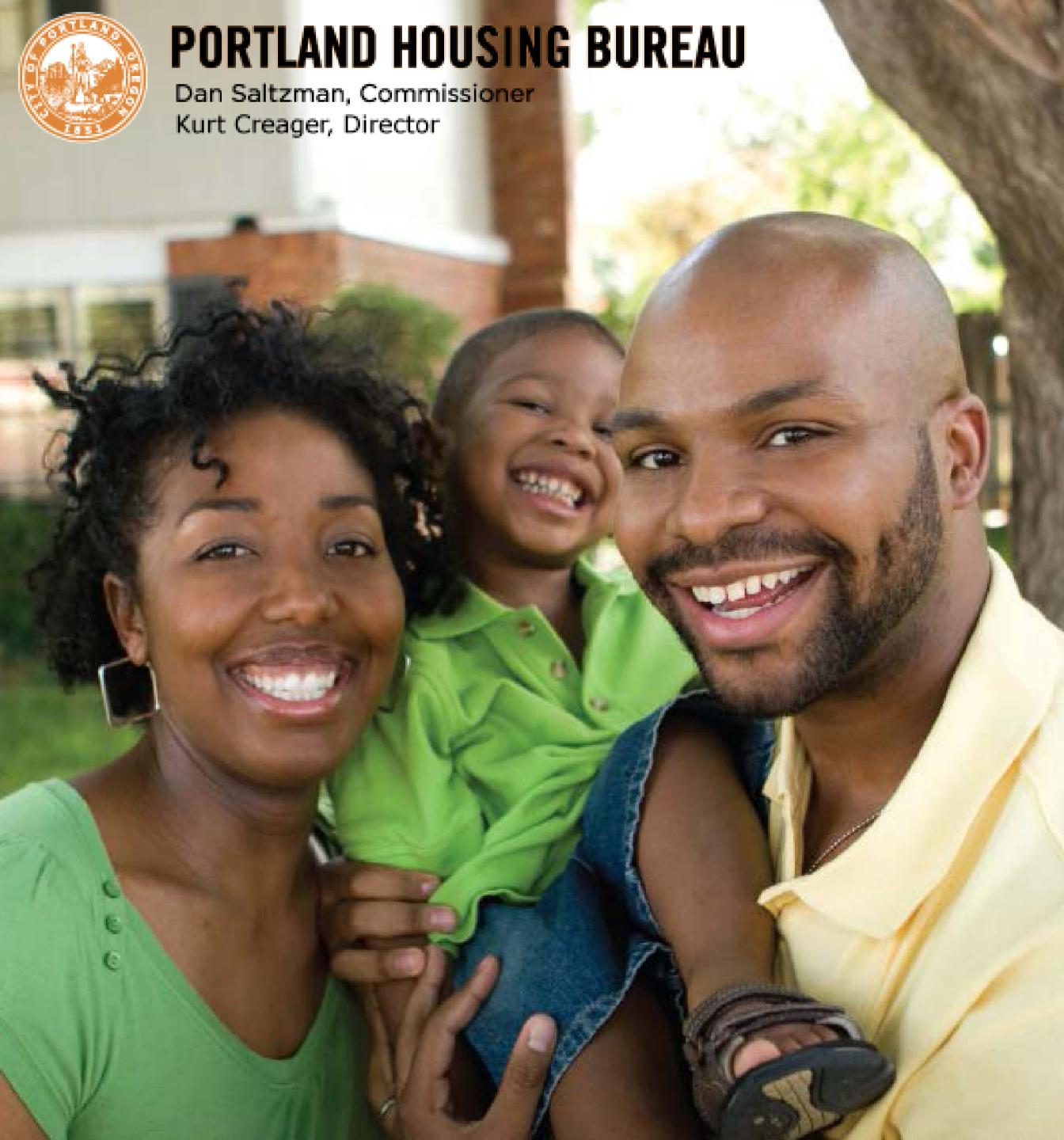




PORTLAND HOUSING BUREAU

Dan Saltzman, Commissioner
Kurt Creager, Director



State of Housing in Portland

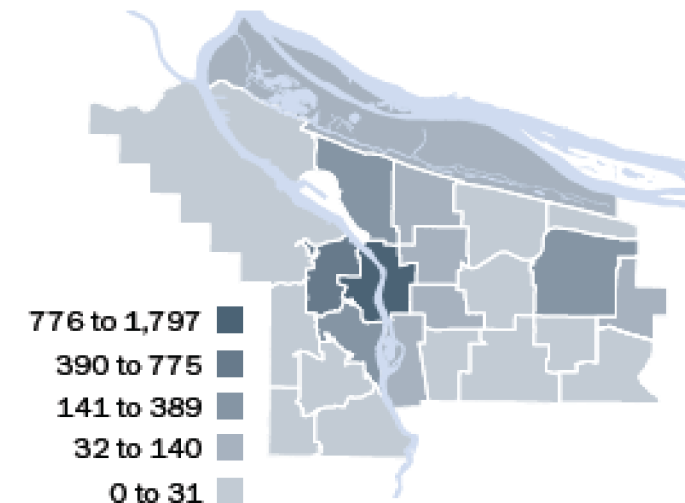
October 2015



Trends

- **Growth:** Solid growth in the Central City
 - +7,000 (5,000 households) between 2000 and 2013
- **Supply:** Pre-recession production levels expected in the next year
 - 1,500+ units produced and 5,100+ permitted in 2014
- **Development:** Shifting from single-family to multifamily
 - Highest multifamily production: Northwest, Interstate, Belmont-Hawthorne-Division
 - Highest multifamily permitting in Central City, Northwest, Interstate

**Multifamily Permitting
2014**

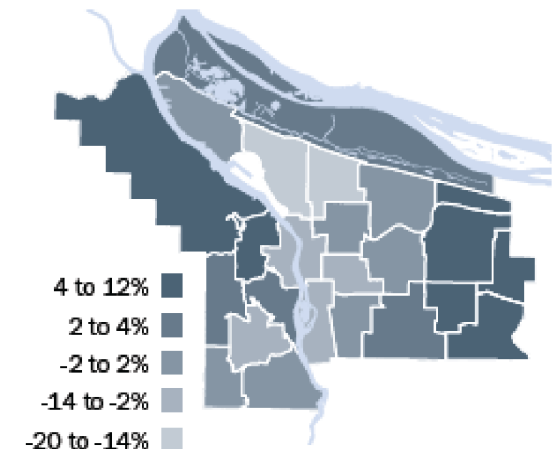




Areas of Concern

- **Wage Stagnation:** Household incomes remained flat in 2014
- **Income Disparities:** Median income of Communities of Color \$24K - \$38K lower than White households
- **Homelessness:**
 - Almost no change in overall number (3,800 in 2015)
 - Significant increase among African Americans (+48%)
 - Increase in women (+15%)
- **Neighborhood Choice:**
 - Shift in concentration of Communities of Color from close-in neighborhoods to Outer East/Southeast

Change in Racial Diversity by Neighborhood
2000-2013

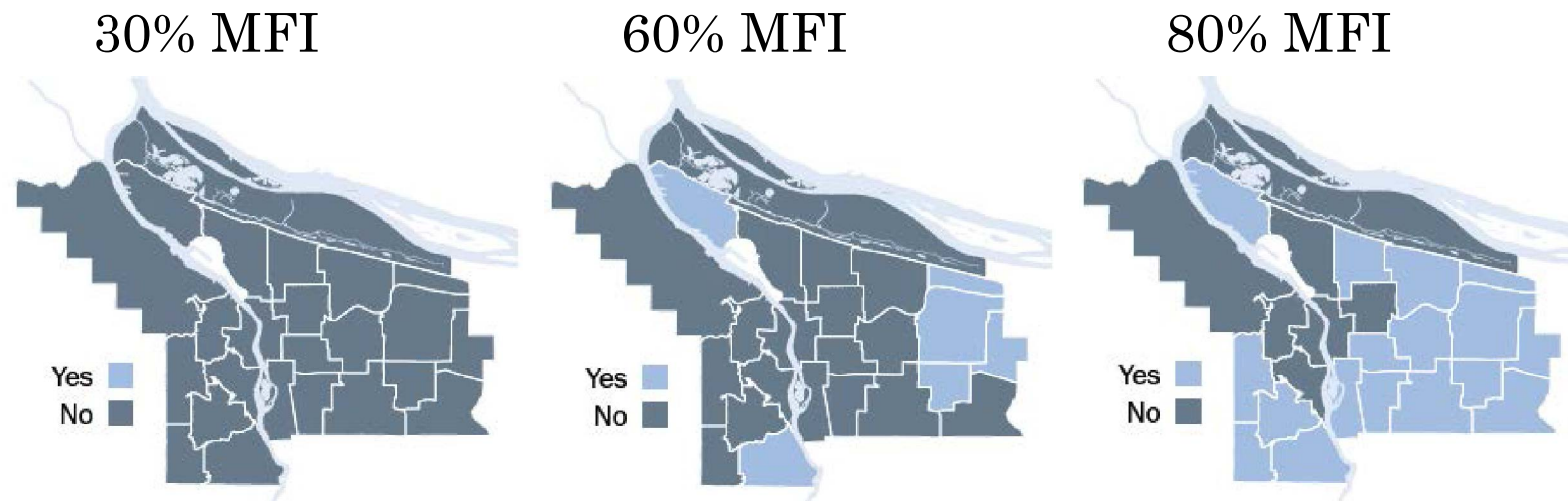




Affordability: Rental Housing

- Rents increased approx. \$100/month in last 12 months
- Significant increases concentrated in inner/outer southeast neighborhoods

3 Person Household Rental Affordability



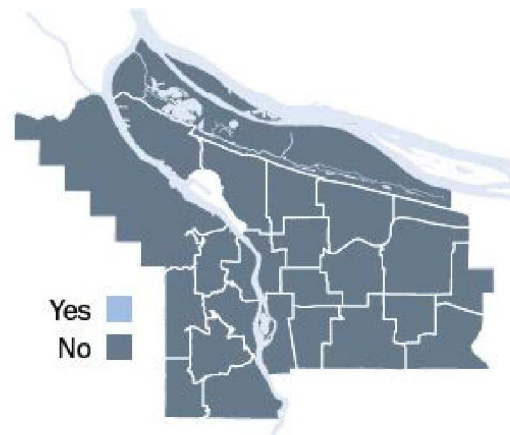


Affordability: Homeownership

- 32% price increase from 2011- 2014 (approx. \$75,000)
- Highest increases: Lents-Foster (61%), Parkrose-Argay and Pleasant Valley (41%)

3 Person Household Homeownership Affordability

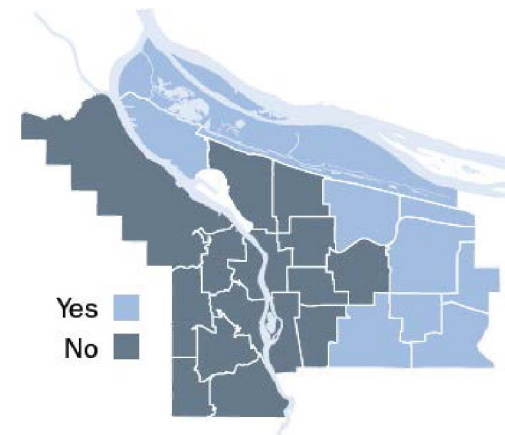
30% MFI



60% MFI



80% MFI





Policy Targets:

Comp Plan and Central City

Generally Meeting:

- Distribution of affordable units
- Opportunity mapping and racial equity
- Units for diverse incomes and household types
- Approx. half of the financial mechanisms for resource development

Generally Not Meeting:

- Approx. half of the financial mechanisms for resource development
- Financial resources for programming targets
- Programming outside of urban renewal areas
- A more robust portfolio of programming



Policy Targets:

Central City No Net Loss

- *Target: 8,286 units at 60% MFI*
- *Current: 6,861 units at 60% MFI*

	Regulated Units		Market Units		Total Units	
	2002	2015	2002	2015	2002	2015
Central City	5,390	6,594	2,896	267	8,286	6,861
<i>Central Eastside</i>	<i>160</i>	<i>336</i>	<i>464</i>	<i>83</i>	<i>624</i>	<i>419</i>
<i>Downtown</i>	<i>3,197</i>	<i>2,878</i>	<i>1,048</i>	<i>91</i>	<i>4,245</i>	<i>2,969</i>
<i>Goose Hollow</i>	<i>548</i>	<i>440</i>	<i>785</i>	<i>83</i>	<i>1,333</i>	<i>523</i>
<i>Lloyd District</i>	<i>-</i>	<i>176</i>	<i>97</i>	<i>10</i>	<i>97</i>	<i>186</i>
<i>River District</i>	<i>1,485</i>	<i>2,555</i>	<i>502</i>	<i>-</i>	<i>1,987</i>	<i>2,555</i>
<i>South Waterfront</i>	<i>-</i>	<i>209</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>209</i>



URA Targets: **Meeting**

- **TIF Set-Aside**
 - **Meeting** all resource targets
- **South Park Blocks**
 - **Meeting** preservation and production targets at 30-80% MFI
- **Downtown Waterfront**
 - **Meeting** preservation and production targets at 30-80% MFI



URA Targets: On Track to Meet

- **North Macadam**

- **Needed:** Additional units at 30%, 50%, and 80% MFI
- **Meeting:** Unit production at 60% MFI

- **River District**

- **Needed:** Additional units at 50% and 80% MFI
- **Meeting:** Unit production at 30% MFI
- Units currently in production will fulfill all production targets



URA Targets: **Not Meeting**

- Unit production **needed:**
 - Central Eastside
 - Gateway Regional Center
 - Interstate Corridor
 - Oregon Convention Center
- Homeownership and home repair loans **needed:**
 - Lents Town Center



City Programming: Units and Production

- Regulated units added since the creation of the Housing Bureau (2010): **3,285**

Total City Regulated Units					
30%	40%	50%	60%	80%	Total
2,112	643	4,064	5,907	471	13,197

Regulated Units In Production					
30%	40%	50%	60%	80%	Total
172	-	80	806	55	1,113



Looking Forward: October 2015

- Housing element of the 2035 Comprehensive Plan
- Tax Increment Financing Affordable Housing Set-Aside Review
- Linkage Fee for Affordable Housing
- 2015 NOFA