,610	-	-
Gateway	\$654	\$619	\$823	\$776	\$930	\$860	\$1,137	\$1,063
Hayden Island	-	-	\$1,594	\$1,129	\$2,078	\$1,384	-	-
Hillsdale-Multnomah-Barbur	\$855	\$716	\$867	\$784	\$1,015	\$942	\$1,343	\$1,293
Hollywood	\$1,080	\$997	\$1,206	\$1,085	\$1,540	\$1,289	\$2,440	\$1,196
Interstate Corridor	\$1,020	\$980	\$1,287	\$1,176	\$1,496	\$1,508	\$937	\$977
Lents-Foster	\$753	\$716	\$900	\$809	\$1,035	\$908	\$1,342	\$1,150
MLK-Alberta	\$1,123	\$1,003	\$1,022	\$1,028	\$1,274	\$1,186	\$854	\$821
Montavilla	\$908	\$771	\$837	\$779	\$1,009	\$879	\$1,028	\$954
Northwest	\$1,086	\$1,046	\$1,518	\$1,432	\$2,243	\$2,012	\$1,933	\$2,065
Parkrose-Argay	\$585	\$654	\$790	\$711	\$984	\$842	\$1,097	\$964
Pleasant Valley	-	-	\$842	\$738	\$1,003	\$907	\$1,289	\$1,061
Raleigh Hills	\$595	\$556	\$875	\$732	\$1,050	\$967	\$1,308	\$1,179
Roseway-Cully	\$600	\$563	\$812	\$795	\$1,022	\$956	\$1,174	\$1,117
Sellwood-Moreland-Brooklyn	\$1,263	\$974	\$894	\$803	\$1,124	\$958	-	-
South Portland-Marquam Hill	\$1,123	\$1,111	\$1,367	\$1,330	\$1,858	\$2,088	\$1,284	\$1,066
St. Johns	\$762	\$737	\$814	\$784	\$909	\$839	\$1,147	\$1,033
Tryon Creek-South Terwilliger	\$675	-	-	-	\$900	-	-	-
West Portland	\$848	\$843	\$971	\$901	\$1,288	\$1,229	\$1,487	\$1,324
Woodstock	\$1,019	\$893	\$1,020	\$835	\$1,225	\$1,130	\$1,112	\$1,121

Source: CoStar Multifamily Residential Market Data, September 2015

# Average Foreign-Born Household



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

## 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	-

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

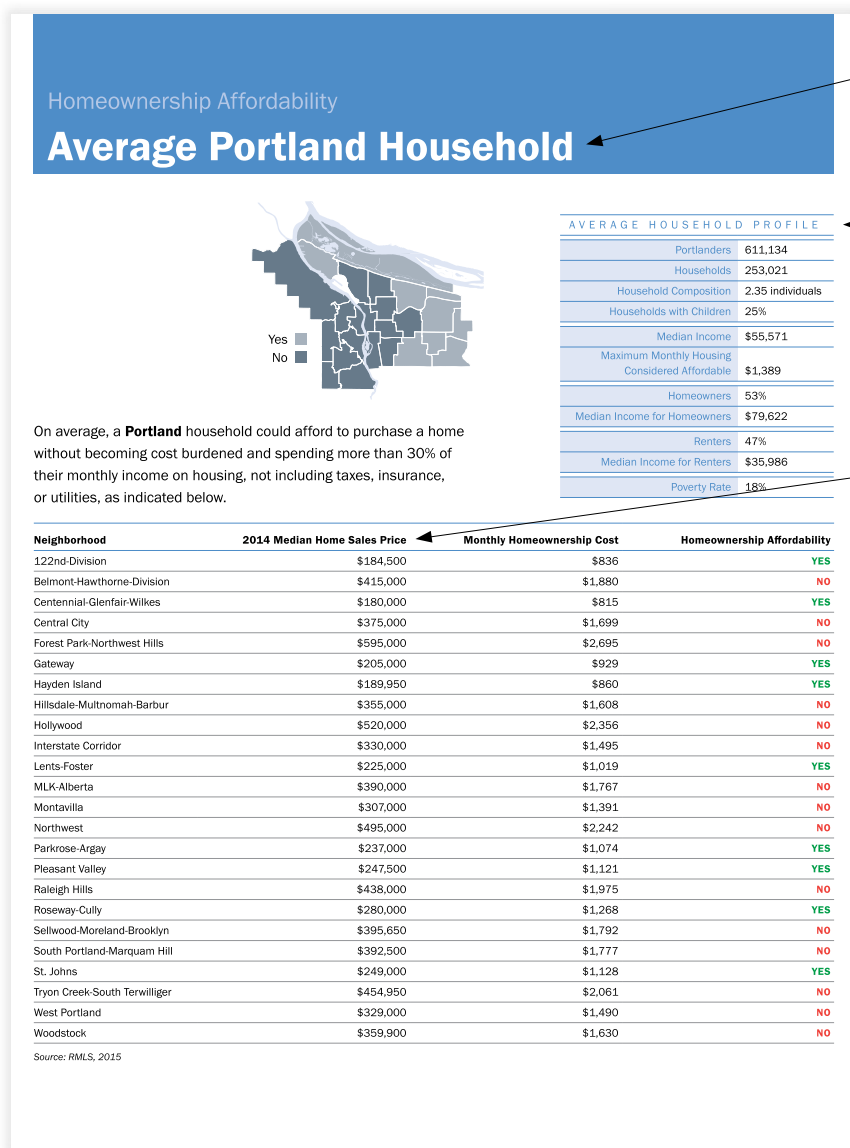
Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
	2015	2014	2015	2014	2015	2014	2015	2014
122nd-Division	\$539	\$538	\$740	\$692	\$884	\$803	\$1,095	\$1,031
Belmont-Hawthorne-Division	\$1,043	\$1,033	\$1,158	\$1,094	\$1,220	\$1,169	\$1,337	\$1,121
Centennial-Glenfair-Wilkes	\$689	\$656	\$742	\$709	\$847	\$801	\$995	\$938
Central City	\$1,198	\$1,073	\$1,404	\$1,282	\$2,163	\$1,977	\$3,290	\$2,727
Forest Park-Northwest Hills	-	-	\$1,330	\$1,368	\$1,522	\$1,610	-	-
Gateway	\$654	\$619	\$823	\$776	\$930	\$860	\$1,137	\$1,063
Hayden Island	-	-	\$1,594	\$1,129	\$2,078	\$1,384	-	-
Hillsdale-Multnomah-Barbur	\$855	\$716	\$867	\$784	\$1,015	\$942	\$1,343	\$1,293
Hollywood	\$1,080	\$997	\$1,206	\$1,085	\$1,540	\$1,289	\$2,440	\$1,196
Interstate Corridor	\$1,020	\$980	\$1,287	\$1,176	\$1,496	\$1,508	\$937	\$977
Lents-Foster	\$753	\$716	\$900	\$809	\$1,035	\$908	\$1,342	\$1,150
MLK-Alberta	\$1,123	\$1,003	\$1,022	\$1,028	\$1,274	\$1,186	\$854	\$821
Montavilla	\$908	\$771	\$837	\$779	\$1,009	\$879	\$1,028	\$954
Northwest	\$1,086	\$1,046	\$1,518	\$1,432	\$2,243	\$2,012	\$1,933	\$2,065
Parkrose-Argay	\$585	\$654	\$790	\$711	\$984	\$842	\$1,097	\$964
Pleasant Valley	-	-	\$842	\$738	\$1,003	\$907	\$1,289	\$1,061
Raleigh Hills	\$595	\$556	\$875	\$732	\$1,050	\$967	\$1,308	\$1,179
Roseway-Cully	\$600	\$563	\$812	\$795	\$1,022	\$956	\$1,174	\$1,117
Sellwood-Moreland-Brooklyn	\$1,263	\$974	\$894	\$803	\$1,124	\$958	-	-
South Portland-Marquam Hill	\$1,123	\$1,111	\$1,367	\$1,330	\$1,858	\$2,088	\$1,284	\$1,066
St. Johns	\$762	\$737	\$814	\$784	\$909	\$839	\$1,147	\$1,033
Tryon Creek-South Terwilliger	\$675	-	-	-	\$900	-	-	-
West Portland	\$848	\$843	\$971	\$901	\$1,288	\$1,229	\$1,487	\$1,324
Woodstock	\$1,019	\$893	\$1,020	\$835	\$1,225	\$1,130	\$1,112	\$1,121

Source: CoStar Multifamily Residential Market Data, September 2015

## Section 2

# Homeownership Market & Affordability

## Guide to Homeownership Affordability Estimates



### 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 cost estimates include mortgage and insurance costs only. Affordability was determined according to whether or not the homeownership cost exceeded 30% of the median income for the given household type, not including taxes or utilities.

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

# Change in Home Sales Price 2011 to 2014

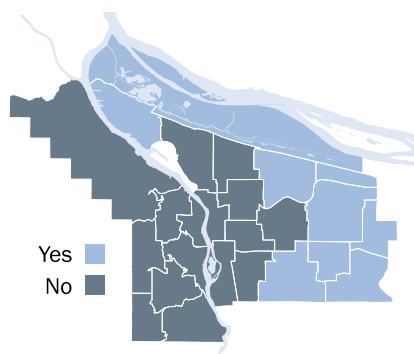
Between 2011 and 2014, the median home sales price in Portland rose 32%—an increase of roughly \$75,000 in the price of buying a home. The most significant change in home prices occurred in Lents-Foster, where the median sales price rose 61% during that time (although the median sales price for the neighborhood remains well below the citywide level). The neighborhoods with the least affordable median home sales prices are Forest Park-Northwest Hills and Hollywood, while Centennial-Glenfair-Wilkes, 122nd-Division, and Gateway are the most affordable neighborhoods in the city to purchase a home.

## Portland Homeownership Affordability: Change in Median Home Sales Price, 2011 to 2014

Neighborhood	2014 Median Home Sales Price	% +/-
Portland	\$310,000	+31.91%
122nd-Division	\$184,500	+38.2%
Belmont-Hawthorne-Division	\$415,000	+34.5%
Centennial-Glenfair-Wilkes	\$180,000	+33.4%
Central City	\$375,000	+23.8%
Forest Park-Northwest Hills	\$595,000	+26.6%
Gateway	\$205,000	+36.3%
Hayden Island	\$189,950	-3.8%
Hillsdale-Multnomah-Barbur	\$355,000	+26.5%
Hollywood	\$520,000	+30.0%
Interstate Corridor	\$330,000	+37.2%
Lents-Foster	\$225,000	+60.7%
MLK-Alberta	\$390,000	+29.4%
Montavilla	\$307,000	+34.2%
Northwest	\$495,000	+30.3%
Parkrose-Argay	\$237,000	+41.5%
Pleasant Valley	\$247,500	+41.4%
Raleigh Hills	\$438,000	+25.3%
Roseway-Cully	\$280,000	+34.9%
Sellwood-Moreland-Brooklyn	\$395,650	+27.6%
South Portland-Marquam Hill	\$392,500	+22.3%
St. Johns	\$249,000	+39.2%
Tryon Creek-South Terwilliger	\$454,950	+33.8%
West Portland	\$329,000	+26.5%
Woodstock	\$359,900	+28.5%

Source: RMLS, 2015

# Average Portland Household



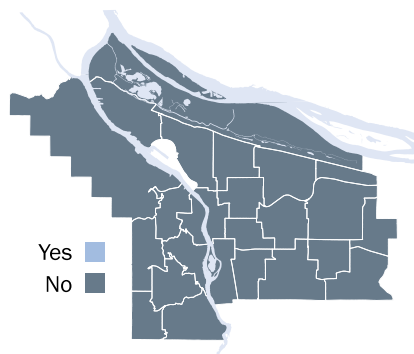
On average, a **Portland** household could afford to purchase a home without becoming cost burdened and spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities, as indicated below.

AVERAGE HOUSEHOLD PROFILE	
Portlanders	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%

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

Source: RMLS, 2015

# 3 Person Extremely Low Income (30% MFI)



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.

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	-

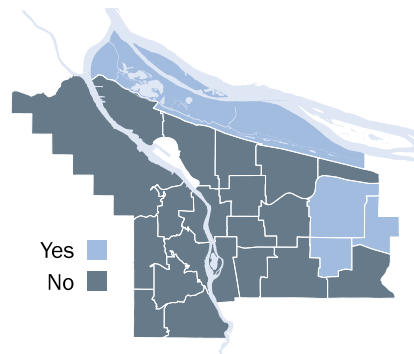
Neighborhood	2014 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$184,500	\$836	NO
Belmont-Hawthorne-Division	\$415,000	\$1,880	NO
Centennial-Glenfair-Wilkes	\$180,000	\$815	NO
Central City	\$375,000	\$1,699	NO
Forest Park-Northwest Hills	\$595,000	\$2,695	NO
Gateway	\$205,000	\$929	NO
Hayden Island	\$189,950	\$860	NO
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

Source: RMLS, 2015



## Homeownership Affordability

# 3 Person Low Income (60% MFI)



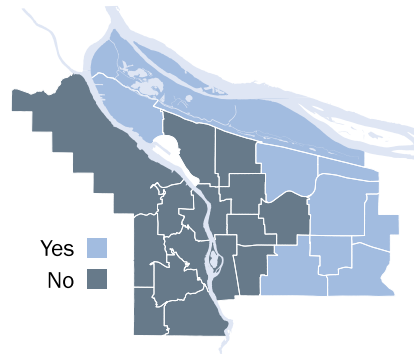
On average, a **3-person low-income** Portland household could afford to purchase a home without becoming cost burdened and spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities, as indicated below.

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	-

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	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

Source: RMLS, 2015

# 3 Person Moderate Income (80% MFI)



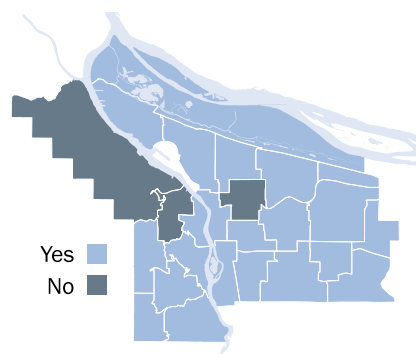
On average, a **3-person moderate-income** Portland household could afford to purchase a home without becoming cost burdened and spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities, as indicated below.

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	-

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

Source: RMLS, 2015

# Average Couple with Family



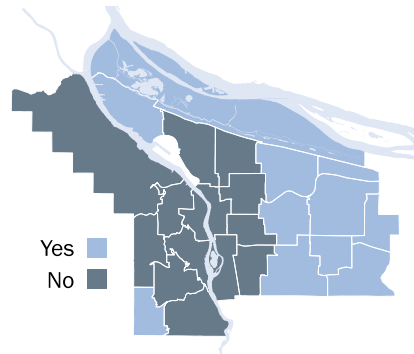
On average, a **couple with family** could afford to purchase a home without becoming cost burdened and spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities, as indicated below.

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	-

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

Source: RMLS, 2015

# Average White Household



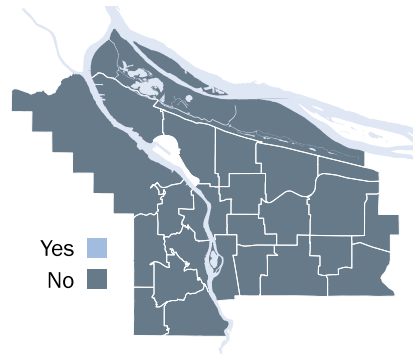
On average, a **White** Portland household could afford to purchase a home without becoming cost burdened and spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities, as indicated below.

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	-

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

Source: RMLS, 2015

# Average Black Household



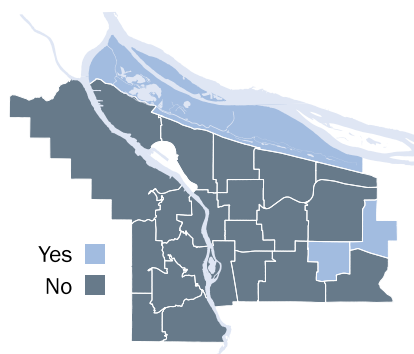
On average, a **Black** Portland household could afford to purchase a home without becoming cost burdened and spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities, as indicated below.

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	-

Neighborhood	2014 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$184,500	\$836	NO
Belmont-Hawthorne-Division	\$415,000	\$1,880	NO
Centennial-Glenfair-Wilkes	\$180,000	\$815	NO
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	NO
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

Source: RMLS, 2015

# Average Latino Household



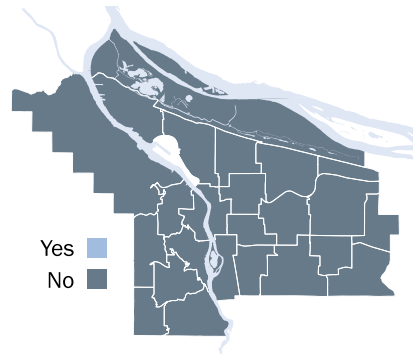
On average, a **Latino** Portland household could afford to purchase a home without becoming cost burdened and spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities, as indicated below.

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

Source: RMLS, 2015

# Average Native American Household



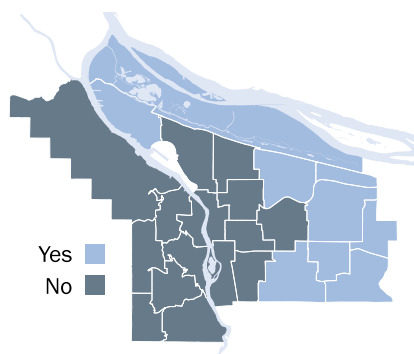
On average, a **Native American** Portland household could afford to purchase a home without becoming cost burdened and spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities, as indicated below.

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	-

Neighborhood	2014 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$184,500	\$836	NO
Belmont-Hawthorne-Division	\$415,000	\$1,880	NO
Centennial-Glenfair-Wilkes	\$180,000	\$815	NO
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	NO
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

Source: RMLS, 2015

# Average Asian Household



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

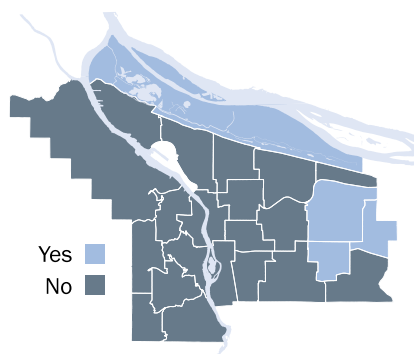
AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	\$50,829
Maximum Monthly Housing Considered Affordable	\$1,270
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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

Source: RMLS, 2015



# Average Senior Household



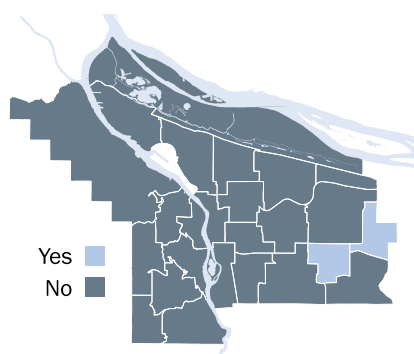
On average, a **senior** Portland household could afford to purchase a home without becoming cost burdened and spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities, as indicated below.

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	-

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	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

Source: RMLS, 2015

# Average Single Mother Household



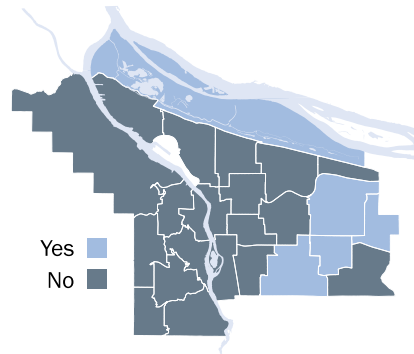
AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	\$33,772
Maximum Monthly Housing Considered Affordable	\$844
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

On average, a **single mother** household 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	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	NO
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

Source: RMLS, 2015

# Average Foreign-Born Household

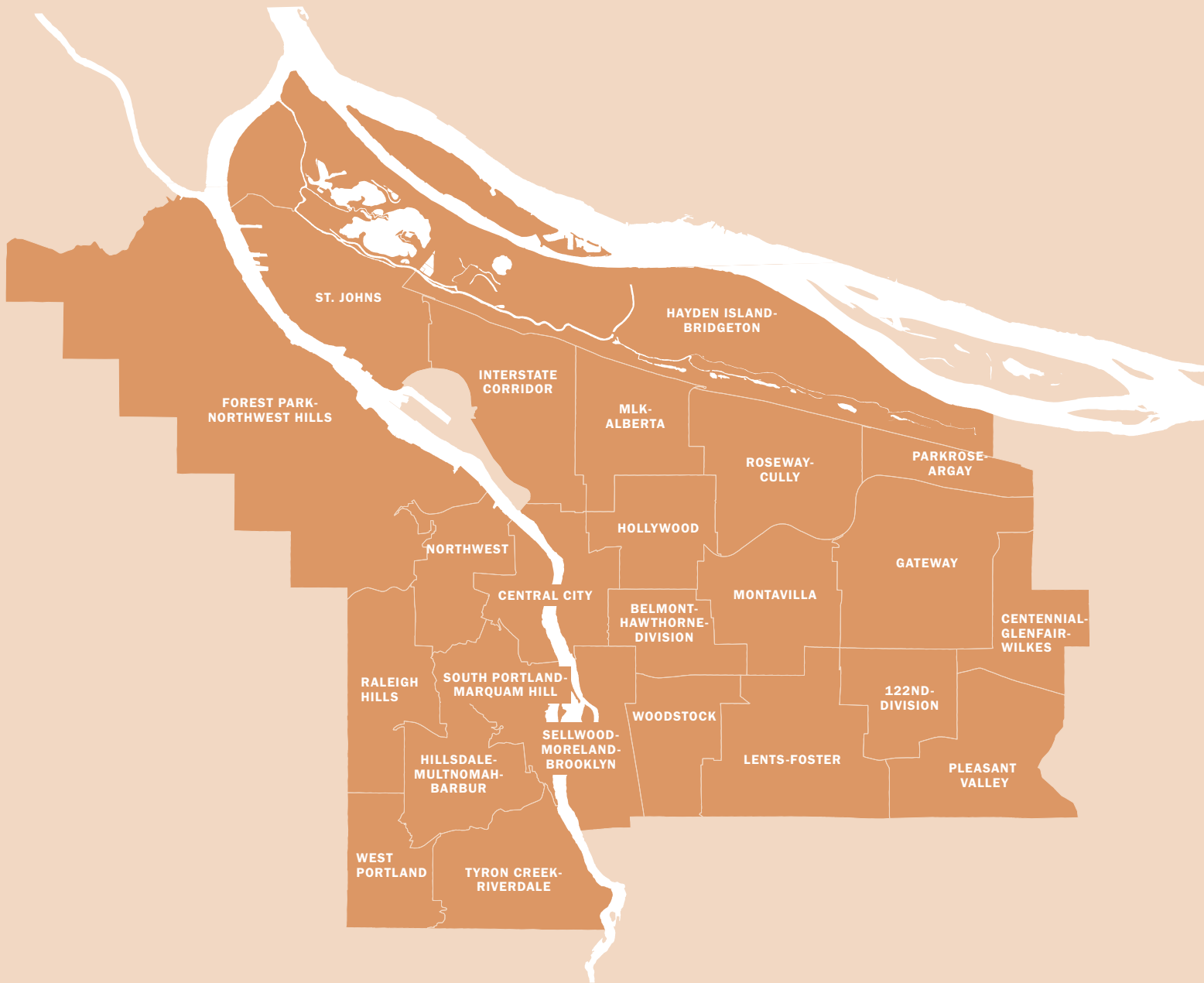


On average, a **foreign-born** Portland household could afford to purchase a home without becoming cost burdened and spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities, as indicated below.

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	-

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

Source: RMLS, 2015

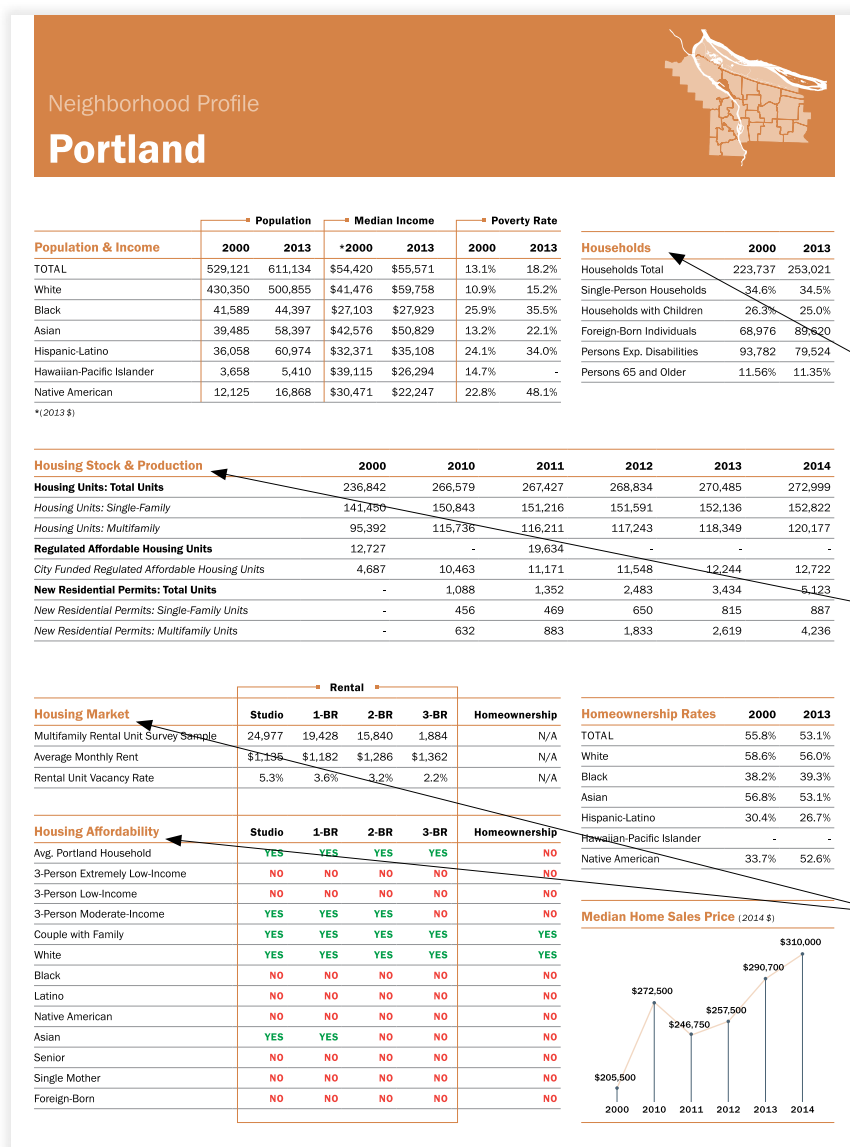


# City & Neighborhood Profiles

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# Guide to Neighborhood Profiles



## Neighborhood

Area of the city being profiled in the data summary.

## Population and Income

Neighborhood population, median household income, and poverty rate by race and ethnicity in the years 2000 and 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. Average rent and vacancy rate data assessed through market survey analysis. Affordability assessed through a comparison test on whether the average rent exceeded 30% of that household's median income.

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

### Sources: Population, Households & Income

City Data Source: ACS 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%

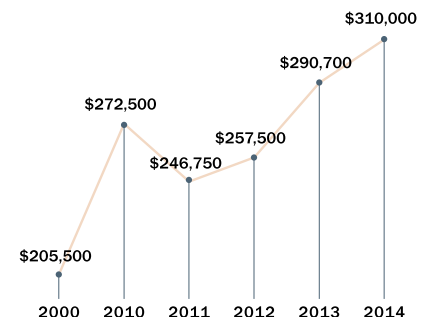
Housing Stock & Production	2000	2010	2011	2012	2013	2014
<b>Housing Units: Total Units</b>	236,842	266,579	267,427	268,834	270,485	272,999
<i>Housing Units: Single-Family</i>	141,450	150,843	151,216	151,591	152,136	152,822
<i>Housing Units: Multifamily</i>	95,392	115,736	116,211	117,243	118,349	120,177
<b>Regulated Affordable Housing Units</b>	12,727	-	19,634	-	-	-
<i>City Funded Regulated Affordable Housing Units</i>	4,687	10,463	11,171	11,548	12,244	12,722
<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

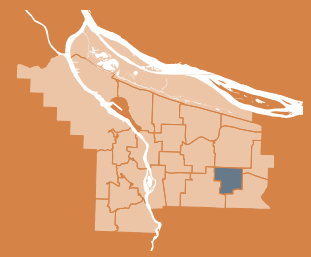
Housing Market	Rental				Homeownership
	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	24,977	19,428	15,840	1,884	N/A
Average Monthly Rent	\$1,135	\$1,182	\$1,286	\$1,362	N/A
Rental Unit Vacancy Rate	5.3%	3.6%	3.2%	2.2%	N/A

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

Homeownership Rates	2000	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

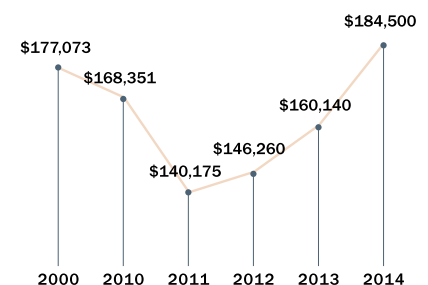
Housing Stock & Production	2000	2010	2011	2012	2013	2014
<b>Housing Units: Total Units</b>	6,970	8,467	8,511	8,538	8,582	8,604
<i>Housing Units: Single-Family</i>	3,829	4,426	4,461	4,488	4,515	4,537
<i>Housing Units: Multifamily</i>	3,141	4,050	4,050	4,067	4,067	4,067
<b>Regulated Affordable Housing Units</b>	490	-	704	-	-	-
<i>City Funded Regulated Affordable Housing Units</i>	128	395	417	417	426	426
<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				Homeownership
	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	455	422	788	62	N/A
Average Monthly Rent	\$539	\$740	\$884	\$1,095	N/A
Rental Unit Vacancy Rate	0.7%	2.7%	4.6%	5.3%	N/A

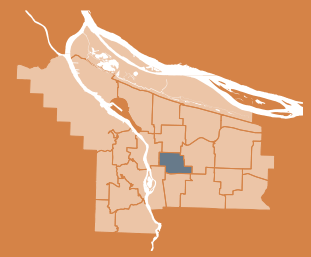
Homeownership Rates	2000	2013
TOTAL	58.6%	50.4%
White	60.9%	55.0%
Black	-	4.3%
Asian	73.6%	65.1%
Hispanic-Latino	32.2%	36.0%
Hawaiian-Pacific Islander	-	-
Native American	-	-

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

### 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

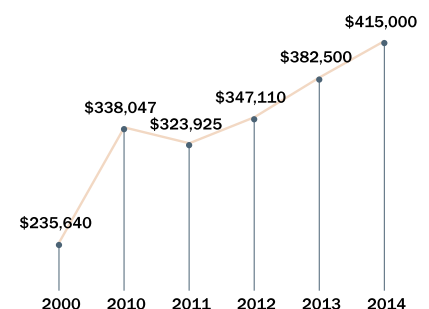
Housing Stock & Production	2000	2010	2011	2012	2013	2014
<b>Housing Units: Total Units</b>	12,949	13,641	13,653	13,703	13,861	14,152
<i>Housing Units: Single-Family</i>	7,050	7,171	7,183	7,202	7,225	7,259
<i>Housing Units: Multifamily</i>	5,899	6,470	6,470	6,501	6,636	6,893
<b>Regulated Affordable Housing Units</b>	292	-	363	-	-	-
<i>City Funded Regulated Affordable Housing Units</i>	95	109	109	109	109	109
<b>New Residential Permits: Total Units</b>	-	38	72	276	587	166
<i>New Residential Permits: Single-Family Units</i>	-	14	30	27	49	51
<i>New Residential Permits: Multifamily Units</i>	-	24	42	249	538	115

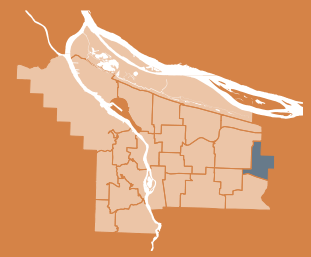
Housing Market	Rental				Homeownership
	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	1,805	1,423	603	76	N/A
Average Monthly Rent	\$1,043	\$1,158	\$1,220	\$1,337	N/A
Rental Unit Vacancy Rate	3.8%	3.1%	1.6%	0.0%	N/A

Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	YES	YES	NO
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	NO	NO	NO	NO	NO
3-Person Moderate-Income	YES	YES	YES	NO	NO
Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	YES	YES	NO
Black	NO	NO	NO	NO	NO
Latino	NO	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	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 \$)





## Neighborhood Profile

# 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 \$)

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
<i>Housing Units: Single-Family</i>	4,558	4,853	4,873	4,880	4,889	4,901
<i>Housing Units: Multifamily</i>	3,696	4,123	4,139	4,178	4,227	4,227
<b>Regulated Affordable Housing Units</b>	437	-	586	-	-	-
<i>City Funded Regulated Affordable Housing Units</i>	10	278	278	278	371	371
<b>New Residential Permits: Total Units</b>	-	46	11	83	25	85
<i>New Residential Permits: Single-Family Units</i>	-	16	11	56	25	7
<i>New Residential Permits: Multifamily Units</i>	-	30	0	27	0	78

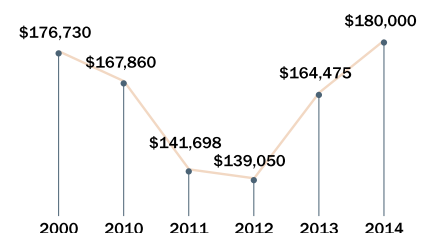
Housing Market	Rental				Homeownership
	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	379	552	1,293	131	N/A
Average Monthly Rent	\$689	\$742	\$847	\$995	N/A
Rental Unit Vacancy Rate	1.8%	0.8%	2.2%	3.7%	N/A

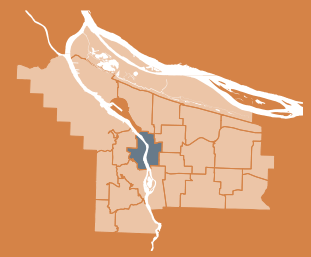
Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	YES	YES	YES
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	YES	YES	YES	NO	YES
3-Person Moderate-Income	YES	YES	YES	YES	YES
Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	YES	YES	YES
Black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

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

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 \$)

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
<i>Housing Units: Single-Family</i>	1,035	1,056	1,056	1,060	1,061	1,067
<i>Housing Units: Multifamily</i>	17,274	23,253	23,403	23,667	23,929	24,106
<b>Regulated Affordable Housing Units</b>	4,450	-	7,109	-	-	-
<i>City Funded Regulated Affordable Housing Units</i>	2,458	5,177	5,604	5,877	6,084	6,300
<b>New Residential Permits: Total Units</b>	-	282	226	545	228	1,803
<i>New Residential Permits: Single-Family Units</i>	-	0	6	2	10	6
<i>New Residential Permits: Multifamily Units</i>	-	282	220	543	218	1,797

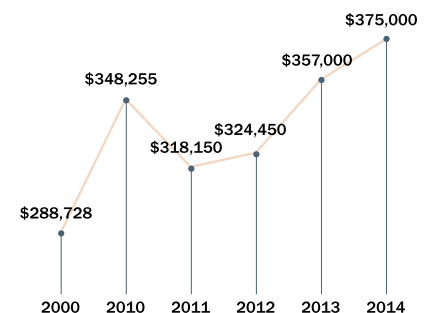
Housing Market	Rental				Homeownership
	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	3,649	4,090	1,860	150	N/A
Average Monthly Rent	\$1,198	\$1,404	\$2,163	\$3,290	N/A
Rental Unit Vacancy Rate	4.1%	5.8%	5.1%	1.3%	N/A

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

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

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 \$)

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
<i>Housing Units: Single-Family</i>	2,524	3,284	3,293	3,302	3,320	3,337
<i>Housing Units: Multifamily</i>	103	656	656	656	656	656
<b>Regulated Affordable Housing Units</b>	0	-	0	-	-	-
<i>City Funded Regulated Affordable Housing Units</i>	0	0	0	0	0	0
<b>New Residential Permits: Total Units</b>	-	10	16	12	28	18
<i>New Residential Permits: Single-Family Units</i>	-	10	16	12	28	18
<i>New Residential Permits: Multifamily Units</i>	-	0	0	0	0	0

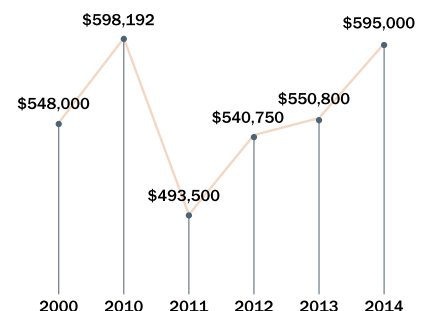
Housing Market	Rental				Homeownership
	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	8	50	118	-	N/A
Average Monthly Rent	-	\$1,330	\$1,522	-	N/A
Rental Unit Vacancy Rate	0.0%	2.0%	4.2%	-	N/A

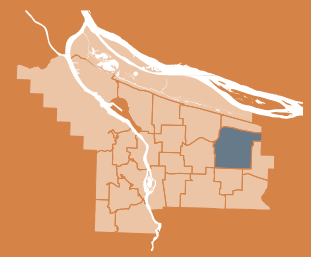
Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	-	YES	NO	-	NO
3-Person Extremely Low-Income	-	NO	NO	-	NO
3-Person Low-Income	-	NO	NO	-	NO
3-Person Moderate-Income	-	NO	NO	-	NO
Couple with Family	-	YES	YES	-	NO
White	-	YES	NO	-	NO
Black	-	NO	NO	-	NO
Latino	-	NO	NO	-	NO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

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

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 \$)

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>	285	625	672	672	732	799
<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

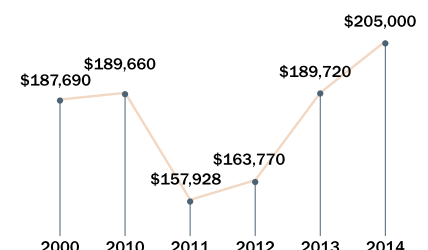
Housing Market	Rental				Homeownership
	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	565	1,293	1,933	219	N/A
Average Monthly Rent	\$654	\$823	\$930	\$1,137	N/A
Rental Unit Vacancy Rate	24.8%	2.3%	2.6%	2.0%	N/A

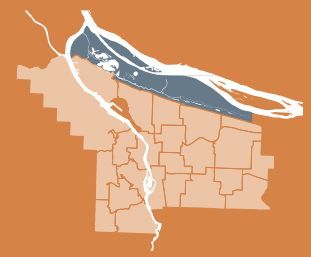
Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	YES	YES	YES
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	YES	YES	YES	NO	YES
3-Person Moderate-Income	YES	YES	YES	YES	YES
Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	YES	YES	YES
Black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

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

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 \$)





## Neighborhood Profile

# 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 \$)

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	0	0	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

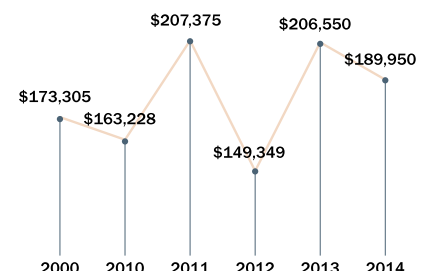
Housing Market	Rental				Homeownership
	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	34	198	159	-	N/A
Average Monthly Rent	-	\$1,594	\$2,078	-	N/A
Rental Unit Vacancy Rate	0.0%	13.2%	8.5%	-	N/A

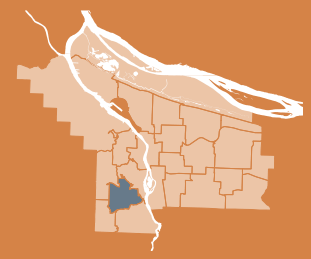
Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	-	NO	NO	-	YES
3-Person Extremely Low-Income	-	NO	NO	-	NO
3-Person Low-Income	-	NO	NO	-	YES
3-Person Moderate-Income	-	NO	NO	-	YES
Couple with Family	-	YES	YES	-	YES
White	-	NO	NO	-	YES
Black	-	NO	NO	-	NO
Latino	-	NO	NO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

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

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

# Hillside-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 \$)

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>	0	127	127	127	127	236
<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

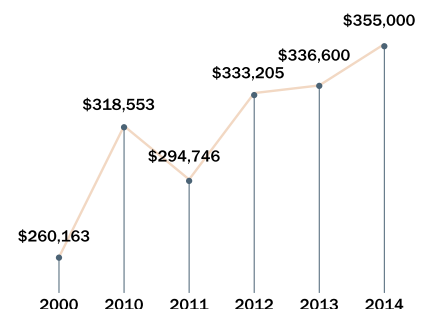
Housing Market	Rental				Homeownership
	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	307	583	668	134	N/A
Average Monthly Rent	\$855	\$867	\$1,015	-	N/A
Rental Unit Vacancy Rate	7.7%	3.1%	1.3%	2.7%	N/A

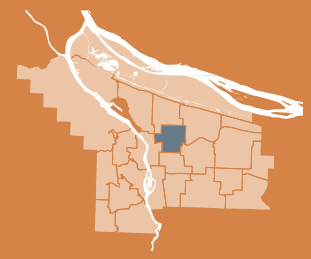
Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	YES	-	NO
3-Person Extremely Low-Income	NO	NO	NO	-	NO
3-Person Low-Income	YES	YES	NO	-	NO
3-Person Moderate-Income	YES	YES	YES	-	NO
Couple with Family	YES	YES	YES	-	YES
White	YES	YES	YES	-	NO
Black	NO	NO	NO	-	NO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

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

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

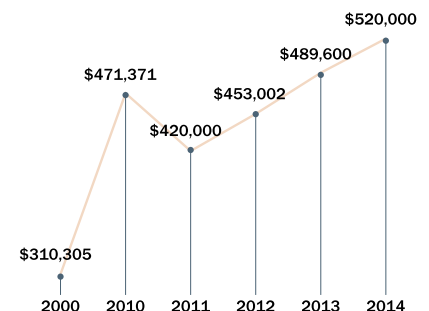
Housing Stock & Production	2000	2010	2011	2012	2013	2014
<b>Housing Units: Total Units</b>	14,510	14,839	14,843	14,979	15,062	15,118
<i>Housing Units: Single-Family</i>	7,924	7,970	7,972	7,982	7,992	8,010
<i>Housing Units: Multifamily</i>	6,586	6,869	6,871	6,997	7,070	7,108
<b>Regulated Affordable Housing Units</b>	573	-	642	-	-	-
<i>City Funded Regulated Affordable Housing Units</i>	86	191	208	208	228	228
<b>New Residential Permits: Total Units</b>	-	59	59	157	409	150
<i>New Residential Permits: Single-Family Units</i>	-	9	12	12	30	26
<i>New Residential Permits: Multifamily Units</i>	-	50	47	145	379	124

Housing Market	Rental				Homeownership
	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	3,451	1,771	953	78	N/A
Average Monthly Rent	\$1,080	\$1,206	\$1,540	\$2,440	N/A
Rental Unit Vacancy Rate	10.0%	4.4%	7.7%	23.1%	N/A

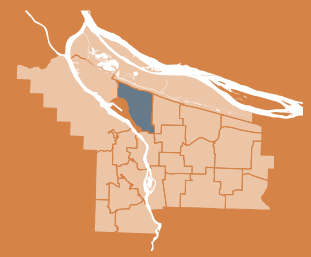
Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	NO	NO	NO
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	NO	NO	NO	NO	NO
3-Person Moderate-Income	YES	YES	NO	NO	NO
Couple with Family	YES	YES	YES	NO	NO
White	YES	YES	NO	NO	NO
Black	NO	NO	NO	NO	NO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

Homeownership Rates	2000	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 \$)

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>	432	1085	1202	1224	1304	1351
<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

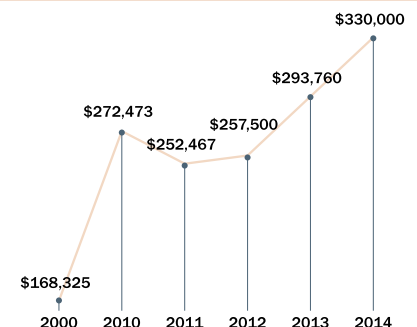
Housing Market	Rental				Homeownership
	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	1,026	700	380	10	N/A
Average Monthly Rent	\$1,020	\$1,287	\$1,496	\$937	N/A
Rental Unit Vacancy Rate	8.3%	5.6%	6.4%	0.0%	N/A

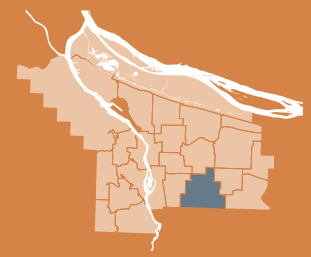
Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	NO	YES	NO
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	NO	NO	NO	YES	NO
3-Person Moderate-Income	YES	YES	NO	YES	NO
Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	NO	YES	NO
Black	NO	NO	NO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

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

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 \$)

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>	173	328	367	386	387	387
<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

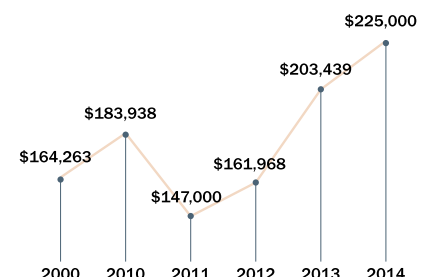
Housing Market	Rental				Homeownership
	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	295	234	665	119	N/A
Average Monthly Rent	\$753	\$900	\$1,035	\$1,342	N/A
Rental Unit Vacancy Rate	4.8%	1.7%	2.3%	0.0%	N/A

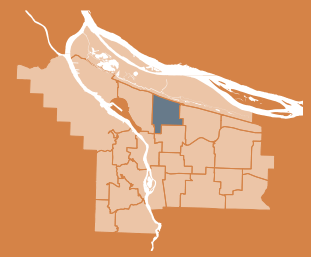
Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	YES	YES	YES
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	YES	YES	NO	NO	NO
3-Person Moderate-Income	YES	YES	YES	NO	YES
Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	YES	YES	YES
Black	NO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

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

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 \$)

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>	137	232	271	328	330	330
<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

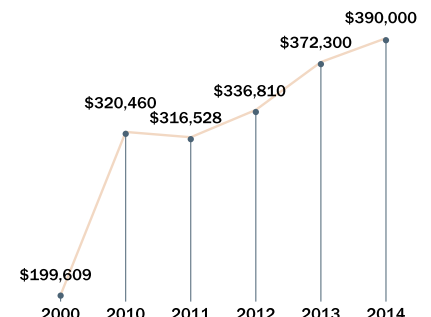
Housing Market	Rental				Homeownership
	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	304	237	106	8	N/A
Average Monthly Rent	\$1,123	\$1,022	\$1,274	\$854	N/A
Rental Unit Vacancy Rate	25.9%	4.4%	6.1%	0.0%	N/A

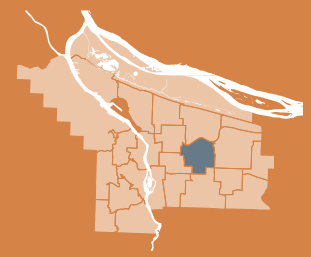
Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	YES	YES	NO
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	NO	NO	NO	YES	NO
3-Person Moderate-Income	YES	YES	YES	YES	NO
Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	YES	YES	NO
Black	NO	NO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

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

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 \$)

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
<i>Housing Units: Single-Family</i>	10,062	10,494	10,512	10,527	10,553	10,590
<i>Housing Units: Multifamily</i>	5,170	5,303	5,305	5,305	5,305	5,305
<b>Regulated Affordable Housing Units</b>	608	-	674	-	-	-
<i>City Funded Regulated Affordable Housing Units</i>	241	264	264	264	264	303
<b>New Residential Permits: Total Units</b>	-	17	16	45	43	89
<i>New Residential Permits: Single-Family Units</i>	-	17	16	30	40	61
<i>New Residential Permits: Multifamily Units</i>	-	0	0	15	3	28

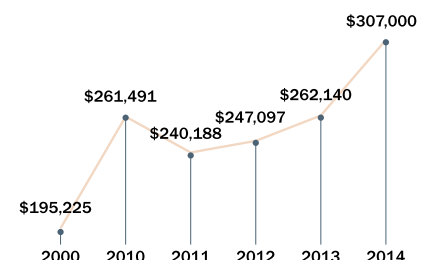
Housing Market	Rental				Homeownership
	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	890	535	578	73	N/A
Average Monthly Rent	\$908	\$837	\$1,009	\$1,028	N/A
Rental Unit Vacancy Rate	2.0%	1.5%	1.1%	0.0%	N/A

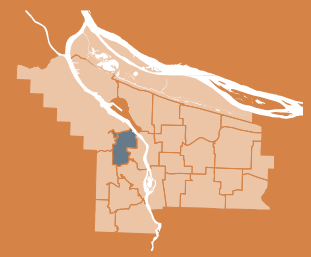
Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	YES	YES	NO
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	YES	YES	NO	NO	NO
3-Person Moderate-Income	YES	YES	YES	YES	NO
Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	YES	YES	YES
Black	NO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

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

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

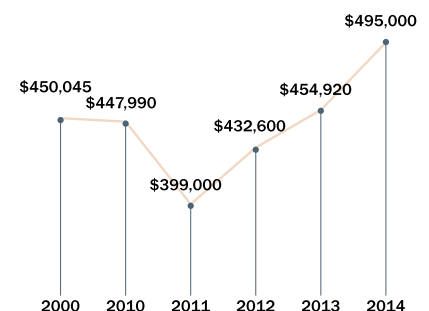
Housing Stock & Production	2000	2010	2011	2012	2013	2014
<b>Housing Units: Total Units</b>	11,158	13,136	13,257	13,449	13,747	14,176
<i>Housing Units: Single-Family</i>	2,637	2,715	2,719	2,721	2,728	2,732
<i>Housing Units: Multifamily</i>	8,521	10,421	10,538	10,728	11,019	11,444
<b>Regulated Affordable Housing Units</b>	750	-	791	-	-	-
<i>City Funded Regulated Affordable Housing Units</i>	134	248	248	248	248	248
<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

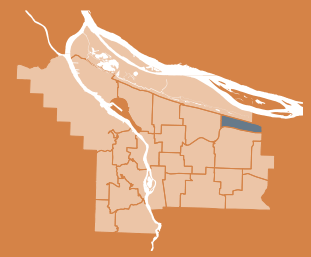
Housing Market	Rental				Homeownership
	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	3,759	2,453	611	14	N/A
Average Monthly Rent	\$1,086	\$1,518	\$2,243	\$1,933	N/A
Rental Unit Vacancy Rate	4.4%	3.8%	4.2%	0.0%	N/A

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

Homeownership Rates	2000	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 \$)

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
<i>Housing Units: Single-Family</i>	2,863	2,988	2,991	2,991	2,991	2,991
<i>Housing Units: Multifamily</i>	2,562	2,767	2,767	2,767	2,767	2,767
<b>Regulated Affordable Housing Units</b>	66	-	86	-	-	-
<i>City Funded Regulated Affordable Housing Units</i>	7	27	27	27	27	27
<b>New Residential Permits: Total Units</b>	-	3	0	0	0	2
<i>New Residential Permits: Single-Family Units</i>	-	3	0	0	0	2
<i>New Residential Permits: Multifamily Units</i>	-	0	0	0	0	0

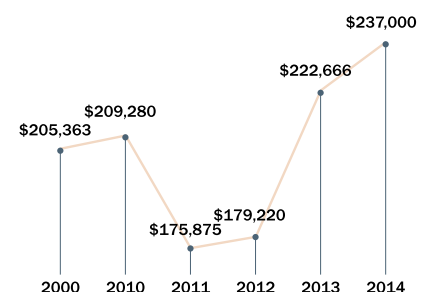
Housing Market	Rental				Homeownership
	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	285	424	613	236	N/A
Average Monthly Rent	\$585	\$790	\$984	\$1,097	N/A
Rental Unit Vacancy Rate	1.2%	1.2%	2.5%	2.1%	N/A

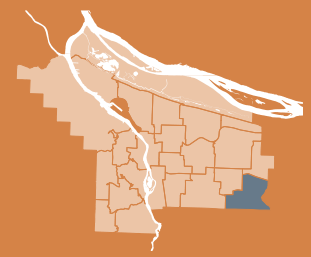
Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	YES	YES	YES
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	YES	YES	YES	NO	NO
3-Person Moderate-Income	YES	YES	YES	YES	YES
Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	YES	YES	YES
Black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

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

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 \$)

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	36	36	36	36	36
<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

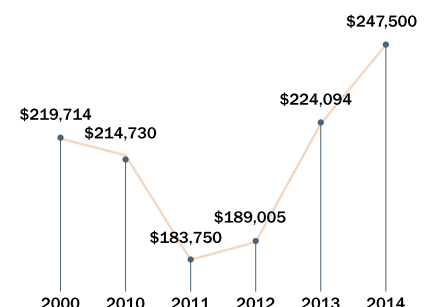
Housing Market	Rental				Homeownership
	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	-	67	431	73	N/A
Average Monthly Rent	-	\$842	\$1,003	\$1,289	N/A
Rental Unit Vacancy Rate	-	0.0%	2.4%	2.9%	N/A

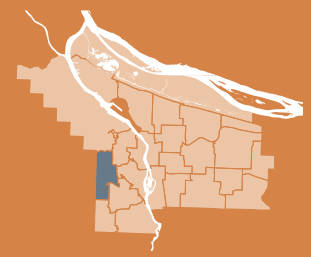
Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	-	YES	YES	YES	YES
3-Person Extremely Low-Income	-	NO	NO	NO	NO
3-Person Low-Income	-	YES	NO	NO	NO
3-Person Moderate-Income	-	YES	YES	YES	YES
Couple with Family	-	YES	YES	YES	YES
White	-	YES	YES	YES	YES
Black	-	NO	NO	NO	NO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

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

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 \$)

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
<i>Housing Units: Single-Family</i>	4,511	4,721	4,730	4,733	4,742	4,758
<i>Housing Units: Multifamily</i>	1,545	1,589	1,591	1,591	1,591	1,591
<b>Regulated Affordable Housing Units</b>	97	-	97	-	-	-
<i>City Funded Regulated Affordable Housing Units</i>	0	0	0	0	14	14
<b>New Residential Permits: Total Units</b>	-	8	7	22	14	25
<i>New Residential Permits: Single-Family Units</i>	-	8	7	7	14	25
<i>New Residential Permits: Multifamily Units</i>	-	0	0	15	0	0

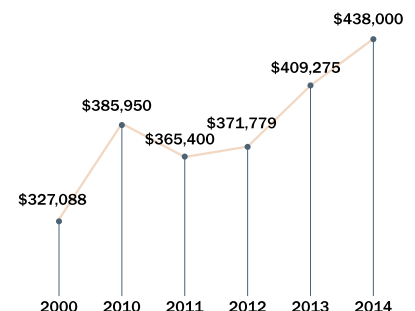
Housing Market	Rental				Homeownership
	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	93	275	334	82	
Average Monthly Rent	\$595	\$875	\$1,050	\$1,308	
Rental Unit Vacancy Rate	0.0%	0.6%	3.5%	1.3%	

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

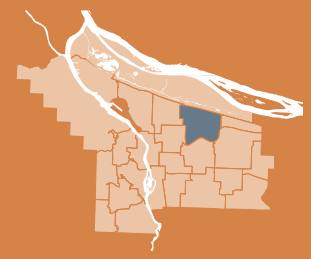
Households	2000	2013
Households Total	5,709	5,899
Single-Person Households	1,559	1,750
Households with Children	1,764	1,904
Foreign-Born Individuals	1,302	1,213
Persons Exp. Disabilities	1,751	1,503
Persons 65 and Older	2,131	2,460

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 \$)

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>	228	813	813	813	813	814
<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

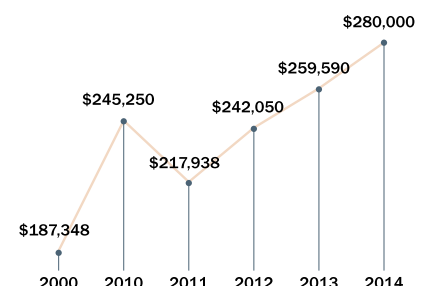
Housing Market	Rental				Homeownership
	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	682	406	527	80	N/A
Average Monthly Rent	\$600	\$812	\$1,022	\$1,174	N/A
Rental Unit Vacancy Rate	0.0%	1.7%	1.1%	7.7%	N/A

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

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

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 \$)





## Neighborhood Profile

# 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 \$)

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
<i>Housing Units: Single-Family</i>	4,391	4,605	4,622	4,641	4,666	4,706
<i>Housing Units: Multifamily</i>	3,578	3,789	3,789	3,799	3,799	3,867
<b>Regulated Affordable Housing Units</b>	587	-	616	-	-	-
<i>City Funded Regulated Affordable Housing Units</i>	19	85	85	85	85	85
<b>New Residential Permits: Total Units</b>	-	15	29	35	195	111
<i>New Residential Permits: Single-Family Units</i>	-	15	23	34	42	43
<i>New Residential Permits: Multifamily Units</i>	-	0	6	1	153	68

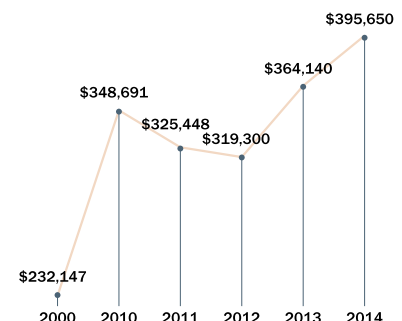
Housing Market	Rental				Homeownership
	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	510	437	379	-	N/A
Average Monthly Rent	\$1,263	\$894	\$1,124	-	N/A
Rental Unit Vacancy Rate	0.0%	3.5%	2.7%	-	N/A

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

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

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 \$)

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

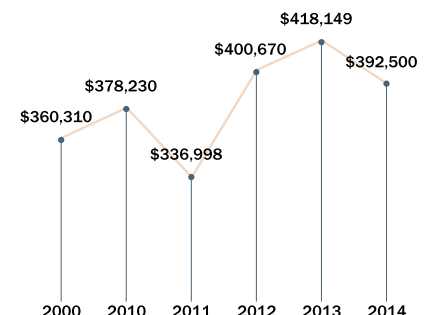
Housing Market	Rental				Homeownership
	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	1,624	1,142	574	26	N/A
Average Monthly Rent	\$1,123	\$1,367	\$1,858	\$1,284	N/A
Rental Unit Vacancy Rate	2.5%	2.3%	4.4%	0.0%	N/A

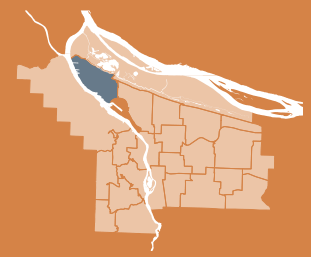
Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	NO	YES	NO
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	NO	NO	NO	NO	NO
3-Person Moderate-Income	YES	NO	NO	YES	NO
Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	NO	YES	NO
Black	NO	NO	NO	NO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

Households	2000	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

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 \$)

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
<i>Housing Units: Single-Family</i>	6,514	7,399	7,426	7,452	7,494	7,550
<i>Housing Units: Multifamily</i>	2,717	3,786	3,802	3,814	3,819	4,056
<b>Regulated Affordable Housing Units</b>	654	-	1,185	-	-	-
<i>City Funded Regulated Affordable Housing Units</i>	238	297	297	303	303	303
<b>New Residential Permits: Total Units</b>	-	88	45	50	309	96
<i>New Residential Permits: Single-Family Units</i>	-	36	40	50	64	65
<i>New Residential Permits: Multifamily Units</i>	-	52	5	0	245	31

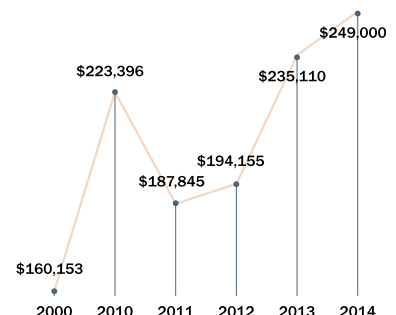
Housing Market	Rental				Homeownership
	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	744	284	583	87	N/A
Average Monthly Rent	\$762	\$814	\$909	\$1,147	N/A
Rental Unit Vacancy Rate	17.0%	1.6%	0.5%	1.6%	N/A

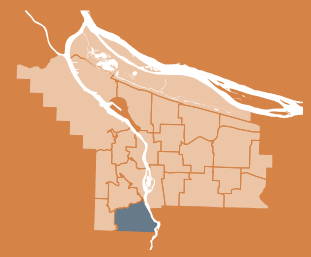
Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	YES	YES	YES
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	YES	YES	YES	NO	NO
3-Person Moderate-Income	YES	YES	YES	YES	YES
Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	YES	YES	YES
Black	NO	NO	NO	NO	NO
Latino	YES	YES	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	NO

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

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 \$)

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
<i>Housing Units: Single-Family</i>	3,299	3,539	3,548	3,559	3,572	3,582
<i>Housing Units: Multifamily</i>	95	105	105	105	105	105
<b>Regulated Affordable Housing Units</b>	0	-	0	-	-	-
<i>City Funded Regulated Affordable Housing Units</i>	0	0	0	0	0	0
<b>New Residential Permits: Total Units</b>	-	12	15	12	14	16
<i>New Residential Permits: Single-Family Units</i>	-	12	14	12	14	16
<i>New Residential Permits: Multifamily Units</i>	-	0	1	0	0	0

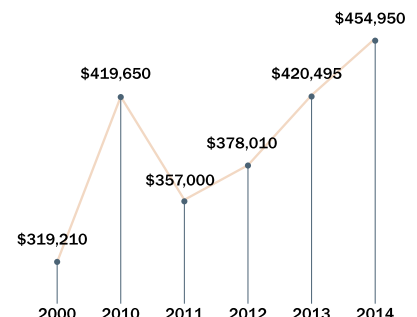
Housing Market	Rental				Homeownership
	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	1	-	29	-	N/A
Average Monthly Rent	\$675	-	\$900	-	N/A
Rental Unit Vacancy Rate	0.0%	-	0.0%	-	N/A

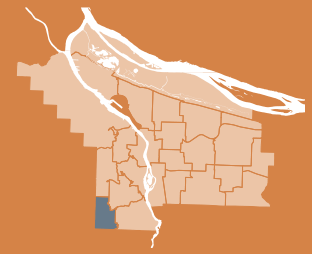
Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	-	YES	-	NO
3-Person Extremely Low-Income	NO	-	NO	-	NO
3-Person Low-Income	YES	-	YES	-	NO
3-Person Moderate-Income	YES	-	YES	-	NO
Couple with Family	YES	-	YES	-	YES
White	YES	-	YES	-	NO
Black	YES	-	NO	-	NO
Latino	YES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

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

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 \$)

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	0	0	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

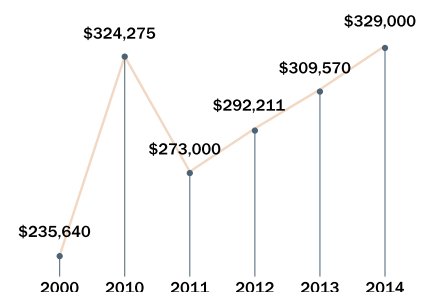
Housing Market	Rental				Homeownership
	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	90	233	680	125	N/A
Average Monthly Rent	\$848	\$971	\$1,288	\$1,487	N/A
Rental Unit Vacancy Rate	0.0%	0.8%	0.9%	0.0%	N/A

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

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

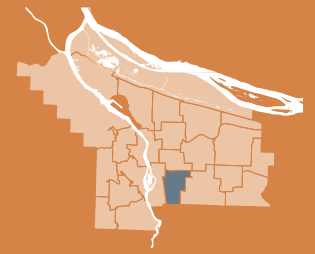
Homeownership Rates	2000	2013
TOTAL	72.3%	68.6%
White	74.2%	72.8%
Black	-	-
Asian	-	-
Hispanic-Latino	-	-
Hawaiian-Pacific Islander	-	-
Native American	-	-

### 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 \$)

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
<i>Housing Units: Single-Family</i>	6,689	6,904	6,927	6,937	6,964	6,994
<i>Housing Units: Multifamily</i>	3,659	3,799	3,805	3,807	3,807	3,807
<b>Regulated Affordable Housing Units</b>	182	-	308	-	-	-
<i>City Funded Regulated Affordable Housing Units</i>	5	135	135	135	135	135
<b>New Residential Permits: Total Units</b>	-	21	14	27	60	66
<i>New Residential Permits: Single-Family Units</i>	-	21	14	27	34	62
<i>New Residential Permits: Multifamily Units</i>	-	0	0	0	26	4

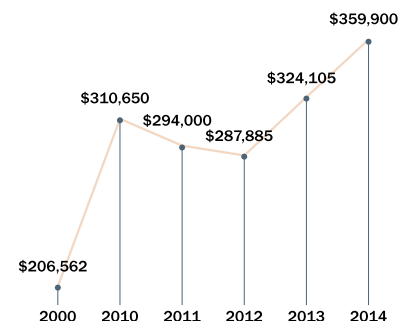
Housing Market	Rental				Homeownership
	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	651	706	822	52	N/A
Average Monthly Rent	\$1,019	\$1,020	\$1,225	\$1,112	N/A
Rental Unit Vacancy Rate	0.0%	0.8%	0.9%	0.0%	N/A

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

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

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 \$)







# City of Portland Policy Targets

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## Section 1


## Citywide Policy Targets

## Guide to Citywide Policy Targets

Policy Targets

## 1980 Comprehensive Plan

Geography Citywide  
 Year Established 1980  
 Year Complete Ongoing Until Update  
 Plan Version Comprehensive Plan Goals and Policies; Complete November 2011  
 Ordinance No. 150580, Ordinance No. 172954



**Target**  
**NOT MEETING**

Achieve a distribution of household incomes similar to the distribution of household incomes found citywide, in Central City, Gateway Regional Center, in town centers, and in large redevelopment projects.

*Both Central City and Gateway Regional Center have a greater proportion of residents earning below median income as compared to the citywide average. Central City has a particularly higher number of residents earning 0-30% MFI.*

**Target**  
**MEETING**

Encourage housing opportunities for extremely low and very low-income households (below 50% MFI) in all neighborhoods to avoid their concentration in any one area.

*The City currently maintains regulated affordable housing units in all neighborhoods.*

**Target**  
**MEETING**

Actively encourage the dispersal of housing with on-site social services throughout the city.

*The City currently maintains regulated affordable housing projects with on-site social services.*

**Target**  
**NOT MEETING**

Expand homeownership opportunities for existing residents in neighborhoods with homeownership rates lower than the regional average.

*City of Portland homeownership programs do not currently operate citywide.*

**Target**  
**MEETING**

Expand multi-dwelling and rental housing opportunities in neighborhoods with homeownership rates higher than the regional average.

*The City currently maintains regulated affordable housing units in all neighborhoods.*

**Target**  
**MEETING**

Support programs that increase opportunities for minorities, low-income people, and people in protected classes to gain access to housing throughout the region.

*Implemented through the Housing Bureau equity policies.*

**City Plan**

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

**Policy Targets**

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

# 1980 Comprehensive Plan



<b>Geography</b>	Citywide
<b>Year Established</b>	1980
<b>Year Complete</b>	Ongoing Until Update
<b>Plan Version</b>	Comprehensive Plan Goals and Policies; Complete November 2011 Ordinance No. 150580, Ordinance No. 172954

## Target

**NOT  
MEETING**

Achieve a distribution of household incomes similar to the distribution of household incomes found citywide, in Central City, Gateway Regional Center, in town centers, and in large redevelopment projects.

*Both Central City and Gateway Regional Center have a greater proportion of residents earning below median income as compared to the citywide average. Central City has a particularly higher number of residents earning 0-30% MFI.*

## Target

**MEETING**

Encourage housing opportunities for extremely low and very low-income households (below 50% MFI) in all neighborhoods to avoid their concentration in any one area.

*The City currently maintains regulated affordable housing units in all neighborhoods.*

## Target

**MEETING**

Actively encourage the dispersal of housing with on-site social services throughout the city.

*The City currently maintains regulated affordable housing projects with on-site social services.*

## Target

**NOT  
MEETING**

Expand homeownership opportunities for existing residents in neighborhoods with homeownership rates lower than the regional average.

*City of Portland homeownership programs do not currently operate citywide.*

## Target

**MEETING**

Expand multi-dwelling and rental housing opportunities in neighborhoods with homeownership rates higher than the regional average.

*The City currently maintains regulated affordable housing units in all neighborhoods.*

## Target

**MEETING**

Support programs that increase opportunities for minorities, low-income people, and people in protected classes to gain access to housing throughout the region.

*Implemented through the Housing Bureau equity policies.*

# 1980 Comprehensive Plan cont.

**Target**

**MEETING**

Work in partnership with the Housing Authority of Portland to preserve its portfolio of federally assisted housing at rent levels affordable to extremely and very low-income households.

*The City actively works with Home Forward to support the preservation of expiring federally assisted affordable housing projects.*

**Target**

**NOT  
MEETING**

Pursue adequate financial resources to develop, maintain and preserve housing and housing assistance programs for households whose needs are not met by the housing market.

*Existing resource forecasts and regulatory mechanisms are insufficient to meet City production targets.*

**Target**

**NOT  
MEETING**

Promote the preservation and development of a sufficient supply of transitional and permanent housing affordable to extremely low-income individuals and households with children in order to reduce or prevent homelessness.

*The existing supply of transitional and permanent affordable housing for extremely low-income individuals and households is currently insufficient to meet demand.*

**Target**

**MEETING**

Provide opportunities throughout the city for emergency shelters and transitional housing for people who are homeless.

*The City currently maintains emergency shelters and transitional housing programs throughout the city.*

**Target**

**MEETING**

Stimulate production of a variety of housing types that are affordable and responsive to the needs of very low, low, moderate, and middle-income households.

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

## Section 2

# Central City Policy Targets

## Guide to Central City Policy Targets

Policy Targets


### Central City 2035: Concept

**Geography** Central City

**Year Established** 2012

**Year Complete** 2035

**Plan Version** Central City 2035 Concept Plan  
October 2012  
Resolution No. 36970



**Target**

**MEETING**

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

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

**Target**

**MEETING**

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

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

**Target**

**MEETING**

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

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

**Target**

**MEETING**

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

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

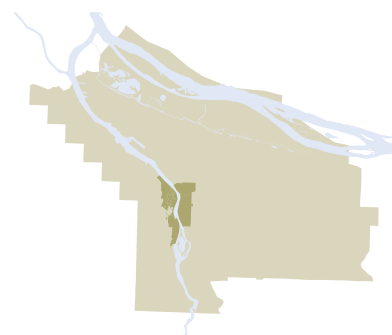
### Central City Plan

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

### Policy Targets

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

# Central City 2035: Concept



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

## Target

### MEETING

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

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

## Target

### MEETING

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

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

## Target

### MEETING

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

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

## Target

### MEETING

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

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

# Central City 2035: Concept cont.

**Target**

**MEETING**

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

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

**Target**

**NOT  
MEETING**

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

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

**Target**

**MEETING**

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

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

**Target**

**MEETING**

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

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

# Central City 2035: SE Quadrant

<b>Geography</b>	Central City, SE Quadrant
<b>Year Established</b>	2015
<b>Year Complete</b>	2035
<b>Plan Version</b>	Central City 2035 SE Quadrant Plan, July 2015 Resolution No. 37147



## Target

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

## MEETING

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

## Target

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

## NOT MEETING

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

## Target

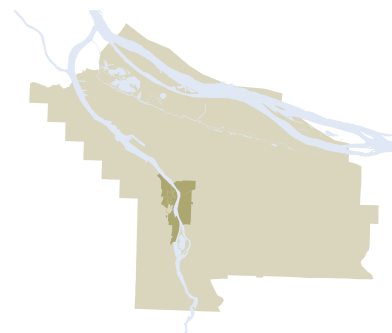
Develop a sustainable source(s) of funding to create and preserve affordable housing throughout the Central City that aligns with geographic scope and time horizon of the City's affordable housing goals.

## NOT MEETING

*Existing resource forecasts and regulatory mechanisms are insufficient to meet City production target.*



# Central City 2035: West Quadrant



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

**Target**

**NOT  
MEETING**

Develop and implement an affordable housing strategy for the West End that preserves or replaces existing affordable housing, including buildings that are privately owned.

*West End affordable housing preservation strategy not yet developed.*

**Target**

**NOT  
MEETING**

Restructure FAR bonus system to increase affordable housing production including family friendly units.

*Voluntary inclusionary zoning programs are under development.*

**Target**

**MEETING**

Create incentives and programs to increase affordable housing that supports families.

*The City currently uses gap financing and tax and fee exemption programs to incentivize family supported regulated affordable housing development.*

**Target**

**MEETING**

Provide a housing tax abatement program for Old Town/China Town.

*The City currently maintains a tax exemption program that can be utilized in Old Town/China Town.*

**Target**

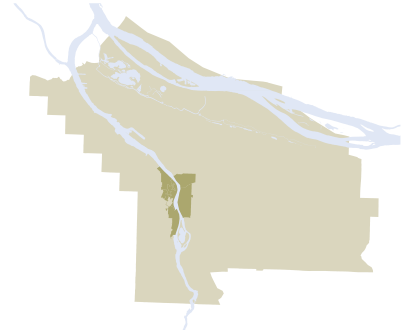
**MEETING**

Implement incentives that encourage new housing in the Naito Parkway/riverfront area.

*The City expanded the capacity and modified requirements of the Multiple Unit Limited Tax Exemption program (MULTE) to increase participation by private developers. All properties along the Naito Parkway/riverfront area are within the MULTE eligible boundary.*

# Central City 2035: N/NE Quadrant

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



## Target

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

**NOT  
MEETING**

*Voluntary inclusionary zoning programs are under development.*

## Target

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

**MEETING**

*Tax Increment Financing Set-Aside for Affordable Housing Policy dedicates, at a minimum, 30% of all increment funds to affordable housing.*

## Target

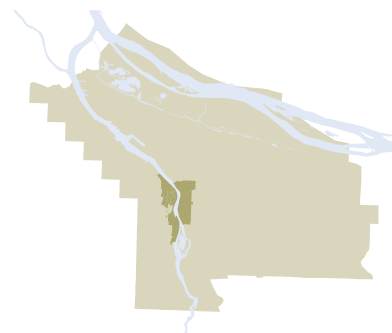
**NOT  
MEETING**

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

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

# Central City No Net Loss

<b>Geography</b>	Central City
<b>Year Established</b>	2001
<b>Year Complete</b>	No end date
<b>Plan Version</b>	City Council Resolution 36021



## Target

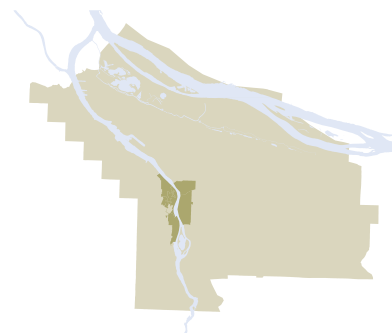
**NOT  
MEETING**

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

*When adopted in 2002, the City estimated 8,286 rental units in the Central City were affordable to households earning less than 60% of the median family income. A recent survey identified 6,594 rent-regulated units and 267 market-rate units affordable at 60% MFI. While the number of regulated affordable units has increased by 1,204 units since 2002, the Central City has seen continued loss of affordability in market-rate units. The majority of affordable units in both regulated and market-rate properties are smaller units serving one- and two-person households. Family-sized affordable units are limited.*

No Net Loss Rental Housing Units, 0-60% MFI	Regulated Units		Market Units		Total Units	
	2002	2015	2002	2015	2002	2015
Central Eastside	160	336	464	83	624	419
Downtown	3,197	2,878	1,048	91	4,245	2,969
Goose Hollow	548	440	785	83	1,333	523
Lloyd District	-	176	97	10	97	186
River District	1,485	2,555	502	-	1,987	2,555
South Waterfront	-	209	-	-	-	209
Central City	5,390	6,594	2,896	267	8,286	6,861

# 1988 Central City Plan



Geography	Central City
Year Established	1988
Year Complete	2012
Plan Version	1988 Central City Plan Ordinance No. 160606, Resolution No. 34417

## Target

**NOT  
MEETING**

Housing Trust Fund supported by special purpose levy, established specifically to meet capital costs for acquisition and rehabilitation but also to provide operating funds for such activities as voucher program.

*The City does not currently maintain a special purpose levy for affordable housing.*

## Target

**MEETING**

Housing Trust Fund supported by tax increment funds committed to acquisition and rehabilitation in the Central City's renewal areas.

*Tax Increment Financing Set-Aside for Affordable Housing Policy dedicates, at a minimum, 30% of all increment funds to affordable housing.*

## Target

**NOT  
MEETING**

Housing Trust Fund supported by a real estate title transfer tax or fee which will provide operating and rent subsidy support on an ongoing basis.

*State law prohibits municipal governments from imposing transfer taxes, fees, or assessments on real estate.*

## Target

**MEETING**

Housing incentives including the formation of urban renewal districts and use tax increment financing to support housing and related improvements.

*Tax Increment Financing Set-Aside for Affordable Housing Policy dedicates, at a minimum, 30% of all increment funds to affordable housing.*

## Target

**MEETING**

Housing incentives including the extending the ten-year limited property tax exemption for the value of the housing improvements to the entire Central City area.

*The City administers tax exemption programs for multifamily and single-family affordable housing.*

## Target

**NOT  
MEETING**

Housing incentives including using tax exempt revenue bonds for permanent financing of housing.

*The city does not currently use tax exempt revenue bonds for affordable housing.*

# 1988 Central City Plan cont.

**Target**

Housing incentives including using eminent domain to assemble sites for housing development.

**NOT  
MEETING**

*The City does not currently use eminent domain for affordable housing.*

**Target**

Housing incentives including using transferring title of City-owned lands to housing developers to indirectly write down the cost of land on which housing is to be built.

**MEETING**

*The City regularly uses the disposition of City-owned land to incentivize the development of affordable housing.*

**Target**

Housing incentives including subsidizing the delivery of city infrastructure to sites on which housing is being developed.

**MEETING**

*The City regularly subsidizes infrastructure through system development charge waiver programs as well as master planned site incentives.*

**Target**

Create FAR and height bonuses for projects which include housing.

**NOT  
MEETING**

*The City does have an FAR bonus program for affordable housing, as well as market-rate housing, but the affordable housing bonus program is not used. Updates to the bonus program are currently underway.*

**Target**

Waive development fees for projects that include housing, or for the housing portion of a mixed-use project.

**MEETING**

*The City regularly uses development fee waivers to incentivize affordable housing development.*

**Target**

Establish a City housing expeditor to aid in the development approval process and to process and assemble incentive packages.

**NOT  
MEETING**

*The City does not currently maintain housing expeditors.*

**Target**

Subsidize operating expenses of housing development, such as water and sewer charges.

**NOT  
MEETING**

*The City does not currently subsidize operating expenses for affordable housing developments.*

**Target**

Use general obligation bonds in urban renewal districts as an alternative to, or an addition to, tax increment financing.

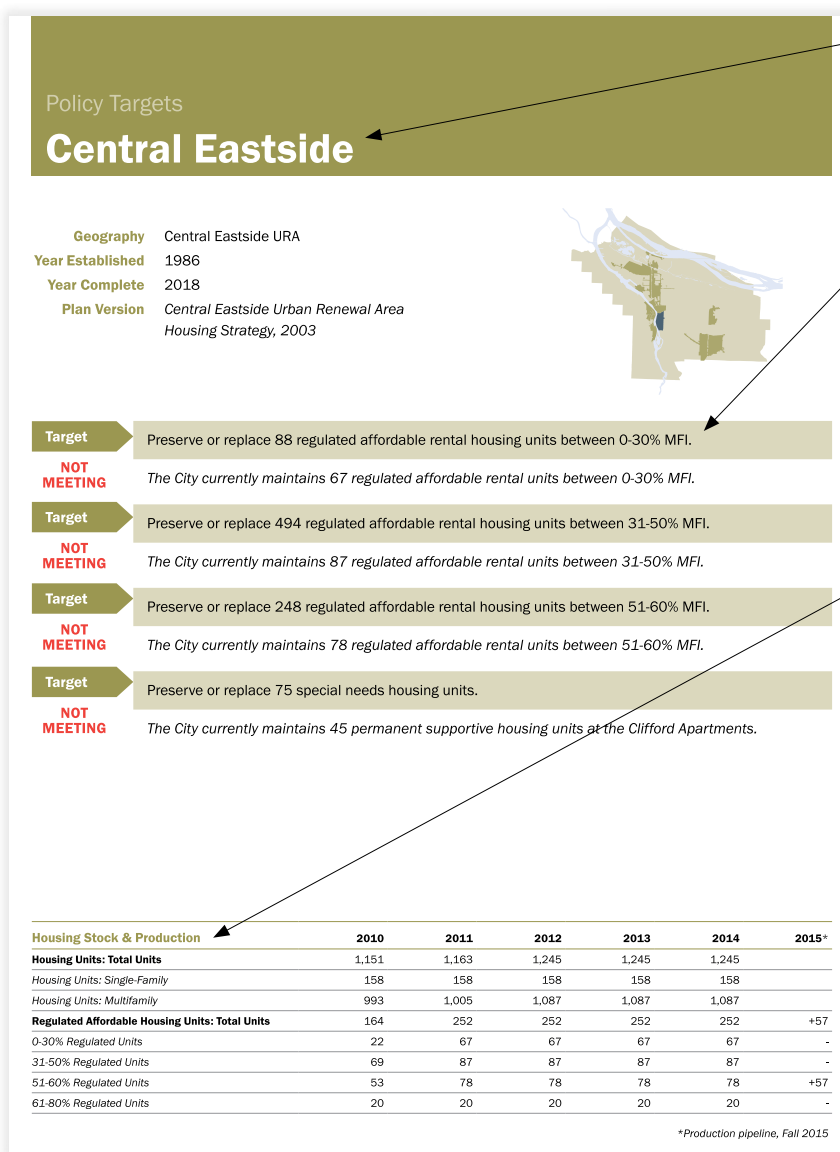
**NOT  
MEETING**

*The City does not currently use general obligation bonds for affordable housing.*

## Section 3

# Urban Renewal Area Policy Targets

## Guide to Urban Renewal Area Policy Targets



### Urban Renewal Area Housing Plan

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

### Policy Targets

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

### Housing Stock & Production

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

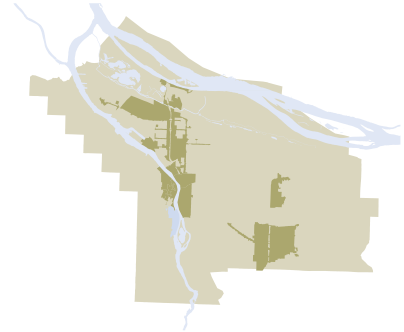
Housing Unit Data Source: Multnomah County, Tax Lot Data, 2015

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

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

# Affordable Housing Set-Aside

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



## Target

**MEETING**

The City will dedicate an aggregate citywide minimum of 30% of all tax increment financing within urban renewal areas, with the exception of Airport Way and Willamette Industrial, to the development, preservation and rehabilitation of affordable housing from 2006 through the lifetime of the district.

*As of the 2015-16 City fiscal year the city aggregate set-aside level is 34%.*

## Target

**MEETING**

The City will dedicate, at a minimum, an average of 18% of all tax increment financing within the Central Eastside Urban Renewal Area to the development, preservation and rehabilitation of affordable housing from 2006 through the lifetime of the district.

*As of the 2015-16 City fiscal year the district aggregate set-aside level is 20%.*

## Target

**MEETING**

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

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

## Target

**MEETING**

The City will dedicate, at a minimum, an average of 30% of all tax increment financing within the Gateway Regional Center Urban Renewal Area to the development, preservation and rehabilitation of affordable housing from 2006 through the lifetime of the district.

*As of the 2015-16 City fiscal year the district aggregate set-aside level is 38%.*

## Target

**MEETING**

The City will dedicate, at a minimum, an average of 30% of all tax increment financing within the Interstate Corridor Urban Renewal Area to the development, preservation and rehabilitation of affordable housing from 2006 through the lifetime of the district.

*As of the 2015-16 City fiscal year the district aggregate set-aside level is 35%.*

# Affordable Housing Set-Aside cont.

**Target**

**MEETING**

The City will dedicate, at a minimum, an average of 30% of all tax increment financing within the Lents Town Center Urban Renewal Area to the development, preservation and rehabilitation of affordable housing from 2006 through the lifetime of the district.

*As of the 2015-16 City fiscal year the district aggregate set-aside level is 31%.*

**Target**

**MEETING**

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

*As of the 2015-16 City fiscal year the district aggregate set-aside level is 42%.*

**Target**

**MEETING**

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

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

**Target**

**MEETING**

The City will dedicate, at a minimum, an average of 30% of all tax increment financing within the River District Urban Renewal Area to the development, preservation and rehabilitation of affordable housing from 2006 through the lifetime of the district.

*As of the 2015-16 City fiscal year the district aggregate set-aside level is 39%.*

**Target**

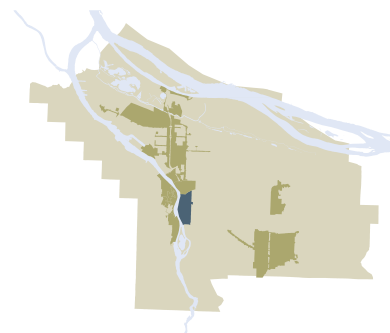
**MEETING**

The City will dedicate, at a minimum, an average of 52% of all tax increment financing within the South Park Blocks Urban Renewal Area to the development, preservation and rehabilitation of affordable housing from 2006 through the lifetime of the district.

*As of the 2015-16 City fiscal year the district aggregate set-aside level is 53%.*



# Central Eastside



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

## Target

Preserve or replace 88 regulated affordable rental housing units between 0-30% MFI.

**NOT  
MEETING**

*The City currently maintains 67 regulated affordable rental units between 0-30% MFI.*

## Target

Preserve or replace 494 regulated affordable rental housing units between 31-50% MFI.

**NOT  
MEETING**

*The City currently maintains 87 regulated affordable rental units between 31-50% MFI.*

## Target

Preserve or replace 248 regulated affordable rental housing units between 51-60% MFI.

**NOT  
MEETING**

*The City currently maintains 78 regulated affordable rental units between 51-60% MFI.*

## Target

Preserve or replace 75 special needs housing units.

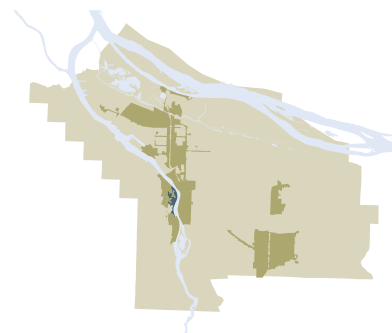
**NOT  
MEETING**

*The City currently maintains 45 permanent supportive housing units at the Clifford Apartments.*

Housing Stock & Production	2010	2011	2012	2013	2014	2015*
<b>Housing Units: Total Units</b>	1,151	1,163	1,245	1,245	1,245	
Housing Units: Single-Family	158	158	158	158	158	
Housing Units: Multifamily	993	1,005	1,087	1,087	1,087	
<b>Regulated Affordable Housing Units: Total Units</b>	164	252	252	252	252	+57
0-30% Regulated Units	22	67	67	67	67	-
31-50% Regulated Units	69	87	87	87	87	-
51-60% Regulated Units	53	78	78	78	78	+57
61-80% Regulated Units	20	20	20	20	20	-

\*Production pipeline, Fall 2015

# Downtown Waterfront



<b>Geography</b>	Downtown Waterfront URA
<b>Year Established</b>	1984
<b>Year Complete</b>	2008
<b>Plan Version</b>	Downtown Housing Inventory and Policy Analysis, 2000

## Target

### MEETING

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

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

## Target

### MEETING

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

*The City currently maintains 1,321 regulated affordable rental units between 31-50% MFI.*

## Target

### MEETING

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

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

## Target

### MEETING

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

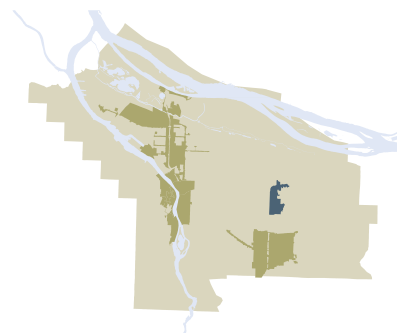
*The City currently maintains 76 regulated affordable rental units between 61-80% MFI.*

Housing Stock & Production	2010	2011	2012	2013	2014	2015*
<b>Housing Units: Total Units</b>	3,264	3,264	3,306	3,306	3,306	
Housing Units: Single-Family	5	5	5	5	5	
Housing Units: Multifamily	3,259	3,259	3,301	3,301	3,301	
<b>Regulated Affordable Housing Units: Total Units</b>	1,505	1,505	1,653	1,691	1,691	+16
0-30% Regulated Units	455	455	455	455	455	-
31-50% Regulated Units	557	557	663	701	701	-
51-60% Regulated Units	458	458	500	500	500	-
61-80% Regulated Units	35	35	35	35	35	+16

\*Production pipeline, Fall 2015

# Gateway Regional Center

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



## Target

**NOT  
MEETING**

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

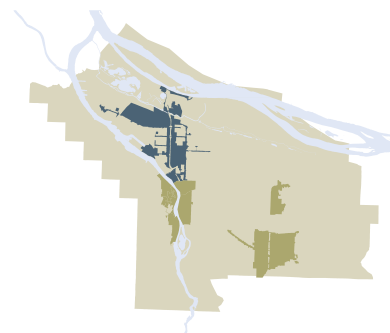
*The City currently maintains 265 regulated affordable rental units.*

Housing Stock & Production	2010	2011	2012	2013	2014	2015*
<b>Housing Units: Total Units</b>	3,041	3,041	3,041	3,108	3,198	
Housing Units: Single-Family	268	268	268	268	268	
Housing Units: Multifamily	2,773	2,773	2,773	2,840	2,930	
<b>Regulated Affordable Housing Units: Total Units</b>	198	198	198	198	265	+120
0-30% Regulated Units	21	21	21	21	25	+4
31-50% Regulated Units	46	46	46	46	46	-
51-60% Regulated Units	131	131	131	131	194	+116
61-80% Regulated Units	-	-	-	-	-	-

\*Production pipeline, Fall 2015

# Interstate Corridor

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



## Target

Maintain the existing 1,400 regulated affordable rental units.

## MEETING

*The City currently maintains 1,538 regulated affordable rental units at or below 60% MFI with estimates of roughly 1,000 additional non-city funded regulated affordable units.*

## Target

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

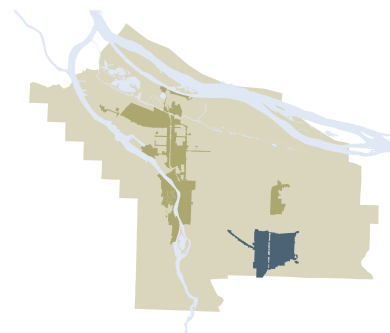
## NOT MEETING

*The City currently maintains 1,538 regulated affordable rental units at or below 60% MFI.*

Housing Stock & Production	2010	2011	2012	2013	2014	2015*
<b>Housing Units: Total Units</b>	16,467	16,676	16,806	16,986	17,588	
Housing Units: Single-Family	9,128	9,169	9,202	9,265	9,350	
Housing Units: Multifamily	7,339	7,507	7,604	7,721	8,238	
<b>Regulated Affordable Housing Units: Total Units</b>	1,305	1,373	1,450	1,530	1,577	+99
0-30% Regulated Units	93	100	100	103	150	+7
31-50% Regulated Units	443	502	556	575	575	+25
51-60% Regulated Units	731	733	755	813	813	+82
61-80% Regulated Units	38	38	39	39	39	+1

\*Production pipeline, Fall 2015

# Lents Town Center



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

## Target

Provide 100-170 home purchase loans by 2005.

## MEETING

The City has provided down payment assistance loans to 197 new homeowners.

## Target

Provide 30-50 Community Land Trust Loans by 2005.

## NOT MEETING

The City has provided financing for 26 new land trust homes for first time homebuyers.

## Target

Provide 100-200 homeowner repair loans by 2005.

## NOT MEETING

The City has provided funding for 48 home repair loans.

## Target

Rehabilitate 75-125 regulated affordable rental units at or below 60% MFI by 2005.

## MEETING

The City has rehabilitated 155 regulated affordable rental units at or below 60% MFI.

## Target

Produce 150-250 regulated affordable rental units at or below 60% MFI by 2005.

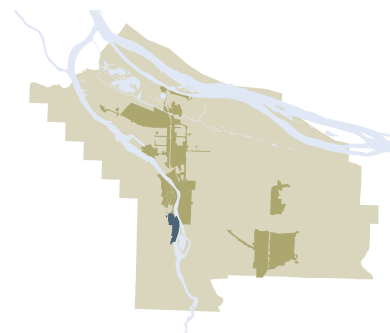
## MEETING

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

Housing Stock & Production	2010	2011	2012	2013	2014	2015*
<b>Housing Units: Total Units</b>	11,461	11,461	11,505	11,540	11,589	
Housing Units: Single-Family	6,573	6,594	6,617	6,643	6,686	
Housing Units: Multifamily	4,888	4,888	4,888	4,897	4,903	
<b>Regulated Affordable Housing Units: Total Units</b>	332	371	390	400	400	+176
0-30% Regulated Units	101	108	111	111	111	+2
31-50% Regulated Units	127	155	171	171	171	-
51-60% Regulated Units	101	105	105	115	115	+174
61-80% Regulated Units	3	3	3	3	3	-

\*Production pipeline, Fall 2015

# North Macadam



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

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

**NOT MEETING**

The City currently maintains 42 regulated affordable rental units between 0-30% MFI.

**Target** Retain 211 regulated affordable rental housing units between 31-50% MFI by the year 2020.

**NOT MEETING**

The City currently maintains 40 regulated affordable rental units between 31-50% MFI.

**Target** Retain 102 regulated affordable rental housing units between 51-60% MFI by the year 2020.

**MEETING**

The City currently maintains 167 regulated affordable rental units between 51-60% MFI.

**Target** Retain 103 regulated affordable rental housing units between 61-80% MFI by the year 2020.

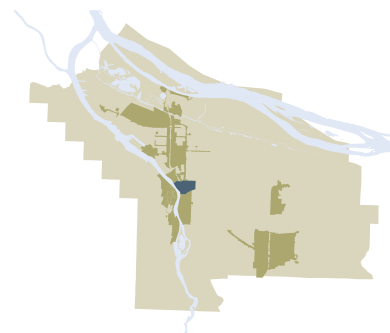
**NOT MEETING**

The City currently maintains 0 regulated affordable rental units between 61-80% MFI.

Housing Stock & Production	2010	2011	2012	2013	2014	2015*
<b>Housing Units: Total Units</b>	2,933	2,933	3,171	3,171	3,171	
Housing Units: Single-Family	26	26	26	26	26	
Housing Units: Multifamily	2,907	2,907	3,145	3,145	3,145	
<b>Regulated Affordable Housing Units: Total Units</b>	40	40	40	249	249	+203
0-30% Regulated Units	-	-	-	42	42	+90
31-50% Regulated Units	40	40	40	40	40	-
51-60% Regulated Units	-	-	-	167	167	+113
61-80% Regulated Units	-	-	-	-	-	-

\*Production pipeline, Fall 2015

# Oregon Convention Center



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

## Target

**NOT  
MEETING**

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

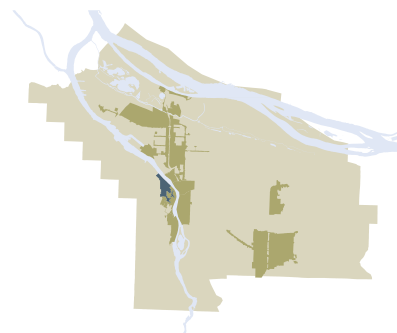
*The City currently maintains 175 regulated affordable rental units at or below 60% MFI.*

Housing Stock & Production	2010	2011	2012	2013	2014	2015*
<b>Housing Units: Total Units</b>	1,520	1,520	1,580	1,580	1,580	
Housing Units: Single-Family	50	50	50	50	50	
Housing Units: Multifamily	1,470	1,470	1,530	1,530	1,530	
<b>Regulated Affordable Housing Units: Total Units</b>	175	175	175	175	175	+151
0-30% Regulated Units	-	-	-	-	-	+21
31-50% Regulated Units	175	175	175	175	175	+28
51-60% Regulated Units	-	-	-	-	-	+102
61-80% Regulated Units	-	-	-	-	-	-

\*Production pipeline, Fall 2015

# River District

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



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

**MEETING** *The City currently maintains 391 regulated affordable rental units between 0-30% MFI.*

**Target** Retain 365 regulated affordable rental housing units between 31-50% MFI by the year 2020.

**NOT MEETING** *The City currently maintains 321 regulated affordable rental units between 31-50% MFI.*

**Target** Retain 440 regulated affordable rental housing units between 51-80% MFI by the year 2020.

**NOT MEETING** *The City currently maintains 423 regulated affordable rental units between 51-60% MFI.*

<b>Housing Stock &amp; Production</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015*</b>
<b>Housing Units: Total Units</b>	6,163	6,328	6,518	6,648	7,069	
<i>Housing Units: Single-Family</i>	40	40	40	40	40	
<i>Housing Units: Multifamily</i>	6,123	6,288	6,478	6,608	7,029	
<b>Regulated Affordable Housing Units: Total Units</b>	745	1,013	1,055	1,135	1,135	+187
<i>0-30% Regulated Units</i>	262	391	391	391	391	+50
<i>31-50% Regulated Units</i>	321	321	321	321	321	+57
<i>51-60% Regulated Units</i>	119	258	300	380	380	+132
<i>61-80% Regulated Units</i>	43	43	43	43	43	-

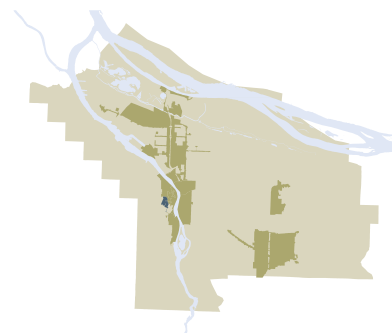
*\*Production pipeline, Fall 2015*



## Policy Targets

# South Park Blocks

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



### Target

#### MEETING

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

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

### Target

#### MEETING

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

*The City currently maintains 1,321 regulated affordable rental units between 31-50% MFI.*

### Target

#### MEETING

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

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

### Target

#### MEETING

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

*The City currently maintains 76 regulated affordable rental units between 61-80% MFI.*

Housing Stock & Production	2010	2011	2012	2013	2014	2015*
<b>Housing Units: Total Units</b>	2,778	2,778	2,778	2,778	2,778	
Housing Units: Single-Family	11	11	11	11	11	
Housing Units: Multifamily	2,767	2,767	2,767	2,767	2,767	
<b>Regulated Affordable Housing Units: Total Units</b>	602	602	685	774	990	-
0-30% Regulated Units	130	130	213	213	213	-
31-50% Regulated Units	320	320	320	320	320	-
51-60% Regulated Units	111	111	111	200	416	-
61-80% Regulated Units	41	41	41	41	41	-

\*Production pipeline, Fall 2015



# City of Portland Programming

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## Section 1

# Rental Housing

## Guide to Rental Housing

### Asset Portfolio

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

### City Regulated Affordable Rental Units

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

### Financing

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

### Regulated Rental Unit Production

The number of regulated affordable units added to the City of Portland's asset portfolio by year, disaggregated by the income levels at which rent is capped and categorized as new construction or preservation/rehabilitation. Units are counted in the asset portfolio when construction is complete and the units are move-in ready. Before completion, they are counted in the pipeline.

Asset Portfolio

### Multifamily: 7+ Floors

City Regulated Rental Units by Financing Structure*	30% MFI	40% MFI	50% MFI	60% MFI	80% MFI	Total
<b>Total Units</b>	<b>442</b>	<b>29</b>	<b>486</b>	<b>1,043</b>	<b>117</b>	<b>2,117</b>
Basic Financing	129	-	132	369	12	642
+ Section 8 Project	-	29	179	142	37	387
+ Tax Abatement	17	-	28	139	24	208
+ 4% Tax Credits	100	-	6	-	25	131
+ 9% Tax Credits	-	-	-	-	-	-
+ 4% Tax Credits and Section 8	-	-	-	233	-	233
+ 9% Tax Credits and Section 8	120	-	60	160	-	340
+ 4% Tax Credits and Tax Abatement	-	-	-	-	-	-
+ 9% Tax Credits and Tax Abatement	-	-	-	-	-	-
+ 4% Tax Credits, Section 8, and Tax Abatement	76	-	81	-	19	176
+ 9% Tax Credits, Section 8, and Tax Abatement	-	-	-	-	-	-

\*Expressed as a percentage of median family income

MFI=Median Family Income

	30% MFI		40% MFI		50% MFI		60% MFI		80% MFI		Total	
City Regulated Rental Unit Production	NC	P	NC	P	NC	P	NC	P	NC	P	NC	P
2015	-	-	-	-	-	-	-	-	-	-	-	-
2014	-	-	-	-	-	-	216	-	-	-	216	-
2013	-	-	-	-	-	-	89	-	-	-	89	-

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

NC=New Construction P=Preservation &amp; Rehabilitation

# All Buildings

The City of Portland maintains an asset portfolio of housing projects that are made affordable through public subsidies from the City. A legal agreement with the property owner accompanies any direct investment of public funds by the City, or the use of tax credits, exemptions, and other public funding tools for the development or preservation of affordable housing. This agreement regulates the rent levels of the subsidized units for a defined period of time—as long as 60 years in projects that receive direct financing—and necessitates ongoing compliance monitoring by the City for the life of the agreement, as well as physical maintenance on the buildings themselves.

The City provides funding to nonprofit and for-profit developers to support the construction of new rental housing for targeted income levels, or the renovation (“preservation”) of existing affordable rental housing, most commonly acting as a “gap lender” to provide the additional funds that cannot be obtained from conventional lenders because the projected rent income from low-income tenants doesn’t support higher debt payments. Resources for affordable housing investment

include federal funding that has been allocated to the City, such as CDBG and HOME funds, as well as local sources, such as Tax Increment Financing generated from urban renewal areas. Beyond capital investments, the City also promotes affordability in market rate housing through tax and development fee exemptions. These projects are also included in the City’s asset portfolio.

The City of Portland is one of many sources of financing used by affordable housing developers. Private equity investment through federal Low-Income Housing Tax Credits programs administered by the State, local property tax abatements, and federal Project Based Section 8 vouchers all allow affordable housing projects to achieve a deeper level of affordability than basic financing alone. Not all of these sources are available to each project and most affordable housing projects utilize the best combination of development and operating subsidies available to build or preserve housing for low-income households.

City Regulated Rental Units by Financing Structure*	30% MFI	40% MFI	50% MFI	60% MFI	80% MFI	Total
<b>Total Units</b>	<b>2,112</b>	<b>643</b>	<b>4,064</b>	<b>5,907</b>	<b>471</b>	<b>13,197</b>
Basic Financing	696	147	1,171	1,783	228	4,025
+ Section 8 Project	564	299	1,153	1,100	66	3,182
+ Tax Abatement	87	-	108	452	34	681
+ 4% Tax Credits	184	38	299	598	40	1,159
+ 9% Tax Credits	103	39	349	689	81	1,261
+ 4% Tax Credits and Section 8	229	108	420	527	-	1,284
+ 9% Tax Credits and Section 8	173	12	483	550	3	1,221
+ 4% Tax Credits and Tax Abatement	-	-	-	80	-	80
+ 9% Tax Credits and Tax Abatement	-	-	-	128	-	128
+ 4% Tax Credits, Section 8, and Tax Abatement	76	-	81	-	19	176
+ 9% Tax Credits, Section 8, and Tax Abatement	-	-	-	-	-	-

\*Expressed as a percentage of median family income

MFI=Median Family Income

City Regulated Rental Unit Production	30% MFI		40% MFI		50% MFI		60% MFI		80% MFI		Total	
	NC	P	NC	P	NC	P	NC	P	NC	P	NC	P
2015	8	2	-	-	-	54	174	100	-	-	182	156
2014	47	-	-	-	39	-	-	325	-	-	86	325
2013	50	-	-	-	54	38	401	119	-	-	505	157

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

NC=New Construction P=Preservation & Rehabilitation

# Multifamily: 7+ Floors

City Regulated Rental Units by Financing Structure*	30% MFI	40% MFI	50% MFI	60% MFI	80% MFI	Total
<b>Total Units</b>	<b>442</b>	<b>29</b>	<b>486</b>	<b>1,043</b>	<b>117</b>	<b>2,117</b>
Basic Financing	129	-	132	369	12	642
+ Section 8 Project	-	29	179	142	37	387
+ Tax Abatement	17	-	28	139	24	208
+ 4% Tax Credits	100	-	6	-	25	131
+ 9% Tax Credits	-	-	-	-	-	-
+ 4% Tax Credits and Section 8	-	-	-	233	-	233
+ 9% Tax Credits and Section 8	120	-	60	160	-	340
+ 4% Tax Credits and Tax Abatement	-	-	-	-	-	-
+ 9% Tax Credits and Tax Abatement	-	-	-	-	-	-
+ 4% Tax Credits, Section 8, and Tax Abatement	76	-	81	-	19	176
+ 9% Tax Credits, Section 8, and Tax Abatement	-	-	-	-	-	-

\*Expressed as a percentage of median family income

MFI=Median Family Income

City Regulated Rental Unit Production	30% MFI		40% MFI		50% MFI		60% MFI		80% MFI		Total	
	NC	P	NC	P	NC	P	NC	P	NC	P	NC	P
2015	-	-	-	-	-	-	-	-	-	-	-	-
2014	-	-	-	-	-	-	-	216	-	-	-	216
2013	-	-	-	-	-	-	-	89	-	-	-	89

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

NC=New Construction P=Preservation & Rehabilitation

## Case Study

# Multifamily: 7+ Floors

## 1200 Building

<b>Project Type</b>	Rehabilitation
<b>Date Completed</b>	May 2013
<b>Total Units</b>	89
<b>Location</b>	1220 SW 12 <sup>th</sup> Avenue South Park Blocks URA

### Units by Income Level

<b>Total Affordable Units</b>	<b>89</b>
30% MFI	-
40% MFI	-
50% MFI	-
60% MFI	100%
80% MFI	-
Market Rate	-

MFI=Median Family Income

### Financing

<b>Total Project Cost</b>	<b>\$23,633,482</b>
Portland Housing Bureau	\$3,377,145
Low-Income 4% Housing Tax Credits	\$6,548,890
Section 8 Project Based Vouchers	89

### Project Partners

Cedar Sinai Park  
U.S. Department of Housing  
& Urban Development  
Oregon Department of Housing  
& Community Services  
Enterprise Community Investments  
U.S. Bank National Association  
R & H Construction  
Harsch Investment  
Winkler Development Corporation, Inc.



Built in 1982, the ten-story 1200 Building provides 89 affordable one-bedroom units in close proximity to the transit options and amenities of Portland's South Park Blocks. Building features include 6,300 square feet of ground-floor commercial space, a laundry room, a recreation room with a kitchen, tenant lounge areas, an outdoor garden terrace deck, and a newly installed eco roof. Nine units located on the second floor are reserved for disabled tenants and offer additional square footage for improved accessibility.

In 2008, the 1200 Building was one of 11 privately owned properties facing expiring federal subsidies that were identified by the City as being at risk of losing affordability. A City of Portland campaign, called 11 x 13, launched the same year in an effort to preserve the affordability of all 11 buildings by 2013 and prevent the displacement of more than 700 vulnerable tenants, many of whom are seniors, disabled, and earning very low incomes.

Extensive rehabilitation of the 1200 Building began in 2012, and included renovation of all common areas and elevator cabs, construction of a senior health services facility for residents, upgrades to units including new appliances and water heaters, improved access in disabled units, and new exterior paint. Through the City's investment in the rehabilitation of the 1200 Building, the affordability of all 89 units was extended another 60 years—through 2073.

# Multifamily: 3-6 Floors

City Regulated Rental Units by Financing Structure*	30% MFI	40% MFI	50% MFI	60% MFI	80% MFI	Total
<b>Total Units</b>	<b>1,135</b>	<b>566</b>	<b>2,639</b>	<b>3,673</b>	<b>200</b>	<b>8,213</b>
Basic Financing	358	106	799	1,049	102	2,414
+ Section 8 Project	397	270	552	472	16	1,707
+ Tax Abatement	70	-	72	283	10	435
+ 4% Tax Credits	34	37	237	591	-	899
+ 9% Tax Credits	48	33	262	512	72	927
+ 4% Tax Credits and Section 8	179	108	419	294	-	1,000
+ 9% Tax Credits and Section 8	49	12	298	264	-	623
+ 4% Tax Credits and Tax Abatement	-	-	-	80	-	80
+ 9% Tax Credits and Tax Abatement	-	-	-	128	-	128
+ 4% Tax Credits, Section 8, and Tax Abatement	-	-	-	-	-	-
+ 9% Tax Credits, Section 8, and Tax Abatement	-	-	-	-	-	-

\*Expressed as a percentage of median family income

MFI=Median Family Income

City Regulated Rental Unit Production	30% MFI		40% MFI		50% MFI		60% MFI		80% MFI		Total	
	NC	P	NC	P	NC	P	NC	P	NC	P	NC	P
2015	8	2	-	-	-	42	174	86	-	-	182	130
2014	47	-	-	-	39	-	-	109	-	-	86	109
2013	45	-	-	-	19	38	334	27	-	-	398	65

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

NC=New Construction P=Preservation & Rehabilitation



## Case Study

# Multifamily: 3-6 Floors

## Gray's Landing

<b>Project Type</b>	New Construction
<b>Date Completed</b>	June 2013
<b>Total Units</b>	210
<b>Location</b>	0650 SW Lowell Street North Macadam URA

### Units by Income Level

<b>Total Affordable Units</b>	<b>209</b>
30% MFI	42
40% MFI	-
50% MFI	-
60% MFI	167
80% MFI	-
Market Rate	1

MFI=Median Family Income

### Financing

<b>Total Project Cost</b>	<b>\$50,632,500</b>
Portland Housing Bureau	\$28,200,000
Low-Income 4% Housing Tax Credits	\$11,442,000
Section 8 Project Based Vouchers	42

### Project Partners

Reach CDC  
Home Forward  
Oregon Department of Housing  
& Community Services  
U.S. Veteran's Administration  
U.S. Department of Housing & Urban Development  
Enterprise Community Partners  
U.S. Bank  
Energy Trust of Oregon  
Portland Bureau of Environmental Services  
Portland Development Commission  
Walsh Construction



When Gray's Landing opened its doors in 2013, the studios, one-bedroom and two-bedroom apartments offered the first affordable housing in Portland's emerging South Waterfront neighborhood. All but one of the 210 units within the six-story building are restricted to households earning no more than 60% of the Median Family Income—42 of those give priority to Veterans with incomes at or below 30% of the median.

Rental assistance for the Veterans units comes from the U.S. Department of Housing and Urban Development (HUD) Section 8 program, with services and program administration through the Veterans Affairs Supportive Housing (VASH) program. The VA Portland Health Care System provides clinical services to the building's VASH participants through an office space located on-site.

The 21,000 square feet of commercial space on the ground floor were purchased by REACH CDC for administrative offices, and include retail space and commercial parking. A substantial community room also provides an activity space, a computer lab, and resident services.

The location of Gray's Landing near the terminus of the North/South Streetcar line gives residents a unique opportunity to take advantage of the South Waterfront's numerous transit options. Through a partnership with TriMet, tenants receive no-cost transit passes in exchange for a rest stop that is provided to TriMet drivers in the building.

# Multifamily: 1-2 Floors

City Regulated Rental Units by Financing Structure*	30% MFI	40% MFI	50% MFI	60% MFI	80% MFI	Total
<b>Total Units</b>	<b>416</b>	<b>32</b>	<b>849</b>	<b>1,088</b>	<b>77</b>	<b>2,462</b>
Basic Financing	142	27	177	295	64	705
+ Section 8 Project	135	-	415	478	9	1,037
+ Tax Abatement	-	-	8	30	-	38
+ 4% Tax Credits	48	-	55	3	4	110
+ 9% Tax Credits	37	5	69	157	-	268
+ 4% Tax Credits and Section 8	50	-	-	-	-	50
+ 9% Tax Credits and Section 8	4	-	125	125	-	250
+ 4% Tax Credits and Tax Abatement	-	-	-	-	-	-
+ 9% Tax Credits and Tax Abatement	-	-	-	-	-	-
+ 4% Tax Credits, Section 8, and Tax Abatement	-	-	-	-	-	-
+ 9% Tax Credits, Section 8, and Tax Abatement	-	-	-	-	-	-

\*Expressed as a percentage of median family income

MFI=Median Family Income

City Regulated Rental Unit Production	30% MFI		40% MFI		50% MFI		60% MFI		80% MFI		Total	
	NC	P	NC	P	NC	P	NC	P	NC	P	NC	P
2015	-	-	-	-	-	12	-	13	-	-	-	25
2014	-	-	-	-	-	-	-	-	-	-	-	-
2013	5	-	-	-	35	-	65	-	-	-	105	35

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

NC=New Construction P=Preservation & Rehabilitation

## Case Study

# Multifamily: 1-2 Floors

## Vista de Rosas

<b>Project Type</b>	Rehabilitation
<b>Date Completed</b>	September 2015
<b>Total Units</b>	25
<b>Location</b>	6936 NE Killingsworth Street

### Units by Income Level

<b>Total Affordable Units</b>	<b>25</b>
30% MFI	-
40% MFI	-
50% MFI	12
60% MFI	13
80% MFI	-
Market Rate	-

MFI=Median Family Income

### Financing

<b>Total Project Cost</b>	<b>\$4,280,000</b>
Portland Housing Bureau	\$1,360,000
Section 8 Project Based Vouchers	6

### Project Partners

Hacienda CDC  
Colas Construction  
Cascade Management  
Energy Trust of Oregon  
U.S. Department of Housing  
& Urban Development  
Home Forward



The Vista de Rosas complex in Northeast Portland is comprised of four two-story apartment buildings and a commercial building currently being used as a community space.

The rehabilitation of Vista de Rosas was the second phase in a multi-phase tear-down of 178 units at Villa de Clara Vista, which began in 2004. In this phase, 25 units ranging in size from 1 - 4 bedrooms were substantially rehabilitated, joining the 44 Clara Vista Townhomes constructed during phase one. Fifteen of these newly rehabilitated units have two or more bedrooms to accommodate families.

The scope of work in the rehabilitation of Vista de Rosas included replacing the building envelope, appliances, cabinets, floor coverings, heaters, fans and plumbing fixtures, and the addition of a new community laundry facility.

All of Vista de Rosas' tenants have incomes at or below 60% of the Median Family Income (MFI), with the majority earning between 40% and 50% of MFI.

# Single-Family

City Regulated Rental Units by Financing Structure*	30% MFI	40% MFI	50% MFI	60% MFI	80% MFI	Total
<b>Total Units</b>	<b>119</b>	<b>16</b>	<b>90</b>	<b>103</b>	<b>77</b>	<b>405</b>
Basic Financing	67	14	63	70	50	264
+ Section 8 Project	32	-	7	8	4	51
+ Tax Abatement	-	-	-	-	-	-
+ 4% Tax Credits	2	1	1	4	11	19
+ 9% Tax Credits	18	1	18	20	9	66
+ 4% Tax Credits and Section 8	-	-	1	-	-	1
+ 9% Tax Credits and Section 8	-	-	-	1	3	4
+ 4% Tax Credits and Tax Abatement	-	-	-	-	-	-
+ 9% Tax Credits and Tax Abatement	-	-	-	-	-	-
+ 4% Tax Credits, Section 8, and Tax Abatement	-	-	-	-	-	-
+ 9% Tax Credits, Section 8, and Tax Abatement	-	-	-	-	-	-

\*Expressed as a percentage of median family income

MFI=Median Family Income

	30% MFI		40% MFI		50% MFI		60% MFI		80% MFI		Total	
City Regulated Rental Unit Production	NC	P	NC	P	NC	P	NC	P	NC	P	NC	P
2015	-	-	-	-	-	-	-	1	-	-	-	1
2014	-	-	-	-	-	-	-	-	-	-	-	-
2013	-	-	-	-	-	-	2	3	-	-	2	3

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

NC=New Construction P=Preservation & Rehabilitation

## Case Study

# Single-Family Home

## PCRI “Big 11”

<b>Project Type</b>	Rehabilitation
<b>Date Completed</b>	January 2015
<b>Total Units</b>	11 sites
<b>Location</b>	Citywide, including in Lents Town Center & Interstate Corridor URAs

### Units by Income Level

<b>Total Affordable Units</b>	<b>11</b>
30% MFI	-
40% MFI	-
50% MFI	-
60% MFI	100%
80% MFI	-
Market Rate	-

MFI=Median Family Income

### Financing

<b>Total Project Cost</b>	<b>\$1,015,717</b>
Portland Housing Bureau	\$932,047

### Project Partners

Portland Community  
Reinvestment Initiatives (PCRI)  
Albina Construction  
U.S. Department of Housing  
& Urban Development



Affordable single-family rental homes are an effective anti-displacement tool that serve to eliminate concentrations of poverty and stabilize communities. In the fall of 2012, Portland Community Reinvestment Initiatives (PCRI) partnered with the Portland Housing Bureau to rehabilitate 11 vacant homes across Portland that were in prime locations near parks, community resources, and public transportation. The homes, which span eight diverse neighborhoods, had all been built before 1944—some were more than 100 years old and several had been vacant as long as six years.

In addition to necessary structural improvements, other upgrades that took place during the rehabilitation enhanced energy efficiency and indoor health, and new paint addressed the lead-based paint hazards common in older homes.

Extensive moisture damage required a complete demolition of the last property, called Highland House. During redevelopment, the single-story two-bedroom house located in Northeast Portland was replaced with a larger two-story home. The new floor plan has four bedrooms and a main floor designed for residents with mobility impairments to accommodate the needs of a larger or extended family.

# Unit Production

Fall 2015 Snapshot

## City Regulated Renal Unit Production Pipeline

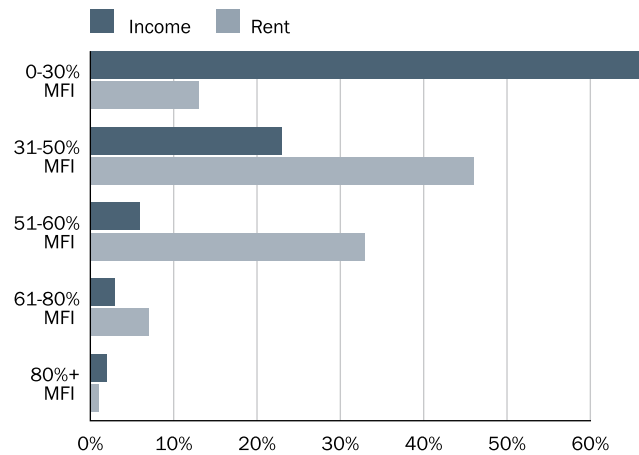
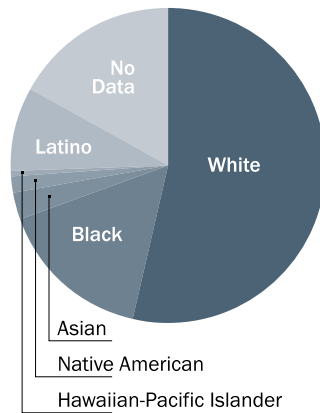
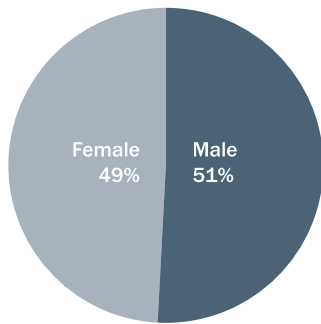
	30% MFI	50% MFI	60% MFI	80% MFI	Market*	Total	Project Type
<b>Construction</b>							
<i>Block 8L</i>	-	-	-	16	43	59	NC
<i>The Yard</i>	-	-	57	-	227	284	NC
<i>Maggie Gibson</i>	-	9	-	-	-	9	P
<i>Miracles Central</i>	1	28	18	-	-	47	NC
<i>Sky3</i>	-	-	-	39	153	192	NC
<i>The Abigail</i>	8	27	92	-	-	127	NC
<b>Pre-Development</b>							
<i>1st and Arthur</i>	4	-	35	-	-	39	NC
<i>Bronaugh</i>	-	-	49	-	1	50	P
<i>Grant Warehouse</i>	7	-	63	-	-	70	NC
<i>Hawthorne East</i>	-	-	70	-	1	71	NC
<i>Hazelwood Plaza</i>	-	-	25	-	36	61	NC
<i>NAYA Generations</i>	2	-	38	-	-	40	NC
<i>New Meadows</i>	-	14	-	-	1	15	NC
<i>Palindrome</i>	-	-	120	-	-	120	NC
<i>PCRI Scatter Sites</i>	-	2	4	-	-	6	NC
<i>St. Francis Park</i>	20	-	86	-	-	106	NC
<i>W&amp;D Development</i>	-	-	16	-	38	54	NC
<i>Parcel 3</i>	90	-	113	-	-	203	NC
<b>Proposals Under Review</b>							
<i>14th and NW Raleigh St.</i>	40	-	20	-	-	60	NC
<b>Solicitation</b>							
<i>None at this time</i>	-	-	-	-	-	-	-
<b>Total Units</b>	<b>172</b>	<b>80</b>	<b>806</b>	<b>55</b>	<b>500</b>	<b>1,613</b>	

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

NC = New Construction P = Preservation & Rehabilitation

\*Market rate rental units received no public subsidy

# Rental Housing



Head of Households	
Male	51%
Female	49%

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

Household Income vs. Rent Levels	Income	Rent
0-30% MFI	66%	13%
31-50% MFI	23%	46%
51-60% MFI	6%	33%
61-80% MFI	3%	7%
80+ MFI	2%	1%

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

## Section 2

## Homeownership

## Guide to Homeownership

## Loan Portfolio

## Homeownership

The City of Portland makes loans for down payment assistance to help low-income households access first-time homeownership, and for home repair assistance that helps current homeowners retain their homes. These loans are secured with liens recorded against the property to ensure compliance with the loan terms, which vary depending on funding source and the policy objective at the time the loan was issued. Since 2010, the City has executed homeownership and home repair loans that require no payment, accrue no interest, and are generally repaid to the City through escrow, and only if the home is sold before the period specified by the loan term. Loan terms were structured this way to maximize the potential financial stability for low-income households accessing homeownership or striving to retain their homes.

In addition to loan programs, the City funds a wide continuum of programs and services to assist low-income households access and retain homeownership. The City leverages partnerships with community-serving organizations to reach underserved populations with education and counseling programs to create mortgage-ready households, support for first-time homebuyers, and foreclosure prevention assistance.

The City also administers the Mortgage Credit Certificate (MCC) program, a federal income tax credit that increases the buying power of first-time homebuyers by reducing their federal income tax obligation.

Programming to improve the health and livability of owned homes, such as grants up to \$10,000 for structural repairs, weatherization assistance, and accessibility upgrades, as well as assistance to mitigate lead-based paint hazards, are shown to increase retention rates among homeowners.

The City also works to increase the number of affordable homes available to low-income buyers. Developers are eligible to receive System Development Charge exemptions and property tax exemptions through the City when they agree to sell homes below a restricted price cap to an income-qualified buyer.

Many of these programs can be combined to maximize the ability of low-income, first-time homebuyers to realize the many benefits of homeownership.

## Loan Portfolio

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

## Homeownership Loans by Financing Instrument

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

Homeownership Loans by Financing Instrument	Below 50% MFI	51-80% MFI	81%+ MFI	Total
<b>Total Homeownership Loans</b>	495	540	26	1,061
Home Buyer Assistance Loan	46	226	25	297
Home Repair Loan	449	314	1	764

MFI=Median Family Income

Homeownership Production by Program	Below 50% MFI			51-80% MFI			81%+ MFI			Total		
	2012	2013	2014	2012	2013	2014	2012	2013	2014	2012	2013	2014
Home Buyer Assistance Loan	6	3	12	20	16	27	-	-	-	26	19	35
Home Repair Loan	23	10	8	10	11	8	-	-	-	37	21	16
Home Repair Grant	376	528	473	40	67	59	-	-	-	416	595	532
Lead Hazard Reduction	128	227	N/A	12	14	N/A	-	-	-	145	241	N/A
Mortgage Credit Certificate	1	3	3	33	27	20	65	59	57	99	89	80
SDC Exemption Program	28	43	33	25	38	51	51	61	56	104	142	138
Homeownership Tax Exemption	31	45	24	31	38	41	45	55	44	107	138	109

MFI=Median Family Income

## Homeownership Production

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



# Homeownership

The City of Portland makes loans for down payment assistance to help low-income households access first-time homeownership, and for home repair assistance that helps current homeowners retain their homes. These loans are secured with liens recorded against the property to ensure compliance with the loan terms, which vary depending on funding source and the policy objective at the time the loan was issued. Since 2010, the City has executed homeownership and home repair loans that require no payment, accrue no interest, and are generally repaid to the City through escrow, and only if the home is sold before the period specified by the loan term. Loan terms were structured this way to maximize the potential financial stability for low-income households accessing homeownership or striving to retain their homes.

In addition to loan programs, the City funds a wide continuum of programs and services to assist low-income households access and retain homeownership. The City leverages partnerships with community-serving organizations to reach underserved populations with education and counseling programs to create mortgage-ready households, support for first-time homebuyers, and foreclosure prevention assistance.

The City also administers the Mortgage Credit Certificate (MCC) program, a federal income tax credit that increases the buying power of first-time homebuyers by reducing their federal income tax obligation.

Programming to improve the health and livability of owned homes, such as grants up to \$10,000 for structural repairs, weatherization assistance, and accessibility upgrades, as well as assistance to mitigate lead-based paint hazards, are shown to increase retention rates among homeowners.

The City also works to increase the number of affordable homes available to low-income buyers. Developers are eligible to receive System Development Charge exemptions and property tax exemptions through the City when they agree to sell homes below a restricted price cap to an income-qualified buyer.

Many of these programs can be combined to maximize the ability of low-income, first-time homebuyers to realize the many benefits of homeownership.

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MFI=Median Family Income

## Program Demographics

# Homeownership

	■ Home Buyer Assistance Loan			■ Home Repair Loan			■ Home Repair Grant			■ Lead Hazard Reduction		
	2012	2013	2014	2012	2013	2014	2012	2013	2014	2012	2013	2014
White	50%	46%	54%	60%	78%	71%	65%	64%	58%	60%	86%	N/A
Black	28%	23%	37%	33%	17%	21%	30%	28%	24%	36%	3%	N/A
Asian	11%	-	3%	7%	6%	7%	-	3%	4%	2%	6%	N/A
Hispanic-Latino	7%	23%	23%	-	-	-	2%	3%	4%	2%	1%	N/A
Hawaiian-Pacific Islander	-	-	3%	-	-	-	1%	1%	-	-	-	N/A
Native American	4%	4%	3%	-	-	-	4%	4%	8%	-	3%	N/A
African, Middle Eastern or Slavic	N/A	N/A	-	N/A	N/A	-	N/A	N/A	2%	N/A	N/A	N/A

	■ Mortgage Credit Certificate			■ SDC Exemption			■ Homeownership Tax Exemption		
	2012	2013	2014	2012	2013	2014	2012	2013	2014
White	89%	52%	81%	47%	42%	46%	45%	40%	38%
Black	1%	34%	7%	5%	7%	6%	6%	8%	7%
Asian	4%	4%	1%	25%	40%	33%	31%	41%	36%
Hispanic-Latino	6%	-	6%	7%	6%	8%	6%	7%	9%
Hawaiian-Pacific Islander	-	-	-	1%	1%	-	1%	2%	1%
Native American	-	-	5%	2%	1%	1%	1%	1%	1%
African, Middle Eastern or Slavic	N/A	N/A	15%	N/A	N/A	8%	N/A	N/A	9%

## Section 3

## Homelessness

## Guide to Homelessness

## Program Demographics

## Homelessness

The City of Portland 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 that address the diverse needs of people experiencing homelessness. These services include short-term rent assistance, eviction prevention and housing placement, emergency shelter, and transitional housing. The local effort to end homelessness is carried out under the umbrella of A Home for Everyone, a collaborative effort by Multnomah County, the City of Portland, the City of Gresham, Home Forward, and other community partners.

Services by Program	Housing						Transitional Housing			Shelter Beds		
	* Short Term Rent Assistance			* Permanent Supportive Housing			* Transitional Housing Units			* Emergency / Winter Shelter		
	2012	2013	2014	2012	2013	2014	2012	2013	2014	2012	2013	2014
TOTAL	4,797	5,560	4,814	2,507	2,716	2,685	2,939	3,306	2,897	2,822	3,051	3,592
White	1,550	1,736	1,436	1,423	1,549	1,496	1,620	1,732	1,629	1,562	1,663	1,889
Black	1,155	1,574	1,483	543	597	658	680	689	690	654	705	979
Asian	202	151	146	50	52	50	42	43	57	41	56	101
Hispanic-Latino	1,420	1,660	1,496	292	331	334	356	371	336	315	343	447
Hawaiian-Pacific Islander	216	292	199	40	44	54	65	70	67	66	112	218
Native American	480	488	487	256	298	292	270	264	343	263	297	426

## Homelessness Services

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

# Homelessness

The City of Portland 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 that address the diverse needs of people experiencing homelessness. These services include short-term rent assistance, eviction prevention and housing placement, emergency shelter, and transitional housing. The local effort to end homelessness is carried out under the umbrella of A Home for Everyone, a collaborative effort by Multnomah County, the City of Portland, the City of Gresham, Home Forward, and other community partners.

Services by Program	Housing						Transitional Housing			Shelter Beds		
	■ Short Term Rent Assistance			■ Permanent Supportive Housing			■ Transitional Housing Units			■ Emergency / Winter Shelter		
	2012	2013	2014	2012	2013	2014	2012	2013	2014	2012	2013	2014
TOTAL	4,797	5,560	4,814	2,507	2,716	2,685	2,939	3,306	2,897	2,822	3,051	3,592
White	1,550	1,736	1,436	1,423	1,549	1,496	1,620	1,732	1,629	1,562	1,663	1,889
Black	1,155	1,574	1,483	543	597	658	680	689	690	654	705	979
Asian	202	151	146	50	52	50	42	43	57	41	56	101
Hispanic-Latino	1,420	1,660	1,496	292	331	334	356	371	336	315	343	447
Hawaiian-Pacific Islander	216	292	199	40	44	54	65	70	67	66	112	218
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# City of Portland Program Funding

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# Summary of Bureau Budget

	Actual FY 2012-13	Actual FY 2013-14	Actual* FY 2014-15	Adopted FY 2015-16
<b>Resources</b>				
<b>External Revenues</b>				
Charges for Services	\$679,509	\$350,337	\$515,913	\$511,437
Intergovernmental	\$47,956,109	\$26,789,294	\$37,439,015	\$73,495,104
Bond & Note	\$150,000	-	\$3,515,000	-
Miscellaneous	\$8,599,014	\$8,183,211	\$15,261,237	\$3,105,341
<i>Total External Revenues</i>	<i>\$57,384,632</i>	<i>\$35,322,842</i>	<i>\$56,731,165</i>	<i>\$77,111,882</i>
<b>Internal Revenues</b>				
General Fund Discretionary	\$10,954,303	\$10,793,770	\$13,167,939	\$15,580,253
Fund Transfers – Revenue	\$532,214	\$55,012	\$1,070,000	\$2,524,554
Interagency Revenue	\$68,771	\$76,891	\$79,701	\$87,895
<i>Total Internal Revenues</i>	<i>\$11,555,288</i>	<i>\$10,925,673</i>	<i>\$14,317,640</i>	<i>\$18,192,702</i>
<b>Beginning Fund Balance</b>	<b>\$6,865,216</b>	<b>\$4,690,343</b>	<b>\$2,260,534</b>	<b>\$1,393,337</b>
<b>TOTAL RESOURCES</b>	<b>\$75,805,136</b>	<b>\$50,938,858</b>	<b>\$60,141,400</b>	<b>\$96,697,921</b>

## Requirements

<b>Bureau Expenditures</b>				
Personnel Services	\$5,457,679	\$5,495,241	\$5,727,565	\$6,460,632
External Materials & Services	\$60,146,222	\$31,900,148	\$51,069,741	\$86,546,064
Internal Materials & Services	\$1,174,027	\$1,024,341	\$1,144,488	\$1,463,657
<i>Total Bureau Expenditures</i>	<i>\$66,777,928</i>	<i>\$38,419,730</i>	<i>\$57,941,792</i>	<i>\$94,470,353</i>
<b>Fund Expenditures</b>				
Debt Service	\$2,948,642	\$1,430,346	\$1,381,301	\$1,373,414
Contingency	-	-	-	\$91,500
Fund Transfers – Expense	\$1,388,223	\$1,087,481	\$624,487	\$762,654
<i>Total Fund Expenditures</i>	<i>\$4,336,865</i>	<i>\$2,517,827</i>	<i>\$2,005,788</i>	<i>\$2,227,568</i>
<b>Ending Fund Balance</b>	<b>\$4,690,343</b>	<b>\$10,001,301</b>	<b>\$193,820</b>	<b>-</b>
<b>TOTAL REQUIREMENTS</b>	<b>\$75,805,136</b>	<b>\$50,938,858</b>	<b>\$60,141,400</b>	<b>\$96,697,921</b>

## Programs

Administration & Support	\$6,128,406	\$5,561,582	\$6,111,515	\$5,889,565
Economic Opportunity	\$1,686,936	\$2,412,778	\$2,271,156	\$2,153,600
Homeowner Access & Retention	\$6,489,732	\$5,959,405	\$5,672,550	\$8,716,572
Housing Access & Stabilization	\$13,956,102	\$13,818,034	\$15,924,274	\$17,031,050
Housing Production & Preservation	\$38,516,752	\$10,667,931	\$27,962,297	\$60,679,566
<b>TOTAL PROGRAMS</b>	<b>\$66,777,928</b>	<b>\$38,419,730</b>	<b>\$57,941,792</b>	<b>\$94,470,353</b>

\*Unaudited



# Bureau Revenue Forecast

	<b>Actual FY 2013-14</b>	<b>Actual FY 2014-15</b>	<b>Adopted FY 2015-16</b>	<b>Forecast FY 2016-17</b>	<b>Forecast FY 2017-18</b>	<b>Forecast FY 2018-19</b>	<b>Forecast FY 2019-20</b>
Tax Increment Financing	\$11,097,585	\$22,368,089	\$63,708,354	\$60,708,907	\$29,003,068	\$22,824,688	\$13,847,385
Federal: CDBG	\$8,071,736	\$14,390,482	\$14,425,036	\$9,910,113	\$9,172,095	\$9,137,908	\$9,108,706
Federal: HOME	\$3,334,440	\$3,269,749	\$9,244,566	\$2,882,663	\$2,581,119	\$2,391,380	\$2,366,792
Federal: Other	\$4,190,387	\$4,422,663	\$3,933,269	\$3,072,352	\$2,498,526	\$2,498,526	\$2,498,526
Housing Investment Fund	\$1,924,653	\$2,673,136	\$5,514,203	\$5,514,203	\$1,838,480	\$1,754,754	\$1,754,755
General Fund One-Time	\$524,654	\$1,192,501	\$3,472,285	-	-	-	-
General Fund Ongoing	\$10,124,808	\$11,630,960	\$12,107,968	\$12,531,747	\$12,845,041	\$13,230,392	\$13,627,304

# Tax Increment Revenue

		Actual FY 2010-11	Adopted FY 2015-16	Forecast FY 2020-21
<b>Central Eastside</b>	Cumulative Housing	\$5,236,707	\$8,613,394	\$14,585,385
	Cumulative Set-Aside Base	\$27,561,616	\$42,628,775	\$60,182,486
	Percent of Set-Aside Base	19%	20%	24%
<b>Downtown Waterfront</b>	Cumulative Housing	\$17,314,207	\$19,031,552	\$19,286,117
	Cumulative Set-Aside Base	\$79,965,775	\$91,402,338	\$91,402,338
	Percent of Set-Aside Base	22%	21%	21%
<b>Gateway</b>	Cumulative Housing	\$2,296,477	\$10,209,132	\$13,933,942
	Cumulative Set-Aside Base	\$10,935,605	\$27,137,271	\$49,976,406
	Percent of Set-Aside Base	21%	38%	28%
<b>Interstate</b>	Cumulative Housing	\$17,905,545	\$40,861,823	\$96,586,113
	Cumulative Set-Aside Base	\$49,737,625	\$116,516,343	\$234,470,131
	Percent of Set-Aside Base	36%	35%	41%
<b>Lents Town Center</b>	Cumulative Housing	\$14,267,541	\$25,535,365	\$51,555,935
	Cumulative Set-Aside Base	\$41,963,356	\$83,008,463	\$160,982,035
	Percent of Set-Aside Base	34%	31%	32%
<b>North Macadam</b>	Cumulative Housing	\$10,024,281	\$30,697,717	\$54,400,161
	Cumulative Set-Aside Base	\$34,566,486	\$73,866,974	\$123,117,328
	Percent of Set-Aside Base	29%	42%	44%
<b>Convention Center</b>	Cumulative Housing	\$7,123,407	\$20,749,293	\$20,749,293
	Cumulative Set-Aside Base	\$29,680,863	\$78,564,626	\$78,564,626
	Percent of Set-Aside Base	24%	26%	26%
<b>River District</b>	Cumulative Housing	\$35,027,449	\$87,388,361	\$101,440,118
	Cumulative Set-Aside Base	\$89,813,971	\$224,210,043	\$318,352,763
	Percent of Set-Aside Base	39%	39%	32%
<b>South Park Blocks</b>	Cumulative Housing	\$27,935,685	\$32,486,631	\$37,486,631
	Cumulative Set-Aside Base	\$49,009,974	\$61,090,678	\$61,090,678
	Percent of Set-Aside Base	57%	53%	61%
<b>Education</b>	Cumulative Housing	-	\$82,875	\$82,875
	Cumulative Set-Aside Base	-	\$978,808	\$978,808
	Percent of Set-Aside Base	-	8%	8%
<b>TOTAL</b>	Cumulative Housing Expenditures	\$137,131,299	\$275,656,144	\$410,106,571
	Cumulative Set-Aside Base	\$413,235,270	\$799,404,319	\$1,179,117,599
	Total Percent of Set-Aside Base	33%	34%	35%

# Tax Increment Expenditure

		0-30% Rental	31-60% Rental	31-60% Ownership	61-100% Ownership	Community Facilities	Other	Total
<b>Central Eastside</b>	2006 to 2010	\$1.25M	\$1.19M	-	-	\$2.00M	-	\$4.44M
	2010 to 2014	\$0.41M	\$0.39M	-	-	-	-	\$0.79M
	<i>District Total</i>	\$1.65M	\$1.58M	-	-	\$2.00M	-	\$5.24M
<b>Downtown Waterfront</b>	2006 to 2010	\$11.15M	\$5.93M	-	-	\$0.14M	\$0.10M	\$17.32M
	2010 to 2014	\$0.13M	-	-	-	-	-	\$0.13M
	<i>District Total</i>	\$11.28M	\$5.93M	-	-	\$0.14M	\$0.10M	\$17.46M
<b>Gateway</b>	2006 to 2010	-	-	-	-	\$0.17M	\$2.12M	\$2.29M
	2010 to 2014	\$0.24M	\$3.28M	\$0.82M	\$0.12M	-	-	\$4.47M
	<i>District Total</i>	\$0.24M	\$3.28M	\$0.82M	\$0.12M	\$0.17M	\$2.13M	\$6.76M
<b>Interstate Corridor</b>	2006 to 2010	\$2.48M	\$6.39M	\$1.36M	\$5.18M	-	-	\$15.42M
	2010 to 2014	\$0.64M	\$2.57M	\$1.25M	\$5.00M	\$3.14M	\$0.20M	\$12.80M
	<i>District Total</i>	\$3.12M	\$8.96M	\$2.60M	\$10.18M	\$3.15M	\$0.20M	\$28.21M
<b>Lents Town Center</b>	2006 to 2010	\$0.84M	\$2.33M	\$3.06M	\$5.61M	\$0.07M	\$0.04M	\$11.95M
	2010 to 2014	\$1.78M	\$2.43M	\$1.65M	\$4.41M	-	\$0.50M	\$10.77M
	<i>District Total</i>	\$2.62M	\$4.75M	\$4.72M	\$10.02M	\$0.06M	\$0.54M	\$22.72M
<b>North Macadam</b>	2006 to 2010	-	-	-	-	-	-	-
	2010 to 2014	\$4.22M	\$16.79M	-	-	-	\$7.22M	\$28.23M
	<i>District Total</i>	\$4.22M	\$16.79M	-	-	-	\$7.22M	\$28.23M
<b>Convention Center</b>	2006 to 2010	\$0.32M	\$2.81M	-	\$0.07M	\$0.03M	\$0.71M	\$3.95M
	2010 to 2014	\$0.37M	\$2.92M	-	-	-	\$0.34M	\$3.63M
	<i>District Total</i>	\$0.69M	\$5.73M	-	\$0.07M	\$0.03M	\$1.05M	\$7.57M
<b>River District</b>	2006 to 2010	\$1.18M	\$14.61M	-	-	\$5.22M	-	\$21.01M
	2010 to 2014	\$19.00M	\$12.55M	-	-	\$10.25M	\$0.06M	\$41.87M
	<i>District Total</i>	\$20.18M	\$27.16M	-	-	\$15.47M	\$0.07M	\$62.88M
<b>South Park Blocks</b>	2006 to 2010	\$16.87M	\$8.17M	-	-	\$0.28M	-	\$25.32M
	2010 to 2014	\$9.94M	\$0.17M	-	-	-	\$0.12M	\$10.23M
	<i>District Total</i>	\$26.81M	\$8.34M	-	-	\$0.28M	\$0.12M	\$35.55M
<b>TOTAL</b>		\$70.82M	\$82.52M	\$8.14M	\$20.40M	\$21.31M	\$11.43M	\$214.62M

Expressed in millions of dollars.



# Methodology & Sources

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# Methodology

## Part 1.01 Population, Households, and Income

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

## Part 1.02 Housing Stock and Production

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

## Part 2.01 Rental Housing Market Affordability

Household profile data derived from the 2008-2013 American Community Survey – tables S1901, B19019, B19113A, B19113B, B19113C, B19113D, B19113E, B19113I, B19049, and B19126. A 30% share of an equal monthly proportion of the annual median household income data was derived to measure against market rent data. Market rent data derived from the CoStar Multifamily Residential Market data set. Rent data referenced the average 3rd quarter monthly asking rent for 2014 and 2015.

## Part 2.02 Homeownership Market Affordability

Household profile data derived from the 2008-2013 American Community Survey—tables S1901, B19019, B19113A, B19113B, B19113C, B19113D, B19113E, B19113I, B19049, and B19126. A 30% share of an equal monthly proportion of the annual median household income data was derived to measure against market home sales data. Median home sales data derived from the Regional Multiple Listing Service data set. Home sales data reference the median home sales price in years 2000 through 2014.

## Part 3 Neighborhood Profiles

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

## Part 4.01 Citywide Policy Targets

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

## Part 4.02 Central City Policy Targets

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

## Part 4.03 Urban Renewal Area Policy Targets

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

## Part 5.01 Rental Housing

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

## Part 5.02 Homeownership

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

## Part 5.03 Homelessness

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

## Part 6 Funding

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

# Citywide Data Sources

## **2000 Population**

US Census Bureau 2000 Decennial Census

## **2010 Population**

US Census Bureau 2010 Decennial Census

## **2013 Population**

US Census Bureau 2013 ACS 1-Year Estimates

## **2000 Median Household Income**

US Census Bureau 2000 Decennial Census

## **2010 Median Household Income**

US Census Bureau 2010 Decennial Census

## **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

## **2015 Homelessness**

2015 Point-in-time Count of Homelessness

## **Housing Units**

Multnomah County Tax Lot Data,  
Portland Housing Bureau

## **Housing Units Single-Family**

Multnomah County Tax Lot Data,  
Portland Housing Bureau

## **Housing Units Multifamily**

Multnomah County Tax Lot Data,  
Portland Housing Bureau

## **Regulated Affordable Housing Units**

Metro Inventor of Regulated Affordable Housing,  
Portland Housing Bureau

## **City Funded Regulated Affordable Housing Units**

Metro Inventor of Regulated Affordable Housing,  
Portland Housing Bureau

## **New Residential Permits: Total Units**

Portland Bureau of Development Services,  
Portland Housing Bureau

## **New Residential Permits: Single-Family**

Portland Bureau of Development Services,  
Portland Housing Bureau

## **New Residential Permits: Multifamily**

Portland Bureau of Development Services,  
Portland Housing Bureau

## **Multifamily Rental Unit Survey**

CoStar Market Survey Data,  
Portland Housing Bureau

## **Median Monthly Rent**

CoStar Market Survey Data,  
Portland Housing Bureau

## **Rental Unit Vacancy Rate**

CoStar Market Survey Data,  
Portland Housing Bureau

## **Rental Affordability Estimates**

CoStar Market Survey Data,  
Portland Housing Bureau

## **Median Home Sales Price**

RMLS Median Homes Sales Data,  
Portland Housing Bureau

## **Home Ownership Affordability Estimates**

RMLS Median Homes Sales Data,  
Portland Housing Bureau

# Neighborhood Data Sources

## **2000 Population**

US Census Bureau 2000 Decennial Census

## **2010 Population**

US Census Bureau 2010 Decennial Census

## **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**

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2013-2009 ACS 5-Year Estimates

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2013 Point-in-time Count of Homelessness

## **2013 Homelessness**

2013 Point-in-time Count of Homelessness

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2015 Point-in-time Count of Homelessness

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## **Median Monthly Rent**

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## **Rental Unit Vacancy Rate**

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Portland Housing Bureau

## **Rental Affordability Estimates**

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Portland Housing Bureau

## **Median Home Sales Price**

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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**

Dan Saltzman, Commissioner

Kurt Creager, Director

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Portland, OR 97204

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