




CITY OF
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Date: April 22, 2018
To: City Council
From: Matthew Tschabold, Equity and Policy Manager 
Subject: Accept the submission of the *State of Housing Portland 2017*

The Portland Housing Bureau asks the City Council to accept the annual *State of Housing in Portland 2017 Report*. The *State of Housing in Portland Report* is published each year to provide elected officials, policymakers, government institutions, community organizations, and other partners with the information to guide discussions and decisions on housing policy and resources.

A digital copy of the State of Housing Report was published on Monday April 24, 2018 at the weblink listed below. Printed and bound copies will be distributed to all City Council offices after publication.

<https://www.portlandoregon.gov/phb/article/681253>

PORTLAND HOUSING BUREAU

State of Housing in Portland

Fall 2017



**PORTLAND
HOUSING
BUREAU**

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Foreword from Mayor Ted Wheeler

Dear Portlanders—

I'm pleased to present the 2017 edition of the State of Housing in Portland report, a comprehensive effort by the Portland Housing Bureau to provide decision-makers with the most current and authoritative source on where our efforts to increase housing opportunity are making an impact, and where there are opportunities to improve upon our efforts.

As we continue to grapple with the challenges of our city's rapid growth, the changes over the last year detailed in this report—in the housing market, household incomes, and demographic shifts—offer some good news and highlight areas that demand our continued focus.

Housing production and permitting levels in the private market are higher than any point in the last 15 years—yet rents in too many of our great neighborhoods remain out of reach for a Portland family making the median income. While the steep rent increases of the last several years began to soften in 2017, Portland families are still increasingly burdened by rising rents in larger-size housing units. Disparities in income and access to both homes to rent and homeownership persist for our communities of color.

This report also shows the results of the significant investments we're making in our affordable housing infrastructure. More than 20,000 housing units across the Metro area—twelve percent of all housing—are regulated affordable by a public entity. The majority of those are funded by the City of Portland. In the last year, the City more than doubled the number of affordable housing units it opened over the previous year, and there are currently more than 700 newly affordable units under construction and slated to open in 2018. This will be the largest number of affordable units ever produced by the City of Portland in a single year in modern history. Another 1,300 units beginning construction this year will open their doors in 2019.

We are also investing the housing bond dollars approved by Portland voters. In the first 18 months, we have nearly half of the units promised to voters in process, in both new developments and acquisitions of existing buildings—to provide new housing opportunities and prevent displacement.

Our community far surpassed its goals last year by moving 5,000 people off the streets and into housing. I expect us to continue to lead and innovate to find humane solutions to significantly reduce the problem of homelessness, which is why I intend to dedicate more resources to prevention efforts, providing shelter, and—most importantly—guiding people into permanent housing while connecting them to the services they need to stay off the streets.

And while we address access and affordability in the rental market, we must also provide more opportunities for homeownership and the chance for families to participate in generational wealth building opportunities.

I'm committed to ensuring that Portland remains a city that is accessible and affordable for everyone. We have more hard work ahead of us, but with the continued partnership of the community, we can move the needle on housing access and opportunity in Portland. I look forward to seeing the fruits of our work reflected in next year's report.

Thank you to the staff at the Portland Housing Bureau and in my office for their careful and thoughtful work in creating this important resource.

Sincerely,

Mayor Ted Wheeler

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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 area median income.

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

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

AM/MHI. Area Median Income/Median Household Income

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

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

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

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

CDBG. Community Development Block Grant

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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.

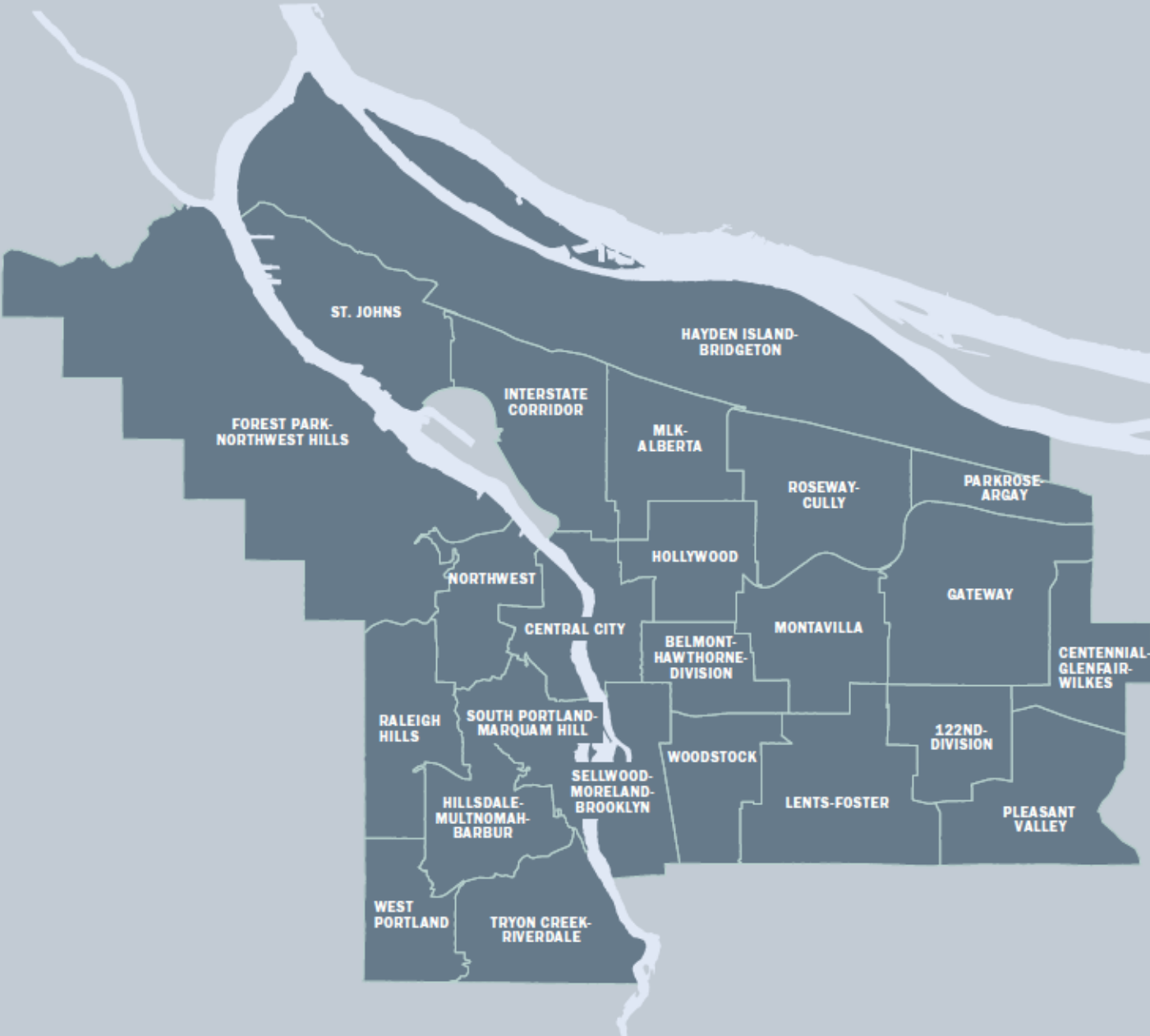
Unit Produced. A housing unit completed and active in the housing stock.

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.

Neighborhood Analysis Areas



Executive Summary

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

The 2017 report shows that despite a slight softening in the housing market in the last year, Portland nonetheless continues to experience significant challenges with a lack of affordable rental housing, affordable homeownership opportunities, and the displacement of vulnerable communities.

Rental Market

After four consecutive years of seeing rent increases of 5 percent or more, Portland saw a smaller overall rent increase in 2017 of 2 percent. While rents for larger units continued to rise—5 percent for two bedrooms and 10 percent for three bedrooms, on average—relatively smaller increases in one-bedroom units, and a decline in studio rents, helped limit Portland's overall rent growth compared to previous years. The average rental unit now charges \$1,398 per month, which is \$31 higher than the previous year.

2017 also marked the first year Portland saw a decrease in the asking rents for newly constructed properties. Properties built in 2014 or later were reducing their asking rents across all unit sizes last year—particularly among newly constructed studio apartments, where asking rents decreased up to 6 percent over 2016 prices. Rents for new studios and one-bedroom units

may remain flat or decline as over 72 percent of new rental units in 2017 were studios and one-bedrooms.

Neighborhoods across the city experienced increases in rents with the exception of MLK-Alberta, Interstate, Northwest, and West Portland. Rents for new apartments along the Vancouver/Williams corridor, Interstate Avenue, Martin Luther King Jr. Blvd, and Alberta Street may be reaching a peak and have likely contributed the decrease in average rents in North and Northeast Portland following several years of rapid growth in those areas. Meanwhile, many East Portland neighborhoods have continued to experience larger-than-average rent growth, with Parkrose-Argay and Pleasant Valley both seeing double-digit average rent increases.

Home Sales

Between 2012 and 2016, the median home sales price citywide increased 34 percent, or over \$100,000. The Lents-Foster neighborhood has continued to see the most significant increase in median home sales price, which grew nearly 50 percent between 2011 and 2016. The median sales price rose from \$339,000 in 2015 to \$381,000 in 2016.

A homebuyer looking to buy a home below \$300,000 would only have six neighborhoods to search in, four of which are located in East Portland. Increases in home prices and rents in many East Portland neighborhoods continue to raise serious concerns over potential involuntary economic displacement, as well as housing access and stability.

Affordability

Of the 24 neighborhoods analyzed in this report, the number with rental affordability for a three-person household at 60 percent of Area Median Income declined from four in 2016 to two in 2017. The average senior household can afford to rent in only one neighborhood in the city, located in East Portland. There are no neighborhoods affordable to rent for the average Black, Latino, Native American, and single mother households.

The picture for homeownership is equally bleak. Homeownership rates have fallen in 17 of the 24 neighborhoods since 2000, with the most dramatic declines occurring in East Portland. The average Portland household can only afford to purchase a home in 6 of the city's 24 neighborhoods. There are no neighborhoods anywhere in the city currently affordable for the average extremely-low income household, Black household, Latino household, Native American household, senior household, or single-mother household to purchase a home.

With the exception of Asian households, Communities of Color continue to experience disproportionately low homeownership rates when compared to White households and the population as a whole. While Portland households generally own homes at a rate of 57 percent, and 54 percent for White households, the homeownership rate among Black, Native American, and Hawaiian-Pacific-Islander households is 30 percent or lower.

Incomes

While incomes are beginning to rise overall, a closer look at the data reveals a different picture for many Portlanders based on their race and household type. When adjusted for inflation, renter incomes are still below their pre-recession levels, while homeowner incomes now exceed pre-recession levels by \$5,000. A similar trend is mirrored in the income disparities between White households and Communities of Color. Only incomes among White households have exceeded the pre-recession levels, while the incomes among all other racial and ethnic groups in Portland continue to lag behind, with Black households at the lowest median income level of \$27,412 a year.

Population

Portland's overall population, recently estimated above 612,206, grew by more than 83,000 people between 2000 and 2015. Population growth has been concentrated primarily in Central and East Portland. The total number of households increased by just over 15,000 during the same time period. The Central City, Northwest, Gateway, the Interstate Corridor, South Portland-Marquam Hill, and Lents-Foster are gaining the greatest number of new households. While the number of single-person households has continued to grow steadily, the number of households with children has remained relatively flat since 2010.

Housing Production

Permitting continues to exceed production levels, offering an indicator that the city will continue to see growth in the number of new housing units in 2018. More than 4,194 multi-family permits and 957 single-family permits were issued in 2016, numbers greater than final figures from the previous year.

Portland Demographics & Housing Stock

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Section 1

Population, Households & Income

- ▶ According to the latest available data from the U.S. Census Bureau's 2015 estimates, Portland grew by more than 83,000 people between 2000 and 2015. The total current population is estimated at over 612,000.
- ▶ The largest population growth has occurred in the Central City and East Portland.
- ▶ Among homeowners, income levels have rebounded since the recession and now surpass year 2000 levels, while renter incomes continue to lag behind.
- ▶ Overall incomes are rising but vary starkly by race, with White households earning the highest median income of \$58,824 a year and Black households at lowest of \$27,412.

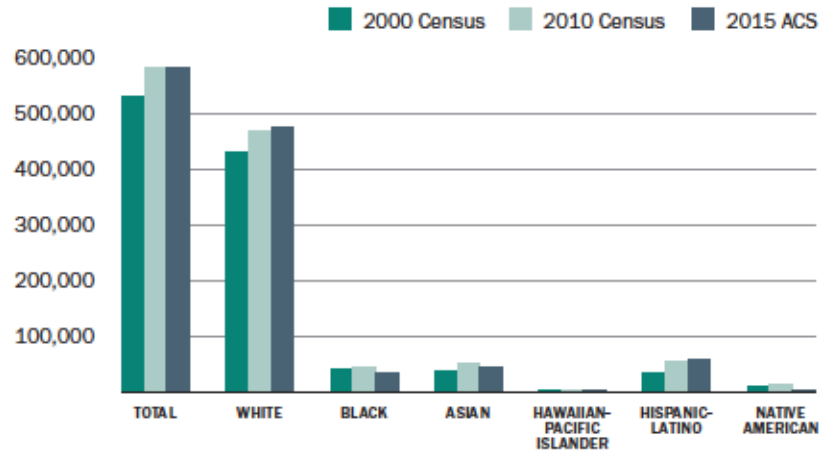
Population

Portland’s overall population grew by more than 83,000 individuals between 2000 and 2015. The Central City and East Portland have born nearly half of the city’s total growth, with 205,116 of the estimated 612,206 residents living there.

Despite steady overall population growth, five-year estimates show a slight decrease in the city’s African American population since 2010. When taken together with income and housing affordability data, this trend offers strong evidence of persistent racial inequity in housing and opportunity in the city.

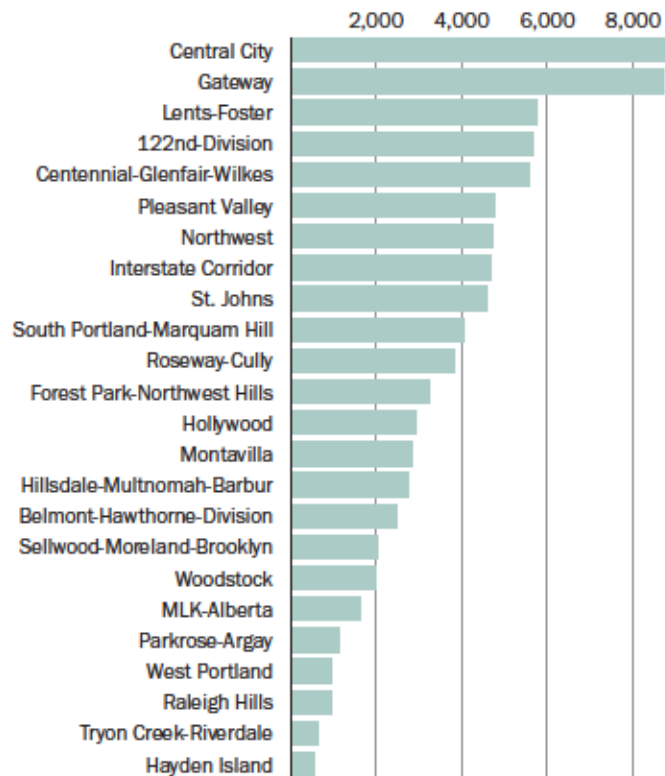
Meanwhile, the Hispanic-Latino community continues to see the highest growth, showing a 65 percent increase over a 15-year period.

Fig. 1.1 Population by Race & Ethnicity



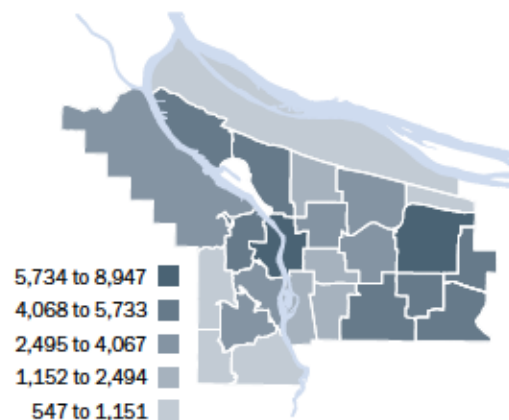
Source: U.S. Census Bureau – 2000 Decennial Census, 2010 Decennial Census, 2015 5-Year ACS Estimates

Fig. 1.2 Population Growth by Neighborhood, 2000-2015



Source: U.S. Census Bureau – 2000 Decennial Census, 2015 5-Year ACS Estimates

Change in Population by Neighborhood 2000-2015



Households

Portland added 40,000 households between 2000 and the 2015 5-year estimate. This represents an 17.9 increase in the number of households overall. Central City, Northwest, Gateway, the Interstate Corridor, South Portland-Marquam Hill, and Lents-Foster gained the most new Portland households during this period of time. Single person households continued to increase from 2010 at 90,101 in the 2015 5-year estimate.

At 63,821 the number of households with children in Portland has remained relatively flat from 2000, 2010 to 2015. Households with children made up 26.3% of Portland’s households overall in 2000. In 2015 households with children made up 25.1% of Portland’s households. At 42%, East Portland Neighborhoods Centennial-Glenfair Wilkes and Pleasant Valley have some of the highest percentages of households with children in the city. The large population growth demonstrated in East Portland without corresponding household growth (figures 1.2 and 1.4) also suggests that growth in East Portland consists of larger households.

Growth In Number of Households by Neighborhood 2000-2015

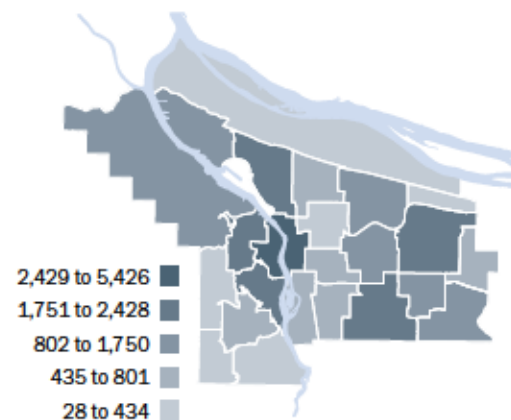
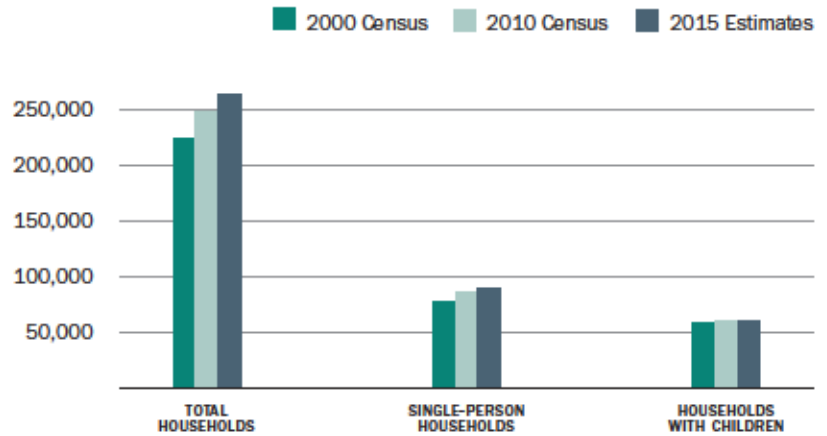
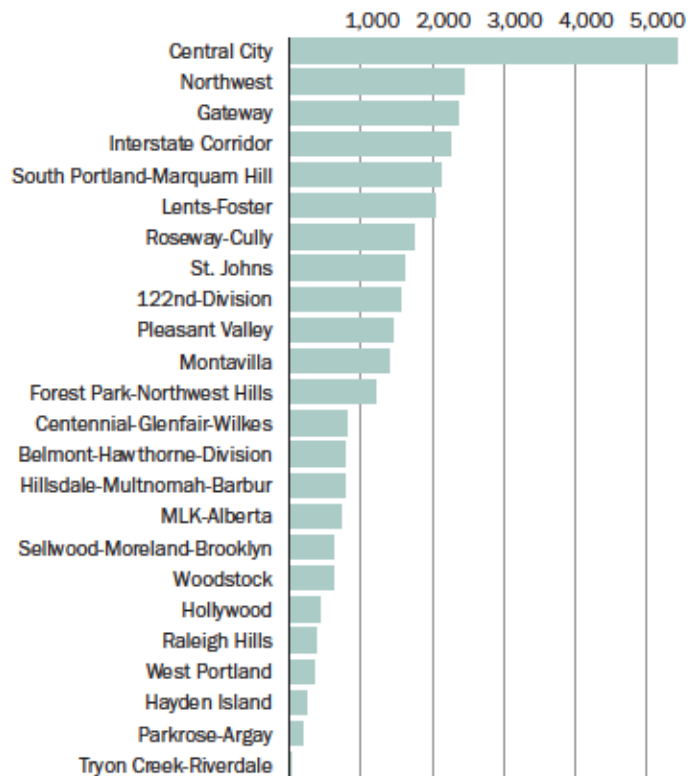


Fig. 1.3 Number of Households



Source: U.S. Census Bureau – 2000 Decennial Census, 2010 Decennial Census, 2015 5-Year ACS Estimates

Fig. 1.4 Household Growth by Neighborhood, 2000-2015



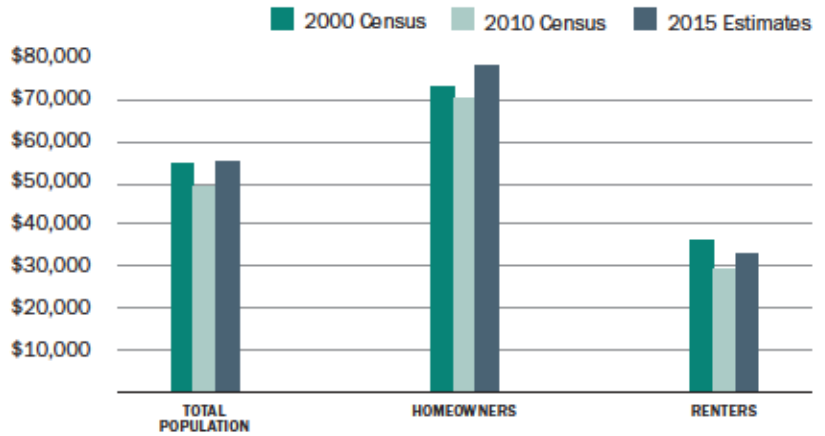
Source: U.S. Census Bureau – 2000 Decennial Census, 2015 5-Year ACS Estimates

Income

While renter incomes have grown since 2010, they have not yet reached the pre-recession levels recorded in the 2000 Census. The median renter income in Portland is \$32,874 per year as of the 2015 estimate. Median homeowner incomes are \$77,664, just exceeding the year 2000 average by approximately \$5,000.

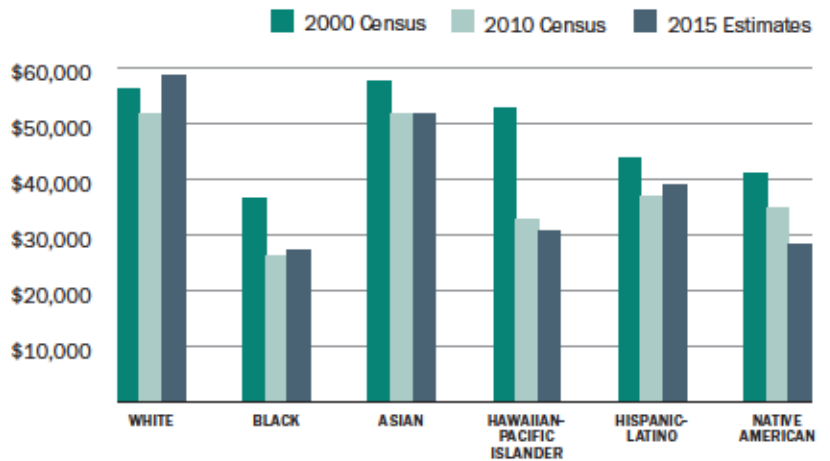
Only White households have surpassed year 2000 income levels, whereas average incomes among all other racial and ethnic groups continue to lag, with African American households averaging the lowest median income at \$27,412 a year. For Hawaiian-Pacific Islanders and Native Americans, average incomes have declined since 2010.

Fig. 1.5 Median Household Income by Housing Tenure (2015 Adjusted \$)



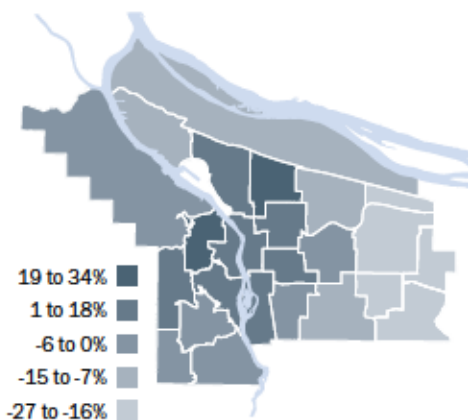
Source: U.S. Census Bureau – 2000 Decennial Census, 2010 Decennial Census, 2015 5-Year ACS Estimates

Fig. 1.6 Median Household Income by Race & Ethnicity (2015 Adjusted \$)



Source: U.S. Census Bureau – 2000 Decennial Census, 2010 Decennial Census, 2015 5-Year ACS Estimates

Change in Median Income by Neighborhood 2000-2015



Rentership

Rentership has steadily increased in Portland, from just above 44 percent of households in the year 2000 to over 47 percent according to the most recent estimates. Given this increasing trend, Portland appears to be heading towards an even split between renter and homeowner households.

Approximately 72,585 Portland renters earn 80 percent of the Area Median Income or less. More than 31,680 of them are severely cost-burdened—spending 50 percent or more of their income on housing—putting them at substantial risk of displacement.

More than 37,075 low-income Portland renters experience difficulties with their housing, such as incomplete kitchens or plumbing facilities, more than one person per bedroom, or a housing cost burden greater than 50 percent.

Change in Rentership by Neighborhood 2000-2015

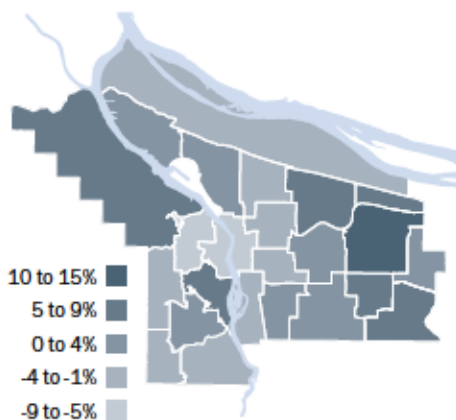
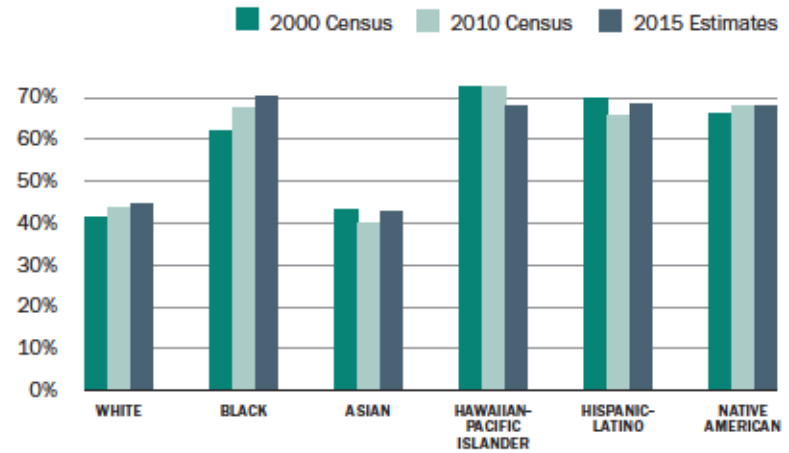
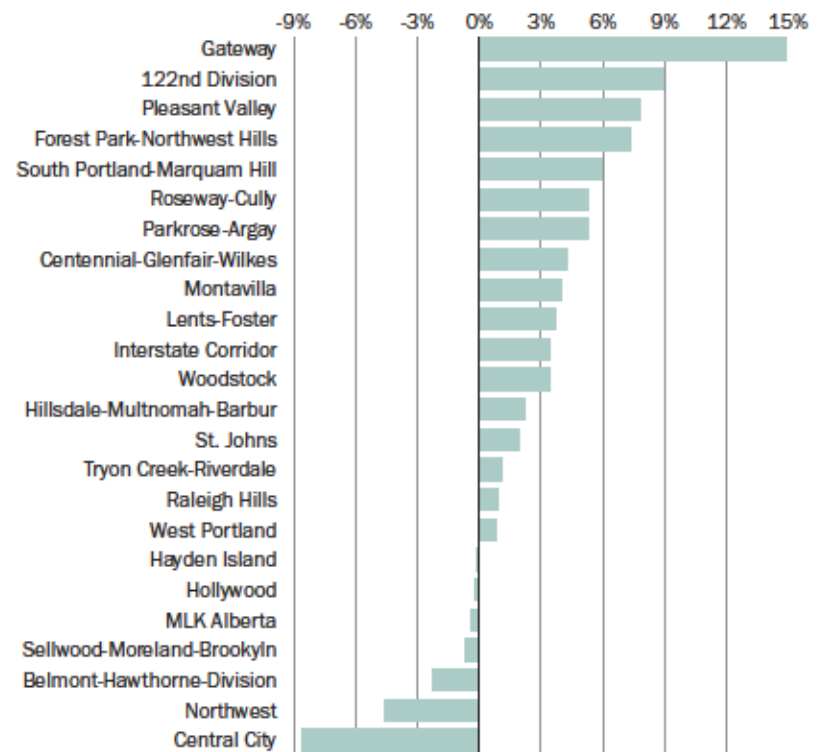


Fig. 1.7 Rentership by Race & Ethnicity



Source: U.S. Census Bureau – 2000 Decennial Census, 2010 Decennial Census, 2015 1-Year ACS Estimates

Fig. 1.8 Change in Rate of Rentership by Neighborhood, 2000-2015



Source: U.S. Census Bureau – 2000 Decennial Census, 2015 5-Year ACS Estimates

Household Profiles

a snapshot of Portland's homeowner and renter households

Owners ■ Renters ■

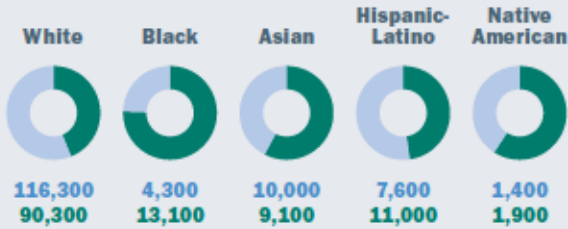
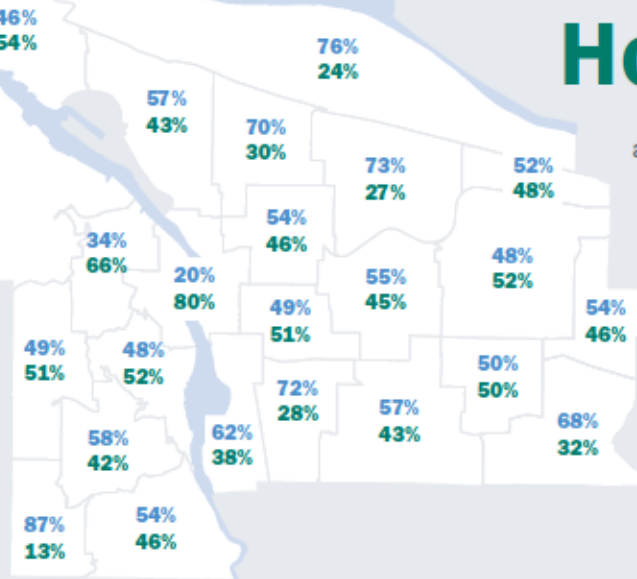


36,200
owner households
have **children**.
96,300 do not.

23,100
renter households
have **children**.
98,900 do not.

37,000
owner households
have **seniors**.
98,200 do not.

14,500
renter households
have **seniors**.
104,900 do not.



Sources: Census Bureau and HUD, 2017. 2015 American Housing Survey Special Tabulation for the City of Portland, Tables 1, 5, 8A, 8B, 10. No data available for Hawaiian-Pacific Islander households.

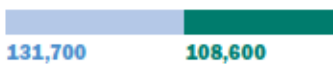
Housing Quality

3,800 total households report **severely inadequate** conditions, with **2,700** reporting **severely inadequate plumbing**

10,400 total households report **moderately inadequate** conditions



240,400 total households report **adequate** conditions



9,800 total households report **living with mold** in the last year



Accessibility

Is it possible to enter the residence from the outside without climbing up or down any steps or stairs?



For **owners** in multiunit buildings, **3,200** entrances require the use of steps. **7,200** do not.

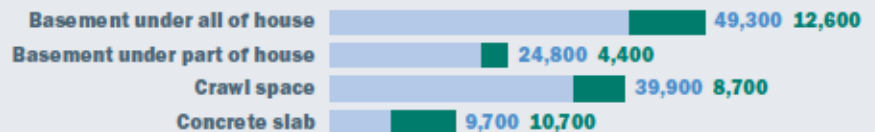
For **renters** in multiunit buildings, **38,800** entrances require the use of steps. **81,000** do not.



For **owners** in single units, **42,900** entrances require the use of steps. **127,900** do not.

For **renters** in single units, **16,500** entrances require the use of steps. **38,400** do not.

Foundation Type of Single Family Homes

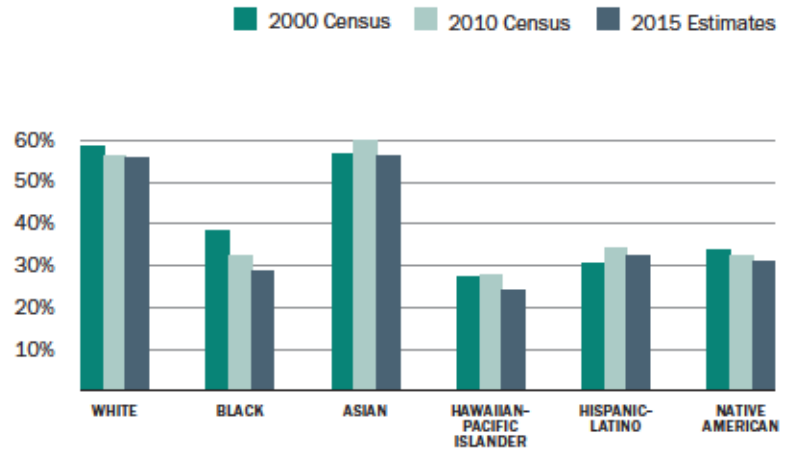


On average, Portland residences were built in **1950**.

Homeownership

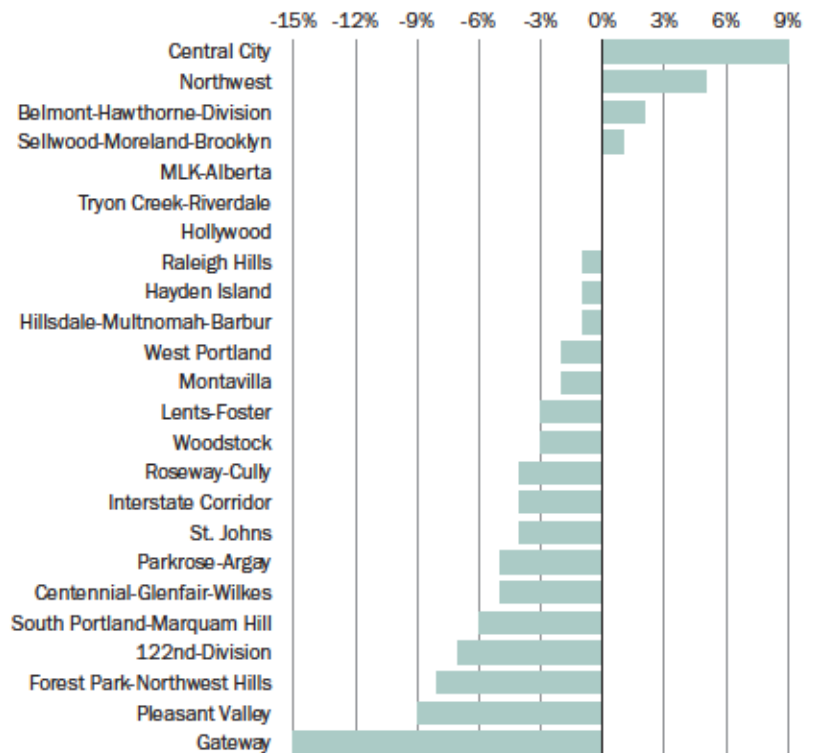
Overall homeownership rates have remained level since 2010, but have decreased among all but one racial demographic group. The Hispanic-Latino population with increased homeownership levels from 2000 by 2 percent, making more than 32 percent of Hispanic-Latinos homeowners in Portland in 2015. White and Asian households are still the most likely to be homeowners in Portland at 55.8 percent and 56.1 percent respectively, with Hawaiian Pacific Islanders and African Americans being the least likely to own homes at 24 percent and over 28 percent.

Fig. 1.9 Homeownership Rate by Race & Ethnicity



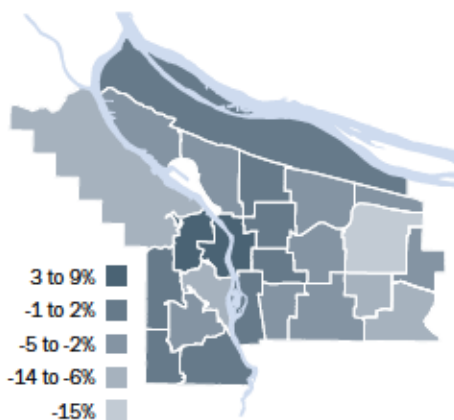
Source: U.S. Census Bureau – 2000 Decennial Census, 2010 Decennial Census, 2015 5-Year ACS Estimates

Fig. 1.10 Change In Rate of Homeownership by Neighborhood, 2000-2015*



Source: U.S. Census Bureau – 2000 Decennial Census, 2010-2015 5-Year ACS Estimates
 *Percent change in share of homeowners.

Change in Homeownership Rate by Neighborhood 2015

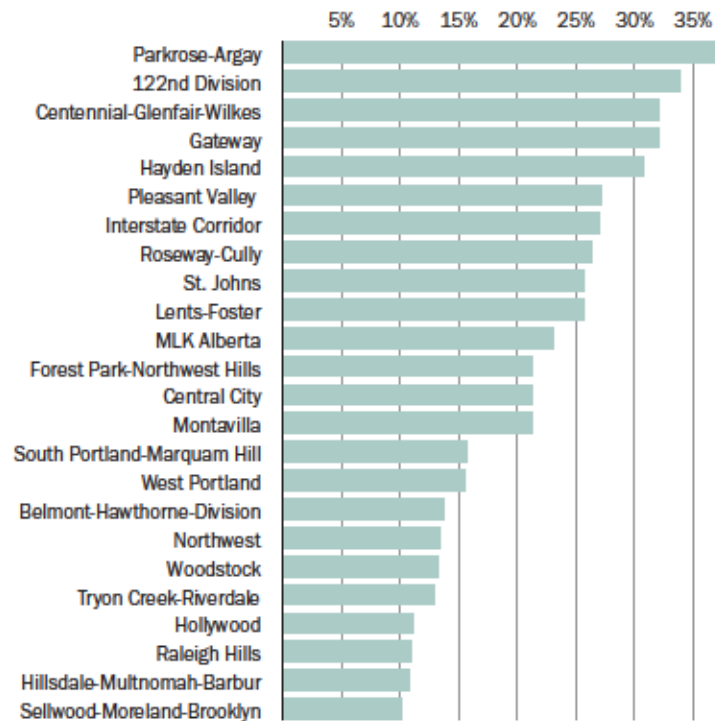


Racial Diversity

Changes in the proportion of the non-White population measured in the 24 neighborhood areas between 2000 and 2015 illustrate a continued significant shift in the racial composition of the city.

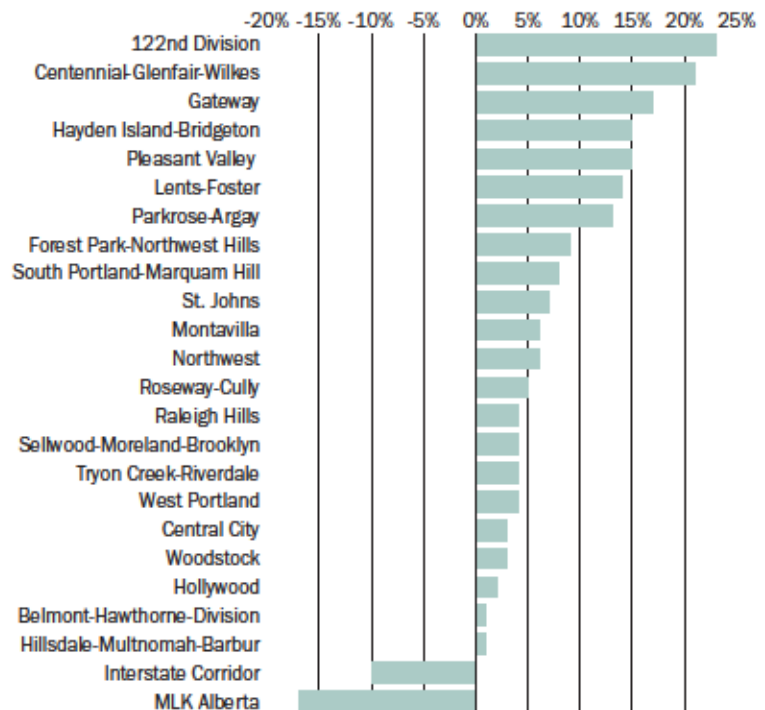
Communities of Color are increasingly located in Outer East and Southeast Portland. Almost every East Portland neighborhood experienced double-digit increases in the proportion of the population that is from Communities of Color. Citywide, racial diversity increased in nearly every neighborhood between 2000 and 2015, with the exception of MLK-Alberta and Interstate Corridor where the proportion of Communities of Color declined during that period.

Fig. 1.11 Non-White Population by Neighborhood, 2015



Source: U.S. Census Bureau - 2000 Decennial Census, 2010 Decennial Census, 2015 5-Year ACS Estimates

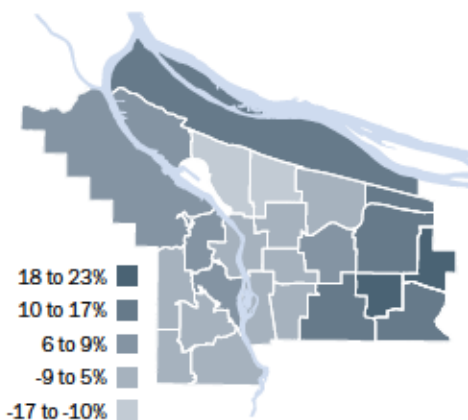
Fig. 1.12 Change in Racial Diversity by Neighborhood, 2000-2015*



Source: U.S. Census Bureau - 2000 Decennial Census, 2015 5-Year ACS Estimates

*Percent change in share of Communities of Color.

Change in Racial Diversity by Neighborhood 2000-2015

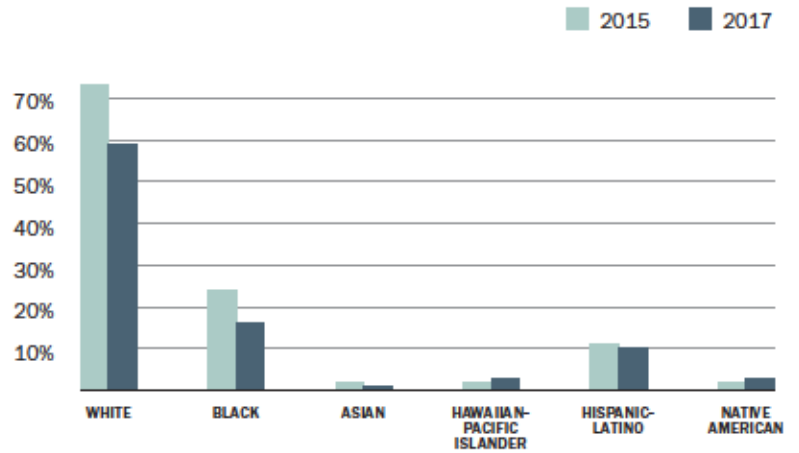


Homelessness

In 2017, 3,420 people were homeless at a point-in-time in Portland and Multnomah County, a rate of 42.176 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 winter. The U.S. Department of Housing and Urban Development 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.

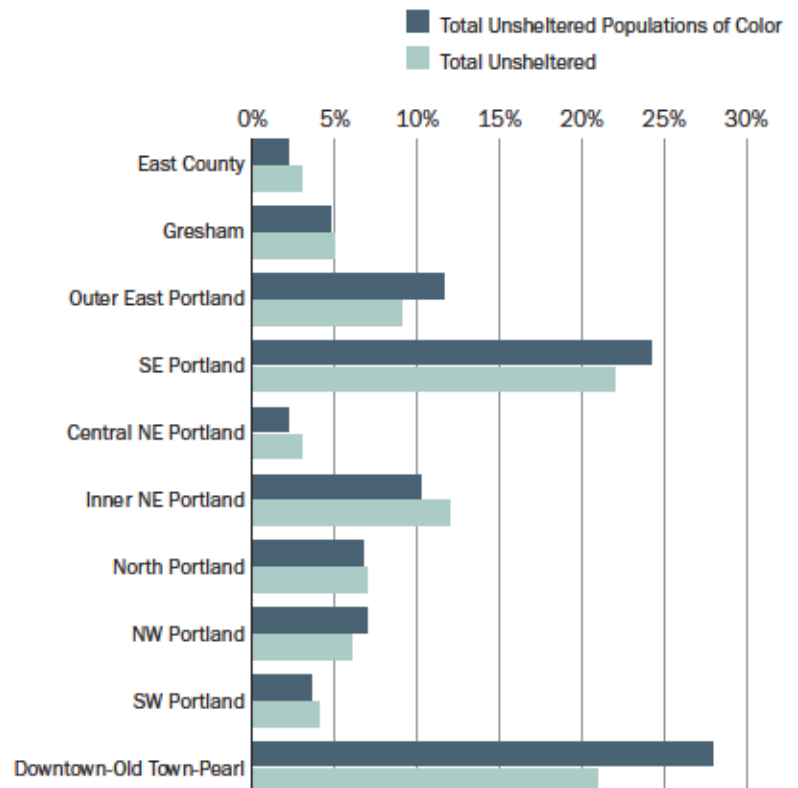
People of Color are over-represented within the homeless population compared with the general population of Portland and Multnomah County. All Communities of Color except Asians are over-represented, with the greatest levels of over-representation occurring among Native American and Black populations.

Fig. 1.13 Individuals Experiencing Homelessness by Race & Ethnicity



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

Fig. 1.14 Geographic Distribution of Unsheltered Populations of Color, 2017



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

Section 2

Housing Stock & Production

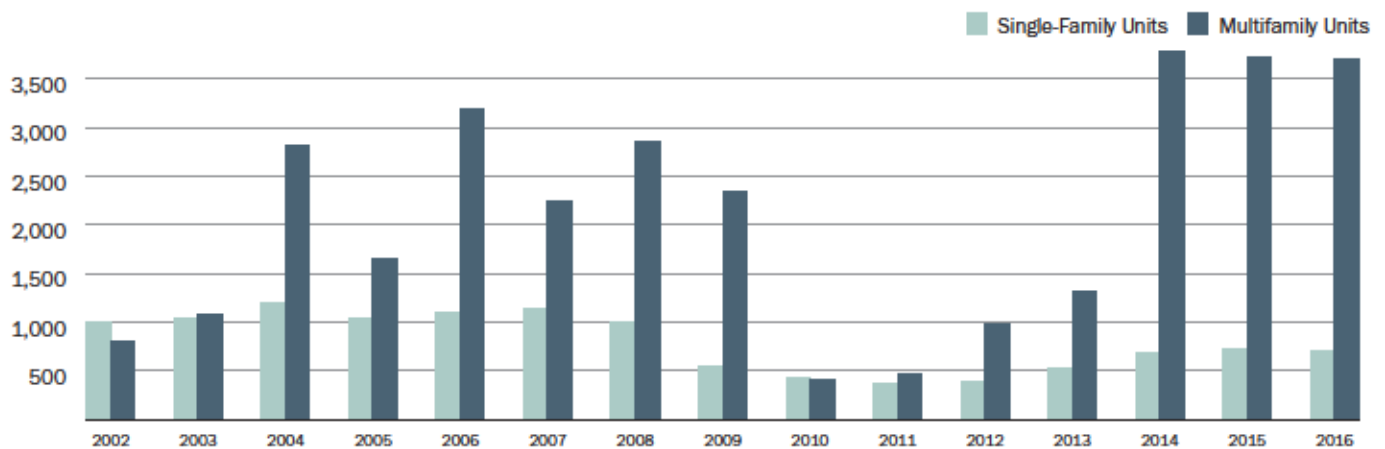
- ▶ Annual housing production and permitting levels in Portland have been higher since 2015 than at any point in the last fifteen years.
- ▶ Permitting continues to exceed production levels, offering an indicator that the city will continue to see growth in the number of new housing units added to the city stock in 2018.
- ▶ In total, nearly 10,000 permits were issued in 2015 and 2016, with close to 9,000 new housing units added to the total city housing stock during that time.
- ▶ Most of new multifamily development continues to be focused in the Central City, while single-family development is spread fairly evenly throughout the city.
- ▶ MLK Alberta, Lents-Foster, and Interstate Corridor neighborhoods accounted for nearly one-third of the single-family units permitted and produced in 2016.

Production Totals

Portland added 4,419 units to the housing stock in 2016—a 1.5 percent increase overall. Multifamily unit production continues to comprise the bulk of new residential development, with 84 percent of all new housing units falling within the multifamily category. In total, the composition of the city’s housing stock consists of 279,635 housing units, with 153,352 single-family and 126,283 multifamily homes.

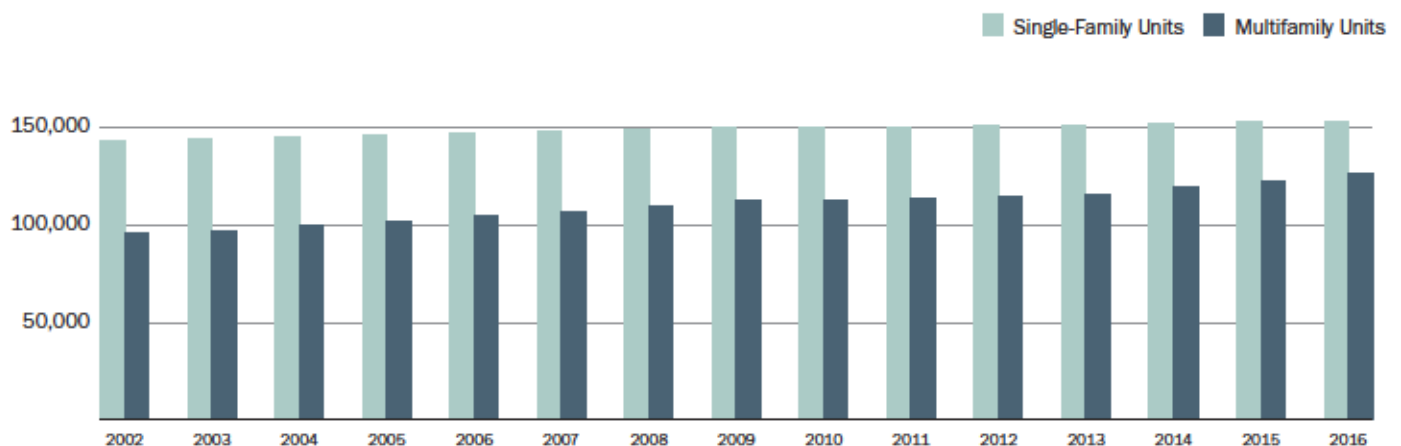
Housing unit production in 2015 and 2016 totaled 9,639 new units added to the total city housing stock. This two-year production level exceeds the total of production combined from the five years prior to 2014.

Fig. 1.15 Portland Housing Stock Annual Unit Production, 2000-2016



Source: Multnomah County, Portland Tax Lot Data 2016

Fig. 1.16 Portland Housing Stock Total Units, 2000-2016



Source: Multnomah County, Portland Tax Lot Data 2016

Production Totals, cont.

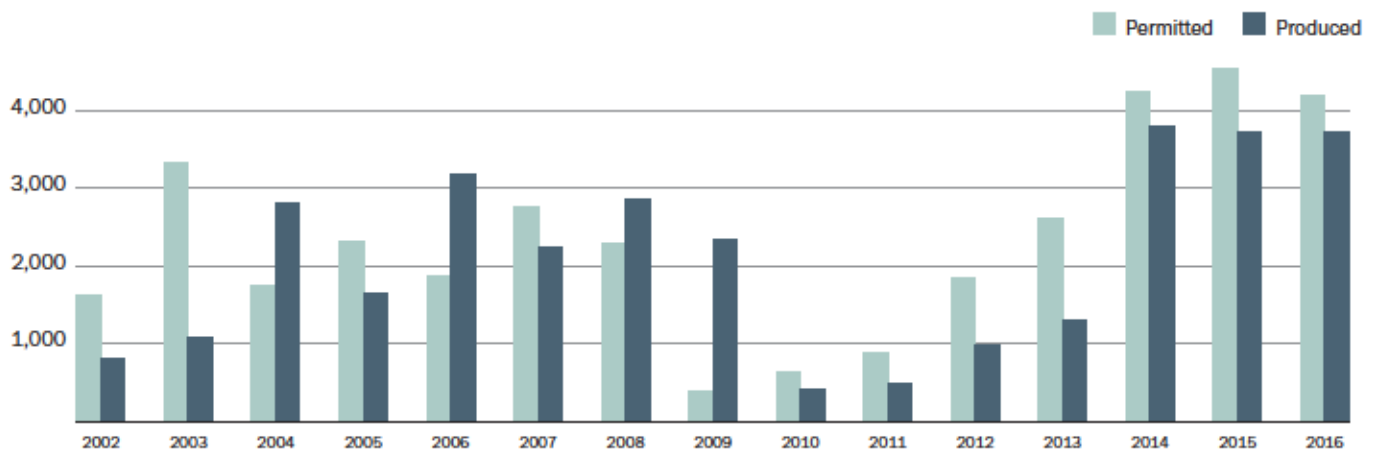
Multifamily

Updated data shows multifamily production in 2015 and 2016 continued to exceed pre-recessionary levels of development. More than 4,000 multifamily permits were issued both years, for a total of 8,870 permits. In addition, roughly 4,100 housing units were produced both years, adding 8,232 multifamily units to the housing stock.

Single-Family

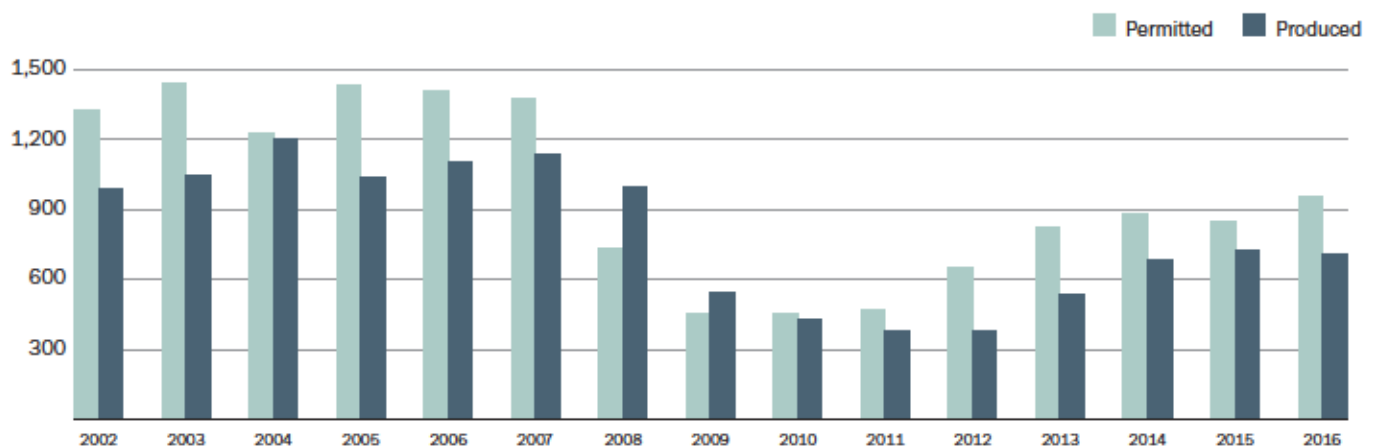
Portland has seen a leveling off of the number of single-family housing units added to the housing stock in the post-recessionary housing market. The production of new units decreased slightly from 723 in 2015 to 707 in 2016. Despite this production, these numbers continue to fall below pre-recessionary levels. Permitting between 2015 and 2016 has stayed around 700 per year, with permits falling in 2016 over the previous year.

Fig. 1.17 Multifamily Unit Permits & Production, 2000-2016



Source: Source: Multnomah County, Portland Tax Lot Data 2016

Fig. 1.18 Single-Family Unit Permits & Production, 2000-2016



Source: Source: Multnomah County, Portland Tax Lot Data 2016

Production by Neighborhood

Multifamily

3,712 multifamily units of housing were produced in Portland in 2016, just over a third of which—35 percent—were added in the Central City. Northwest Portland increased the number of multifamily units in their neighborhood by nearly 6 percent, with the addition of 797 units. The Interstate Corridor added 593 multifamily units and increased its multifamily housing by nearly 8 percent.

In 2016, the City of Portland issued more than 4,100 permits for multifamily units throughout the city. Multifamily permitting continues to be concentrated in the Central City and the surrounding neighborhoods of Northwest, Hollywood, Interstate Corridor, St. Johns, and Belmont-Hawthorne-Division, and South Portland-Marquam Hill. The multifamily permits in these neighborhoods accounted for over 75 percent of all multifamily permits, amounting to more than 3,170 units. Permitting in 2017 reflect this same trend, with permits in the Central City and surrounding neighborhoods accounting for 75 percent of the total.

Multifamily Permitting 2016

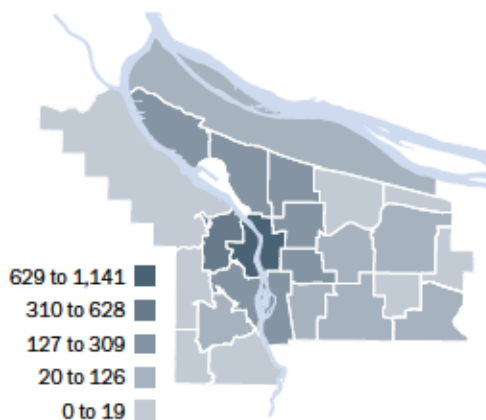
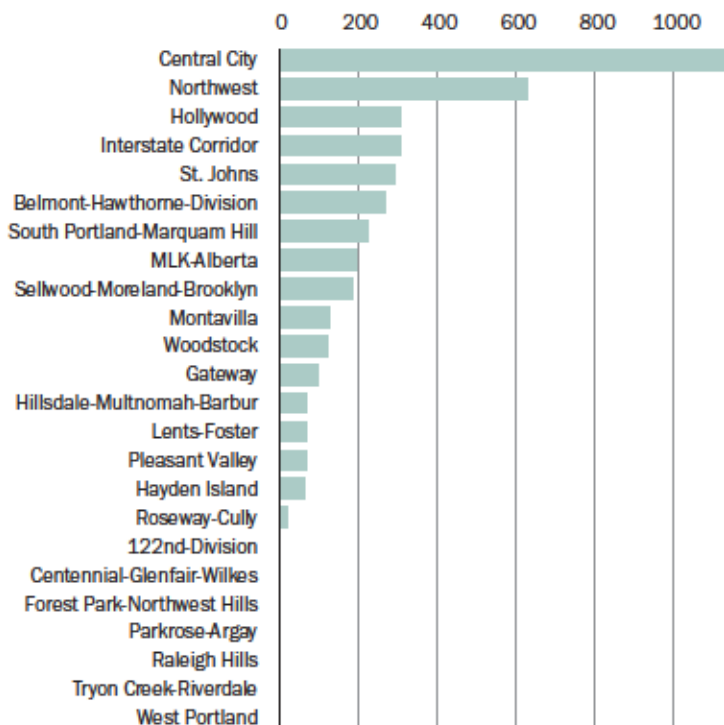


Fig. 1.19 Multifamily Unit Production by Neighborhood, 2016



Source: Multnomah County, Portland Tax Lot Data 2016

Fig. 1.20 Multifamily Unit Permits by Neighborhood, 2016



Source: City of Portland, Bureau of Development Services, 2016

Production by Neighborhood, cont.

Single-Family

707 single-family homes were produced in Portland in 2016. While the production of these units was spread evenly throughout the city, Interstate Corridor, Lents-Foster, and MLK Alberta accounted for just over 30 percent of production, with between 67 and 82 single-family units added in each of these areas. It is likely this trend will continue, as 39 percent of single-family permits issued in 2016 were in these three neighborhoods. East Portland neighborhoods such as Lents-Foster, 122nd-Division and Montavilla also make up a significant proportion (31 percent) of the single-family permits issued in 2016. In total, 957 single-family housing units were permitted by the City of Portland in 2016. Similar to the 2016 production data, single-family unit permit issuance continues to be spread relatively evenly across neighborhoods.

Single-Family Permitting 2016

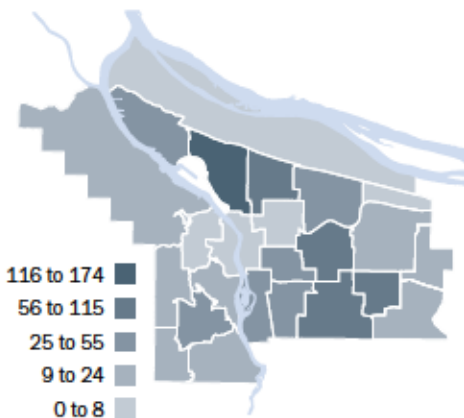
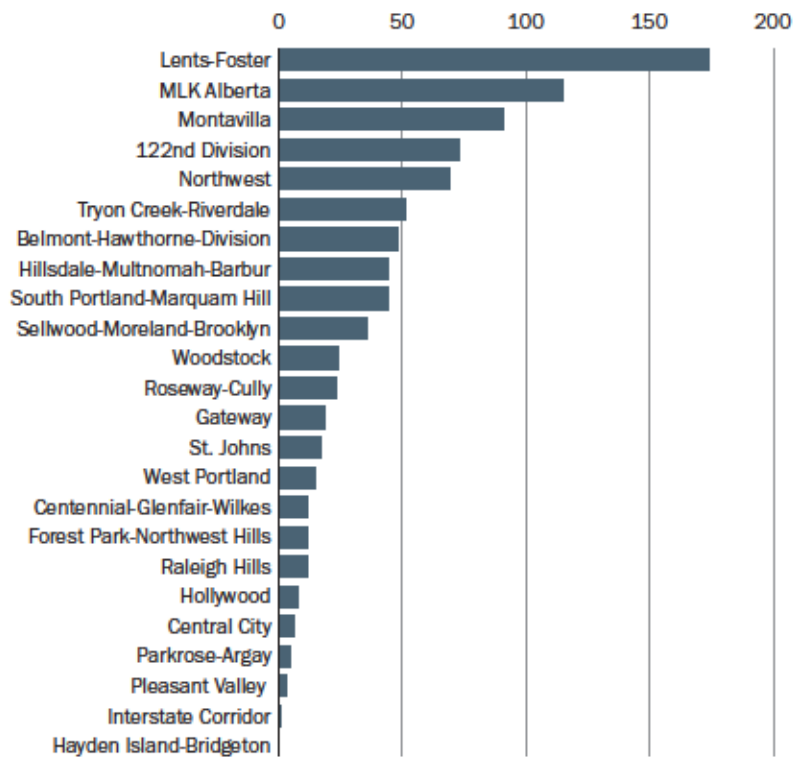
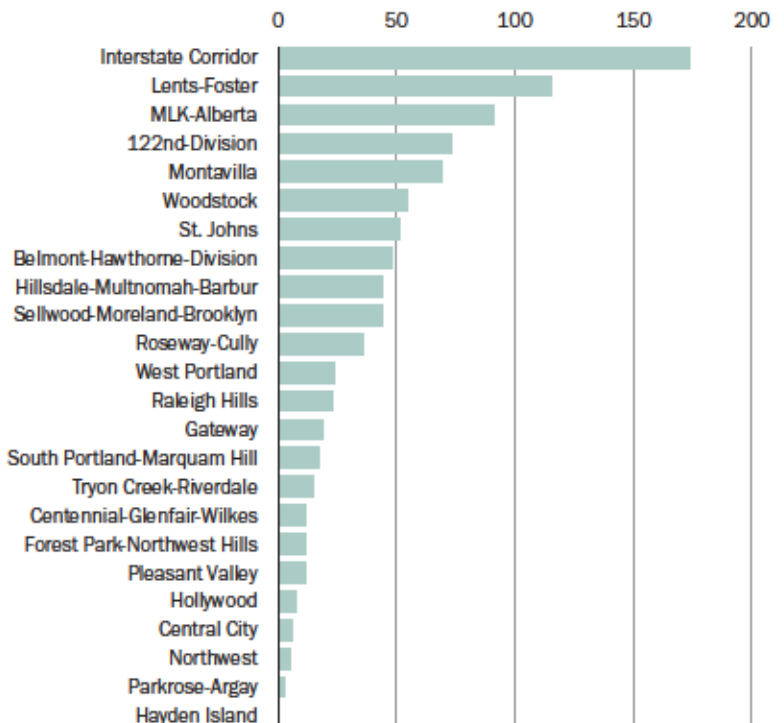


Fig. 1.21 Single-Family Unit Production by Neighborhood, 2016



Source: City of Portland, Bureau of Development Services, 2016

Fig. 1.22 Single-Family Unit Permits by Neighborhood, 2016



Source: City of Portland, Bureau of Development Services, 2016

Housing Market Affordability

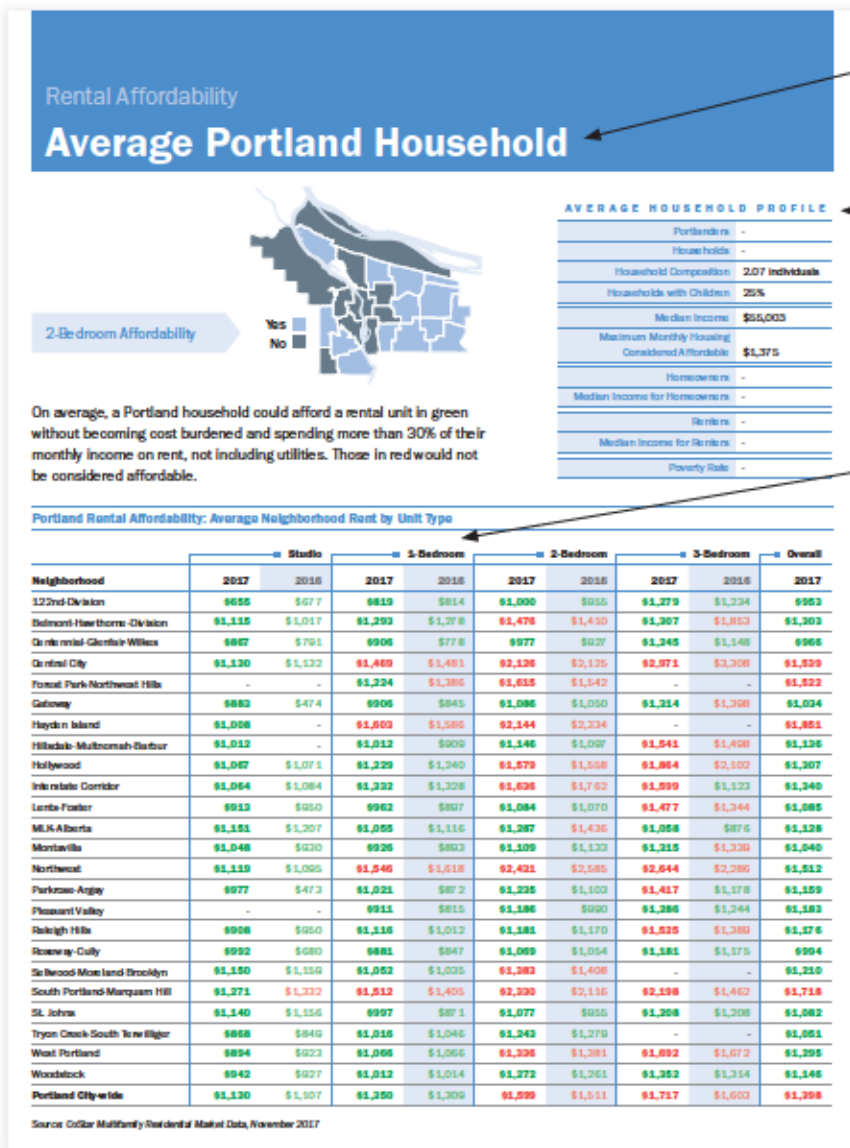
Contents

28	2.01 Rental Housing Affordability
46	2.02 Homeownership Affordability

Section 1

Rental Housing Market & Affordability

Guide to Rental Affordability Estimates



Household Profile

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

Household Data

Currently available data for each household type.

Data Source: ACS 2015 5-Year Estimates

Affordability Estimates

Average Q3 rent for 2017 and 2016, 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 2015 5-Year Income Estimates and Costar 2017 Multifamily Residential Market Survey Data

Change in Rental Prices 2016 to 2017

After four consecutive years of citywide rent increases averaging 5 percent or more, Portland saw a slight softening in the rental market in 2017 with a smaller overall rent increase of 2 percent. While rents for larger units continued to rise—5 percent for two bedrooms and 10 percent for three bedrooms, on average—relatively smaller increases in one-bedroom units, and a decline in studio rents, helped limit Portland's overall rent growth compared to previous years. The average rental unit now charges \$1,398 per month, which is \$31 higher than the previous year.

2017 also marked the first year Portland saw a decrease in the asking rents for newly constructed properties. Properties built in 2014 or later were reducing their asking rents across all unit sizes last year—particularly among newly constructed studio apartments, where asking rents decreased up to 6 percent over

2016 prices. Rents for new studios and one-bedroom units may remain flat or decline as over 72 percent of new rental units in 2017 were studios and one-bedrooms.

Neighborhoods across the city experienced increases in rents with the exception of MLK-Alberta, Interstate, Northwest, and West Portland. Rents for new apartments along the Vancouver/Williams corridor, Interstate Avenue, Martin Luther King Jr. Blvd, and Alberta Street may be reaching a peak and have likely contributed the decrease in average rents in North and Northeast Portland following several years of rapid growth in those areas. Meanwhile, many East Portland neighborhoods have continued to experience larger-than-average rent growth, with Parkrose-Argay and Pleasant Valley both seeing double-digit average rent increases.

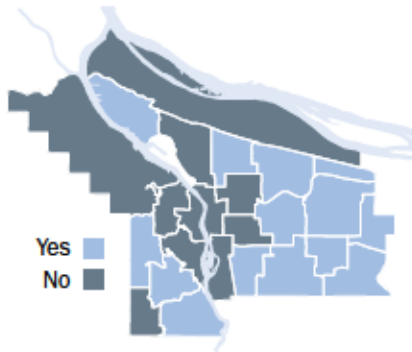
Portland Rental Affordability: Change in Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
	2017	% +/-	2017	% +/-	2017	% +/-	2017	% +/-
Portland	\$1,130	-3.3%	\$1,350	+1.7%	\$1,599	+5.2%	\$1,717	+9.9%
122nd-Division	\$655	-3.2%	\$819	+0.6%	\$1,000	+4.7%	\$1,279	+3.6%
Belmont-Hawthorne-Division	\$1,115	+9.6%	\$1,293	+1.2%	\$1,476	+4.7%	\$1,307	-29.5%
Centennial-Glenfair-Wilkes	\$867	+9.6%	\$906	+16.5%	\$977	+5.4%	\$1,245	+8.4%
Central City	\$1,130	-0.2%	\$1,469	-0.8%	\$2,126	0.0%	\$2,971	-10.2%
Forest Park-Northwest Hills	-	-	\$1,224	-11.7%	\$1,615	+4.7%	-	-
Gateway	\$883	+86.3%	\$906	+7.2%	\$1,086	+3.4%	\$1,314	-6.0%
Hayden Island	\$1,008	-	\$1,603	+1.1%	\$2,144	-8.1%	-	-
Hillsdale-Multnomah-Barbur	\$1,012	-	\$1,012	+11.3%	\$1,146	+4.5%	\$1,541	+2.9%
Hollywood	\$1,067	-0.4%	\$1,229	-0.9%	\$1,579	+1.3%	\$1,864	-11.3%
Interstate Corridor	\$1,064	-1.8%	\$1,332	+0.3%	\$1,636	-7.2%	\$1,599	+42.4%
Lents-Foster	\$913	-3.9%	\$962	+7.2%	\$1,084	+1.3%	\$1,477	+9.9%
MLK-Alberta	\$1,151	-4.6%	\$1,055	-5.5%	\$1,287	-10.4%	\$1,058	+20.8%
Montavilla	\$1,048	+12.7%	\$926	+3.7%	\$1,109	-2.1%	\$1,315	-1.8%
Northwest	\$1,119	+2.2%	\$1,546	-4.4%	\$2,431	-6.0%	\$2,644	+15.7%
Parkrose-Argay	\$977	+106.6%	\$1,021	+17.1%	\$1,235	+12.0%	\$1,417	+20.3%
Pleasant Valley	-	-	\$911	+11.8%	\$1,186	+19.8%	\$1,286	+3.4%
Raleigh Hills	\$908	-4.4%	\$1,116	+10.3%	\$1,181	+0.9%	\$1,525	+9.8%
Roseway-Cully	\$992	+45.9%	\$881	+4.0%	\$1,069	+1.4%	\$1,181	+0.5%
Sellwood-Moreland-Brooklyn	\$1,150	-0.8%	\$1,052	+1.6%	\$1,383	-1.8%	-	-
South Portland-Marquam Hill	\$1,271	-4.6%	\$1,512	+7.6%	\$2,330	+10.1%	\$2,198	+50.3%
St. Johns	\$1,140	-1.4%	\$997	+14.5%	\$1,077	+12.8%	\$1,208	0.0%
Tryon Creek-South Terwilliger	\$868	+2.2%	\$1,016	-	\$1,243	-2.8%	-	-
West Portland	\$894	-3.1%	\$1,066	0.0%	\$1,336	-3.3%	\$1,692	+1.2%
Woodstock	\$942	+1.6%	\$1,012	-0.2%	\$1,272	+0.9%	\$1,352	+2.9%

Source: CoStar Multifamily Residential Market Data, November 2017

Average Portland Household

2-Bedroom Affordability



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

AVERAGE HOUSEHOLD PROFILE

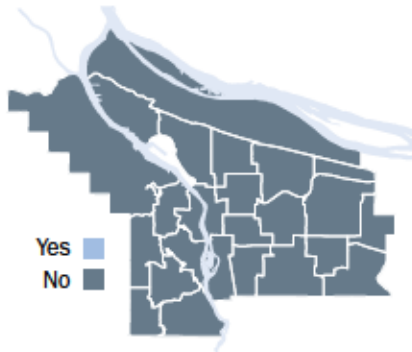
Portlanders	-
Households	-
Household Composition	2.07 individuals
Households with Children	25%
Median Income	\$55,003
Maximum Monthly Housing Considered Affordable	\$1,375
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall
	2017	2016	2017	2016	2017	2016	2017	2016	2017
122nd-Division	\$655	\$677	\$819	\$814	\$1,000	\$955	\$1,279	\$1,234	\$953
Belmont-Hawthorne-Division	\$1,115	\$1,017	\$1,293	\$1,278	\$1,476	\$1,410	\$1,307	\$1,853	\$1,303
Centennial-Glenfair-Wilkes	\$867	\$791	\$906	\$778	\$977	\$927	\$1,245	\$1,148	\$966
Central City	\$1,130	\$1,132	\$1,469	\$1,481	\$2,126	\$2,125	\$2,971	\$3,308	\$1,539
Forest Park-Northwest Hills	-	-	\$1,224	\$1,386	\$1,615	\$1,542	-	-	\$1,522
Gateway	\$883	\$474	\$906	\$845	\$1,086	\$1,050	\$1,314	\$1,398	\$1,034
Hayden Island	\$1,008	-	\$1,603	\$1,586	\$2,144	\$2,334	-	-	\$1,851
Hillsdale-Multnomah-Barbur	\$1,012	-	\$1,012	\$909	\$1,146	\$1,097	\$1,541	\$1,498	\$1,136
Hollywood	\$1,067	\$1,071	\$1,229	\$1,240	\$1,579	\$1,558	\$1,864	\$2,102	\$1,307
Interstate Corridor	\$1,064	\$1,084	\$1,332	\$1,328	\$1,636	\$1,762	\$1,599	\$1,123	\$1,340
Lents-Foster	\$913	\$950	\$962	\$897	\$1,084	\$1,070	\$1,477	\$1,344	\$1,085
MLK-Alberta	\$1,151	\$1,207	\$1,055	\$1,116	\$1,287	\$1,436	\$1,058	\$876	\$1,128
Montavilla	\$1,048	\$930	\$926	\$893	\$1,109	\$1,133	\$1,315	\$1,339	\$1,040
Northwest	\$1,119	\$1,095	\$1,546	\$1,618	\$2,431	\$2,585	\$2,644	\$2,286	\$1,512
Parkrose-Argay	\$977	\$473	\$1,021	\$872	\$1,235	\$1,103	\$1,417	\$1,178	\$1,159
Pleasant Valley	-	-	\$911	\$815	\$1,186	\$990	\$1,286	\$1,244	\$1,183
Raleigh Hills	\$908	\$950	\$1,116	\$1,012	\$1,181	\$1,170	\$1,525	\$1,389	\$1,176
Roseway-Cully	\$992	\$680	\$881	\$847	\$1,069	\$1,054	\$1,181	\$1,175	\$994
Sellwood-Moreland-Brooklyn	\$1,150	\$1,159	\$1,052	\$1,035	\$1,383	\$1,408	-	-	\$1,210
South Portland-Marquam Hill	\$1,271	\$1,332	\$1,512	\$1,405	\$2,330	\$2,116	\$2,198	\$1,462	\$1,718
St. Johns	\$1,140	\$1,156	\$997	\$871	\$1,077	\$955	\$1,208	\$1,208	\$1,082
Tryon Creek-South Terwilliger	\$868	\$849	\$1,016	\$1,046	\$1,243	\$1,279	-	-	\$1,051
West Portland	\$894	\$923	\$1,066	\$1,066	\$1,336	\$1,381	\$1,692	\$1,672	\$1,295
Woodstock	\$942	\$927	\$1,012	\$1,014	\$1,272	\$1,261	\$1,352	\$1,314	\$1,146
Portland City-wide	\$1,130	\$1,107	\$1,350	\$1,309	\$1,599	\$1,511	\$1,717	\$1,603	\$1,398

Source: CoStar Multifamily Residential Market Data, November 2017

3 Person Extremely Low Income (30% AMI)



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

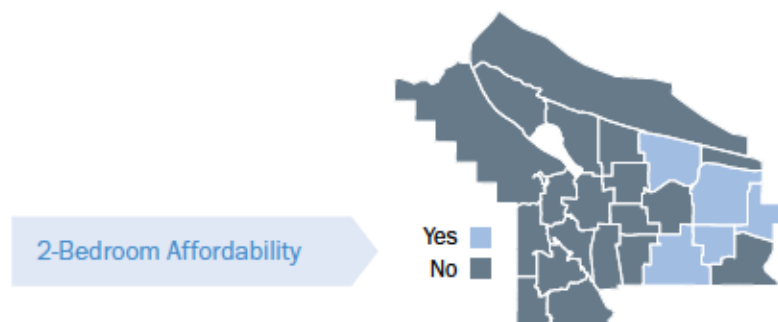
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	\$21,990
Maximum Monthly Housing Considered Affordable	\$549
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall
	2018	2017	2018	2017	2018	2017	2018	2017	2018
122nd-Division	\$721	\$655	\$824	\$819	\$964	\$1,000	\$1,283	\$1,279	\$937
Belmont-Hawthorne-Division	\$1,116	\$1,115	\$1,288	\$1,293	\$1,482	\$1,476	\$1,310	\$1,307	\$1,299
Centennial-Glenfair-Wilkes	\$815	\$867	\$903	\$906	\$972	\$977	\$1,263	\$1,245	\$961
Central City	\$1,171	\$1,130	\$1,515	\$1,469	\$2,158	\$2,126	\$3,123	\$2,971	\$1,576
Forest Park-Northwest Hills	-	-	\$1,371	\$1,224	\$1,612	\$1,615	-	-	\$1,555
Gateway	\$722	\$883	\$922	\$906	\$1,074	\$1,086	\$1,319	\$1,314	\$1,037
Hayden Island	\$1,144	\$1,008	\$1,495	\$1,603	\$2,024	\$2,144	-	-	\$1,772
Hillsdale-Multnomah-Barbur	\$1,143	\$1,012	\$1,031	\$1,012	\$1,215	\$1,146	\$1,470	\$1,541	\$1,164
Hollywood	\$1,069	\$1,067	\$1,229	\$1,229	\$1,581	\$1,579	\$1,712	\$1,864	\$1,304
Interstate Corridor	\$1,093	\$1,064	\$1,378	\$1,332	\$1,759	\$1,636	\$1,607	\$1,599	\$1,397
Lents-Foster	\$892	\$913	\$1,022	\$962	\$1,086	\$1,084	\$1,471	\$1,477	\$1,100
MLK-Alberta	\$1,147	\$1,151	\$1,123	\$1,055	\$1,529	\$1,287	\$1,487	\$1,058	\$1,232
Montavilla	\$1,009	\$1,048	\$954	\$926	\$1,180	\$1,109	\$1,280	\$1,315	\$1,075
Northwest	\$1,106	\$1,119	\$1,551	\$1,546	\$2,351	\$2,431	\$2,608	\$2,644	\$1,504
Parkrose-Argay	\$632	\$977	\$927	\$1,021	\$1,112	\$1,235	\$1,222	\$1,417	\$1,029
Pleasant Valley	\$885	-	\$909	\$911	\$1,182	\$1,186	\$1,287	\$1,286	\$1,180
Raleigh Hills	\$800	\$908	\$1,008	\$1,116	\$1,231	\$1,181	\$1,494	\$1,525	\$1,188
Roseway-Cully	\$911	\$992	\$926	\$881	\$1,075	\$1,069	\$1,177	\$1,181	\$1,008
Sellwood-Moreland-Brooklyn	\$1,120	\$1,150	\$1,115	\$1,052	\$1,397	\$1,383	-	-	\$1,226
South Portland-Marquam Hill	\$1,216	\$1,271	\$1,470	\$1,512	\$2,337	\$2,330	\$2,261	\$2,198	\$1,682
St. Johns	\$1,103	\$1,140	\$1,104	\$997	\$1,108	\$1,077	\$1,202	\$1,208	\$1,112
Tryon Creek-South Terwilliger	\$854	\$868	\$1,030	\$1,016	\$1,206	\$1,243	-	-	\$1,141
West Portland	\$876	\$894	\$1,086	\$1,066	\$1,351	\$1,336	\$1,636	\$1,692	\$1,303
Woodstock	\$945	\$942	\$1,016	\$1,012	\$1,270	\$1,272	\$1,320	\$1,352	\$1,138
Portland City-wide	-	\$1,130	\$1,362	\$1,350	\$1,599	\$1,599	\$1,696	\$1,717	\$1,404

Source: CoStar Multifamily Residential Market Data, April 2018

3 Person Low Income (60% AMI)



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

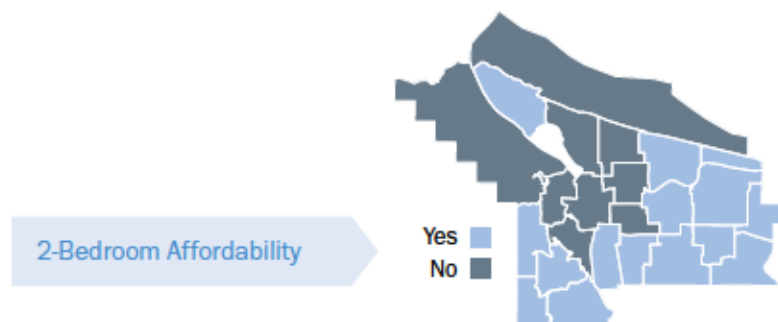
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	\$43,980
Maximum Monthly Housing Considered Affordable	\$1099
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall
	2018	2017	2018	2017	2018	2017	2018	2017	2018
122nd-Division	\$721	\$655	\$824	\$819	\$964	\$1,000	\$1,283	\$1,279	\$937
Belmont-Hawthorne-Division	\$1,116	\$1,115	\$1,288	\$1,293	\$1,482	\$1,476	\$1,310	\$1,307	\$1,299
Centennial-Glenfair-Wilkes	\$815	\$867	\$903	\$906	\$972	\$977	\$1,263	\$1,245	\$961
Central City	\$1,171	\$1,130	\$1,515	\$1,469	\$2,158	\$2,126	\$3,123	\$2,971	\$1,576
Forest Park-Northwest Hills	-	-	\$1,371	\$1,224	\$1,612	\$1,615	-	-	\$1,555
Gateway	\$722	\$883	\$922	\$906	\$1,074	\$1,086	\$1,319	\$1,314	\$1,037
Hayden Island	\$1,144	\$1,008	\$1,495	\$1,603	\$2,024	\$2,144	-	-	\$1,772
Hillsdale-Multnomah-Barbur	\$1,143	\$1,012	\$1,031	\$1,012	\$1,215	\$1,146	\$1,470	\$1,541	\$1,164
Hollywood	\$1,069	\$1,067	\$1,229	\$1,229	\$1,581	\$1,579	\$1,712	\$1,864	\$1,304
Interstate Corridor	\$1,093	\$1,064	\$1,378	\$1,332	\$1,759	\$1,636	\$1,607	\$1,599	\$1,397
Lents-Foster	\$892	\$913	\$1,022	\$962	\$1,086	\$1,084	\$1,471	\$1,477	\$1,100
MLK-Alberta	\$1,147	\$1,151	\$1,123	\$1,055	\$1,529	\$1,287	\$1,487	\$1,058	\$1,232
Montavilla	\$1,009	\$1,048	\$954	\$926	\$1,180	\$1,109	\$1,280	\$1,315	\$1,075
Northwest	\$1,106	\$1,119	\$1,551	\$1,546	\$2,351	\$2,431	\$2,608	\$2,644	\$1,504
Parkrose-Argay	\$632	\$977	\$927	\$1,021	\$1,112	\$1,235	\$1,222	\$1,417	\$1,029
Pleasant Valley	\$885	-	\$909	\$911	\$1,182	\$1,186	\$1,287	\$1,286	\$1,180
Raleigh Hills	\$800	\$908	\$1,008	\$1,116	\$1,231	\$1,181	\$1,494	\$1,525	\$1,188
Roseway-Cully	\$911	\$992	\$926	\$881	\$1,075	\$1,069	\$1,177	\$1,181	\$1,008
Sellwood-Moreland-Brooklyn	\$1,120	\$1,150	\$1,115	\$1,052	\$1,397	\$1,383	-	-	\$1,226
South Portland-Marquam Hill	\$1,216	\$1,271	\$1,470	\$1,512	\$2,337	\$2,330	\$2,261	\$2,198	\$1,682
St. Johns	\$1,103	\$1,140	\$1,104	\$997	\$1,108	\$1,077	\$1,202	\$1,208	\$1,112
Tryon Creek-South Terwilliger	\$854	\$868	\$1,030	\$1,016	\$1,206	\$1,243	-	-	\$1,141
West Portland	\$876	\$894	\$1,086	\$1,066	\$1,351	\$1,336	\$1,636	\$1,692	\$1,303
Woodstock	\$945	\$942	\$1,016	\$1,012	\$1,270	\$1,272	\$1,320	\$1,352	\$1,138
Portland City-wide	\$1,135	\$1,130	\$1,362	\$1,350	\$1,599	\$1,599	\$1,696	\$1,717	\$1,404

Source: CoStar Multifamily Residential Market Data, April 2018

3 Person Moderate Income (80% AMI)



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

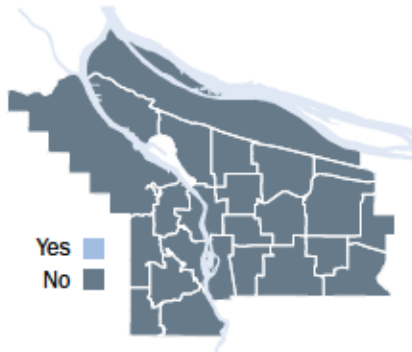
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	\$58,640
Maximum Monthly Housing Considered Affordable	\$1,466
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall
	2018	2017	2018	2017	2018	2017	2018	2017	2018
122nd-Division	\$721	\$655	\$824	\$819	\$964	\$1,000	\$1,283	\$1,279	\$937
Belmont-Hawthorne-Division	\$1,116	\$1,115	\$1,288	\$1,293	\$1,482	\$1,476	\$1,310	\$1,307	\$1,299
Centennial-Glenfair-Wilkes	\$815	\$867	\$903	\$906	\$972	\$977	\$1,263	\$1,245	\$961
Central City	\$1,171	\$1,130	\$1,515	\$1,469	\$2,158	\$2,126	\$3,123	\$2,971	\$1,576
Forest Park-Northwest Hills	-	-	\$1,371	\$1,224	\$1,612	\$1,615	-	-	\$1,555
Gateway	\$722	\$883	\$922	\$906	\$1,074	\$1,086	\$1,319	\$1,314	\$1,037
Hayden Island	\$1,144	\$1,008	\$1,495	\$1,603	\$2,024	\$2,144	-	-	\$1,772
Hillsdale-Multnomah-Barbur	\$1,143	\$1,012	\$1,031	\$1,012	\$1,215	\$1,146	\$1,470	\$1,541	\$1,164
Hollywood	\$1,069	\$1,067	\$1,229	\$1,229	\$1,581	\$1,579	\$1,712	\$1,864	\$1,304
Interstate Corridor	\$1,093	\$1,064	\$1,378	\$1,332	\$1,759	\$1,636	\$1,607	\$1,599	\$1,397
Lents-Foster	\$892	\$913	\$1,022	\$962	\$1,086	\$1,084	\$1,471	\$1,477	\$1,100
MLK-Alberta	\$1,147	\$1,151	\$1,123	\$1,055	\$1,529	\$1,287	\$1,487	\$1,058	\$1,232
Montavilla	\$1,009	\$1,048	\$954	\$926	\$1,180	\$1,109	\$1,280	\$1,315	\$1,075
Northwest	\$1,106	\$1,119	\$1,551	\$1,546	\$2,351	\$2,431	\$2,608	\$2,644	\$1,504
Parkrose-Argay	\$632	\$977	\$927	\$1,021	\$1,112	\$1,235	\$1,222	\$1,417	\$1,029
Pleasant Valley	\$885	-	\$909	\$911	\$1,182	\$1,186	\$1,287	\$1,286	\$1,180
Raleigh Hills	\$800	\$908	\$1,008	\$1,116	\$1,231	\$1,181	\$1,494	\$1,525	\$1,188
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Sellwood-Moreland-Brooklyn	\$1,120	\$1,150	\$1,115	\$1,052	\$1,397	\$1,383	-	-	\$1,226
South Portland-Marquam Hill	\$1,216	\$1,271	\$1,470	\$1,512	\$2,337	\$2,330	\$2,261	\$2,198	\$1,682
St. Johns	\$1,103	\$1,140	\$1,104	\$997	\$1,108	\$1,077	\$1,202	\$1,208	\$1,112
Tryon Creek-South Terwilliger	\$854	\$868	\$1,030	\$1,016	\$1,206	\$1,243	-	-	\$1,141
West Portland	\$876	\$894	\$1,086	\$1,066	\$1,351	\$1,336	\$1,636	\$1,692	\$1,303
Woodstock	\$945	\$942	\$1,016	\$1,012	\$1,270	\$1,272	\$1,320	\$1,352	\$1,138
Portland City-wide	-	\$1,130	\$1,362	\$1,350	\$1,599	\$1,599	\$1,696	\$1,717	\$1,404

Source: CoStar Multifamily Residential Market Data, April 2018

3 Person Extremely Low Income (30% AMI)



2-Bedroom Affordability

AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	-
Households with Children	18%
Median Income	\$20,190
Maximum Monthly Housing Considered Affordable	\$505
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

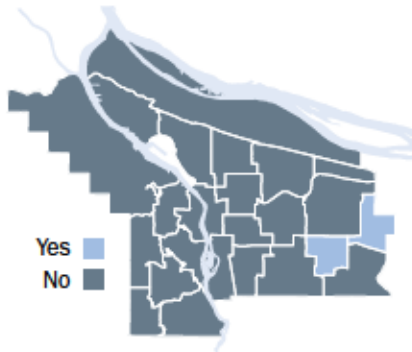
On average, a **3-person extremely low-income** Portland household could afford a rental unit in green without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those in red would not be considered affordable.

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall
	2017	2016	2017	2016	2017	2016	2017	2016	2017
122nd-Division	\$655	\$677	\$819	\$814	\$1,000	\$955	\$1,279	\$1,234	\$953
Belmont-Hawthorne-Division	\$1,115	\$1,017	\$1,293	\$1,278	\$1,476	\$1,410	\$1,307	\$1,853	\$1,303
Centennial-Glenfair-Wilkes	\$867	\$791	\$906	\$778	\$977	\$927	\$1,245	\$1,148	\$966
Central City	\$1,130	\$1,132	\$1,469	\$1,481	\$2,126	\$2,125	\$2,971	\$3,308	\$1,539
Forest Park-Northwest Hills	-	-	\$1,224	\$1,386	\$1,615	\$1,542	-	-	\$1,522
Gateway	\$883	\$474	\$906	\$845	\$1,086	\$1,050	\$1,314	\$1,398	\$1,034
Hayden Island	\$1,008	-	\$1,603	\$1,586	\$2,144	\$2,334	-	-	\$1,851
Hillsdale-Multnomah-Barbur	\$1,012	-	\$1,012	\$909	\$1,146	\$1,097	\$1,541	\$1,498	\$1,136
Hollywood	\$1,067	\$1,071	\$1,229	\$1,240	\$1,579	\$1,558	\$1,864	\$2,102	\$1,307
Interstate Corridor	\$1,064	\$1,084	\$1,332	\$1,328	\$1,636	\$1,762	\$1,599	\$1,123	\$1,340
Lents-Foster	\$913	\$950	\$962	\$897	\$1,084	\$1,070	\$1,477	\$1,344	\$1,085
MLK-Alberta	\$1,151	\$1,207	\$1,055	\$1,116	\$1,287	\$1,436	\$1,058	\$876	\$1,128
Montavilla	\$1,048	\$930	\$926	\$893	\$1,109	\$1,133	\$1,315	\$1,339	\$1,040
Northwest	\$1,119	\$1,095	\$1,546	\$1,618	\$2,431	\$2,585	\$2,644	\$2,286	\$1,512
Parkrose-Argay	\$977	\$473	\$1,021	\$872	\$1,235	\$1,103	\$1,417	\$1,178	\$1,159
Pleasant Valley	-	-	\$911	\$815	\$1,186	\$990	\$1,286	\$1,244	\$1,183
Raleigh Hills	\$908	\$950	\$1,116	\$1,012	\$1,181	\$1,170	\$1,525	\$1,389	\$1,176
Roseway-Cully	\$992	\$680	\$881	\$847	\$1,069	\$1,054	\$1,181	\$1,175	\$994
Sellwood-Moreland-Brooklyn	\$1,150	\$1,159	\$1,052	\$1,035	\$1,383	\$1,408	-	-	\$1,210
South Portland-Marquam Hill	\$1,271	\$1,332	\$1,512	\$1,405	\$2,330	\$2,116	\$2,198	\$1,462	\$1,718
St. Johns	\$1,140	\$1,156	\$997	\$871	\$1,077	\$955	\$1,208	\$1,208	\$1,082
Tryon Creek-South Terwilliger	\$868	\$849	\$1,016	\$1,046	\$1,243	\$1,279	-	-	\$1,051
West Portland	\$894	\$923	\$1,066	\$1,066	\$1,336	\$1,381	\$1,692	\$1,672	\$1,295
Woodstock	\$942	\$927	\$1,012	\$1,014	\$1,272	\$1,261	\$1,352	\$1,314	\$1,146
Portland City-wide	\$1,130	-	\$1,350	-	\$1,599	-	\$1,717	-	\$1,398

Source: CoStar Multifamily Residential Market Data, November 2017

3 Person Low Income (60% AMI)



AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	-
Households with Children	20%
Median Income	\$40,380
Maximum Monthly Housing Considered Affordable	\$1010
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

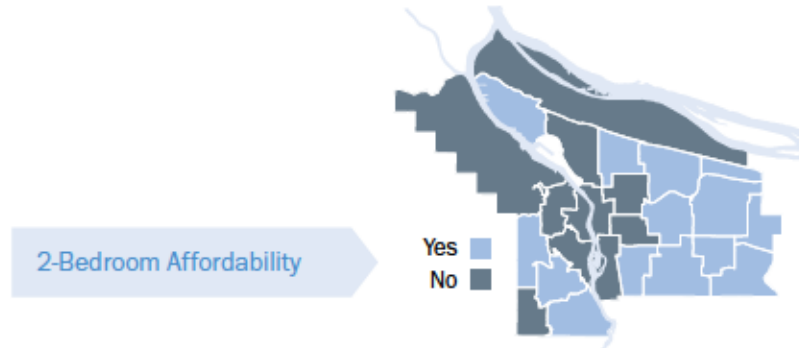
On average, a **3-person low-income** Portland household could afford a rental unit in green without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those in red would not be considered affordable.

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall
	2017	2016	2017	2016	2017	2016	2017	2016	2017
122nd-Division	\$655	\$677	\$819	\$814	\$1,000	\$955	\$1,279	\$1,234	\$953
Belmont-Hawthorne-Division	\$1,115	\$1,017	\$1,293	\$1,278	\$1,476	\$1,410	\$1,307	\$1,853	\$1,303
Centennial-Glenfair-Wilkes	\$867	\$791	\$906	\$778	\$977	\$927	\$1,245	\$1,148	\$966
Central City	\$1,130	\$1,132	\$1,469	\$1,481	\$2,126	\$2,125	\$2,971	\$3,308	\$1,539
Forest Park-Northwest Hills	-	-	\$1,224	\$1,386	\$1,615	\$1,542	-	-	\$1,522
Gateway	\$883	\$474	\$906	\$845	\$1,086	\$1,050	\$1,314	\$1,398	\$1,034
Hayden Island	\$1,008	-	\$1,603	\$1,586	\$2,144	\$2,334	-	-	\$1,851
Hillsdale-Multnomah-Barbur	\$1,012	-	\$1,012	\$909	\$1,146	\$1,097	\$1,541	\$1,498	\$1,136
Hollywood	\$1,067	\$1,071	\$1,229	\$1,240	\$1,579	\$1,558	\$1,864	\$2,102	\$1,307
Interstate Corridor	\$1,064	\$1,084	\$1,332	\$1,328	\$1,636	\$1,762	\$1,599	\$1,123	\$1,340
Lents-Foster	\$913	\$950	\$962	\$897	\$1,084	\$1,070	\$1,477	\$1,344	\$1,085
MLK-Alberta	\$1,151	\$1,207	\$1,055	\$1,116	\$1,287	\$1,436	\$1,058	\$876	\$1,128
Montavilla	\$1,048	\$930	\$926	\$893	\$1,109	\$1,133	\$1,315	\$1,339	\$1,040
Northwest	\$1,119	\$1,095	\$1,546	\$1,618	\$2,431	\$2,585	\$2,644	\$2,286	\$1,512
Parkrose-Argay	\$977	\$473	\$1,021	\$872	\$1,235	\$1,103	\$1,417	\$1,178	\$1,159
Pleasant Valley	-	-	\$911	\$815	\$1,186	\$990	\$1,286	\$1,244	\$1,183
Raleigh Hills	\$908	\$950	\$1,116	\$1,012	\$1,181	\$1,170	\$1,525	\$1,389	\$1,176
Roseway-Cully	\$992	\$680	\$881	\$847	\$1,069	\$1,054	\$1,181	\$1,175	\$994
Sellwood-Moreland-Brooklyn	\$1,150	\$1,159	\$1,052	\$1,035	\$1,383	\$1,408	-	-	\$1,210
South Portland-Marquam Hill	\$1,271	\$1,332	\$1,512	\$1,405	\$2,330	\$2,116	\$2,198	\$1,462	\$1,718
St. Johns	\$1,140	\$1,156	\$997	\$871	\$1,077	\$955	\$1,208	\$1,208	\$1,082
Tryon Creek-South Terwilliger	\$868	\$849	\$1,016	\$1,046	\$1,243	\$1,279	-	-	\$1,051
West Portland	\$894	\$923	\$1,066	\$1,066	\$1,336	\$1,381	\$1,692	\$1,672	\$1,295
Woodstock	\$942	\$927	\$1,012	\$1,014	\$1,272	\$1,261	\$1,352	\$1,314	\$1,146
Portland City-wide	\$1,130	-	\$1,350	-	\$1,599	-	\$1,717	-	\$1,398

Source: CoStar Multifamily Residential Market Data, November 2017

3 Person Moderate Income (80% AMI)



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	20%
Median Income	\$53,800
Maximum Monthly Housing Considered Affordable	\$1,345
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

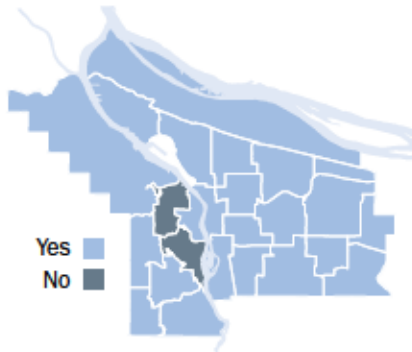
Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall
	2017	2016	2017	2016	2017	2016	2017	2016	2017
122nd-Division	\$655	\$677	\$819	\$814	\$1,000	\$955	\$1,279	\$1,234	\$953
Belmont-Hawthorne-Division	\$1,115	\$1,017	\$1,293	\$1,278	\$1,476	\$1,410	\$1,307	\$1,853	\$1,303
Centennial-Glenfair-Wilkes	\$867	\$791	\$906	\$778	\$977	\$927	\$1,245	\$1,148	\$966
Central City	\$1,130	\$1,132	\$1,469	\$1,481	\$2,126	\$2,125	\$2,971	\$3,308	\$1,539
Forest Park-Northwest Hills	-	-	\$1,224	\$1,386	\$1,615	\$1,542	-	-	\$1,522
Gateway	\$883	\$474	\$906	\$845	\$1,086	\$1,050	\$1,314	\$1,398	\$1,034
Hayden Island	\$1,008	-	\$1,603	\$1,586	\$2,144	\$2,334	-	-	\$1,851
Hillsdale-Multnomah-Barbur	\$1,012	-	\$1,012	\$909	\$1,146	\$1,097	\$1,541	\$1,498	\$1,136
Hollywood	\$1,067	\$1,071	\$1,229	\$1,240	\$1,579	\$1,558	\$1,864	\$2,102	\$1,307
Interstate Corridor	\$1,064	\$1,084	\$1,332	\$1,328	\$1,636	\$1,762	\$1,599	\$1,123	\$1,340
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MLK-Alberta	\$1,151	\$1,207	\$1,055	\$1,116	\$1,287	\$1,436	\$1,058	\$876	\$1,128
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Pleasant Valley	-	-	\$911	\$815	\$1,186	\$990	\$1,286	\$1,244	\$1,183
Raleigh Hills	\$908	\$950	\$1,116	\$1,012	\$1,181	\$1,170	\$1,525	\$1,389	\$1,176
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Sellwood-Moreland-Brooklyn	\$1,150	\$1,159	\$1,052	\$1,035	\$1,383	\$1,408	-	-	\$1,210
South Portland-Marquam Hill	\$1,271	\$1,332	\$1,512	\$1,405	\$2,330	\$2,116	\$2,198	\$1,462	\$1,718
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Woodstock	\$942	\$927	\$1,012	\$1,014	\$1,272	\$1,261	\$1,352	\$1,314	\$1,146
Portland City-wide	\$1,130	-	\$1,350	-	\$1,599	-	\$1,717	-	\$1,398

Source: CoStar Multifamily Residential Market Data, November 2017

Average Couple with Family

2-Bedroom Affordability



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	4.03 individuals
Households with Children	100%
Median Income	\$92,312
Maximum Monthly Housing Considered Affordable	\$2,308
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

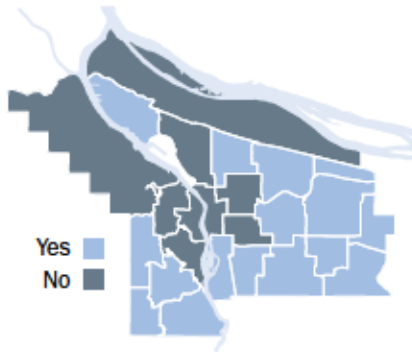
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	2017	2016	2017	2016	2017	2016	2017	2016	2017
122nd-Division	\$655	\$677	\$819	\$814	\$1,000	\$955	\$1,279	\$1,234	\$953
Belmont-Hawthorne-Division	\$1,115	\$1,017	\$1,293	\$1,278	\$1,476	\$1,410	\$1,307	\$1,853	\$1,303
Centennial-Glenfair-Wilkes	\$867	\$791	\$906	\$778	\$977	\$927	\$1,245	\$1,148	\$966
Central City	\$1,130	\$1,132	\$1,469	\$1,481	\$2,126	\$2,125	\$2,971	\$3,308	\$1,539
Forest Park-Northwest Hills	-	-	\$1,224	\$1,386	\$1,615	\$1,542	-	-	\$1,522
Gateway	\$883	\$474	\$906	\$845	\$1,086	\$1,050	\$1,314	\$1,398	\$1,034
Hayden Island	\$1,008	-	\$1,603	\$1,586	\$2,144	\$2,334	-	-	\$1,851
Hillsdale-Multnomah-Barbur	\$1,012	-	\$1,012	\$909	\$1,146	\$1,097	\$1,541	\$1,498	\$1,136
Hollywood	\$1,067	\$1,071	\$1,229	\$1,240	\$1,579	\$1,558	\$1,864	\$2,102	\$1,307
Interstate Corridor	\$1,064	\$1,084	\$1,332	\$1,328	\$1,636	\$1,762	\$1,599	\$1,123	\$1,340
Lents-Foster	\$913	\$950	\$962	\$897	\$1,084	\$1,070	\$1,477	\$1,344	\$1,085
MLK-Alberta	\$1,151	\$1,207	\$1,055	\$1,116	\$1,287	\$1,436	\$1,058	\$876	\$1,128
Montavilla	\$1,048	\$930	\$926	\$893	\$1,109	\$1,133	\$1,315	\$1,339	\$1,040
Northwest	\$1,119	\$1,095	\$1,546	\$1,618	\$2,431	\$2,585	\$2,644	\$2,286	\$1,512
Parkrose-Argay	\$977	\$473	\$1,021	\$872	\$1,235	\$1,103	\$1,417	\$1,178	\$1,159
Pleasant Valley	-	-	\$911	\$815	\$1,186	\$990	\$1,286	\$1,244	\$1,183
Raleigh Hills	\$908	\$950	\$1,116	\$1,012	\$1,181	\$1,170	\$1,525	\$1,389	\$1,176
Roseway-Cully	\$992	\$680	\$881	\$847	\$1,069	\$1,054	\$1,181	\$1,175	\$994
Sellwood-Moreland-Brooklyn	\$1,150	\$1,159	\$1,052	\$1,035	\$1,383	\$1,408	-	-	\$1,210
South Portland-Marquam Hill	\$1,271	\$1,332	\$1,512	\$1,405	\$2,330	\$2,116	\$2,198	\$1,462	\$1,718
St. Johns	\$1,140	\$1,156	\$997	\$871	\$1,077	\$955	\$1,208	\$1,208	\$1,082
Tryon Creek-South Terwilliger	\$868	\$849	\$1,016	\$1,046	\$1,243	\$1,279	-	-	\$1,051
West Portland	\$894	\$923	\$1,066	\$1,066	\$1,336	\$1,381	\$1,692	\$1,672	\$1,295
Woodstock	\$942	\$927	\$1,012	\$1,014	\$1,272	\$1,261	\$1,352	\$1,314	\$1,146
Portland City-wide	\$1,130	-	\$1,350	-	\$1,599	-	\$1,717	-	\$1,398

Source: CoStar Multifamily Residential Market Data, November 2017

Average White Household

2-Bedroom Affordability



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

AVERAGE HOUSEHOLD PROFILE

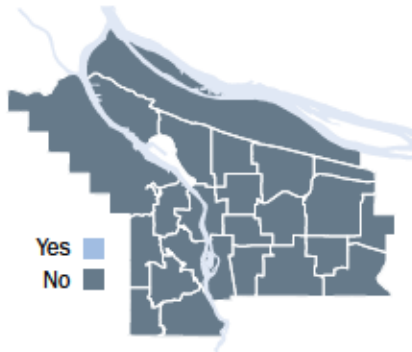
Portlanders	-
Households	-
Household Composition	2.05 individuals
Households with Children	22%
Median Income	\$58,824
Maximum Monthly Housing Considered Affordable	\$1,471
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall
	2017	2016	2017	2016	2017	2016	2017	2016	2017
122nd-Division	\$655	\$677	\$819	\$814	\$1,000	\$955	\$1,279	\$1,234	\$953
Belmont-Hawthorne-Division	\$1,115	\$1,017	\$1,293	\$1,278	\$1,476	\$1,410	\$1,307	\$1,853	\$1,303
Centennial-Glenfair-Wilkes	\$867	\$791	\$906	\$778	\$977	\$927	\$1,245	\$1,148	\$966
Central City	\$1,130	\$1,132	\$1,469	\$1,481	\$2,126	\$2,125	\$2,971	\$3,308	\$1,539
Forest Park-Northwest Hills	-	-	\$1,224	\$1,386	\$1,615	\$1,542	-	-	\$1,522
Gateway	\$883	\$474	\$906	\$845	\$1,086	\$1,050	\$1,314	\$1,398	\$1,034
Hayden Island	\$1,008	-	\$1,603	\$1,586	\$2,144	\$2,334	-	-	\$1,851
Hillsdale-Multnomah-Barbur	\$1,012	-	\$1,012	\$909	\$1,146	\$1,097	\$1,541	\$1,498	\$1,136
Hollywood	\$1,067	\$1,071	\$1,229	\$1,240	\$1,579	\$1,558	\$1,864	\$2,102	\$1,307
Interstate Corridor	\$1,064	\$1,084	\$1,332	\$1,328	\$1,636	\$1,762	\$1,599	\$1,123	\$1,340
Lents-Foster	\$913	\$950	\$962	\$897	\$1,084	\$1,070	\$1,477	\$1,344	\$1,085
MLK-Alberta	\$1,151	\$1,207	\$1,055	\$1,116	\$1,287	\$1,436	\$1,058	\$876	\$1,128
Montavilla	\$1,048	\$930	\$926	\$893	\$1,109	\$1,133	\$1,315	\$1,339	\$1,040
Northwest	\$1,119	\$1,095	\$1,546	\$1,618	\$2,431	\$2,585	\$2,644	\$2,286	\$1,512
Parkrose-Argay	\$977	\$473	\$1,021	\$872	\$1,235	\$1,103	\$1,417	\$1,178	\$1,159
Pleasant Valley	-	-	\$911	\$815	\$1,186	\$990	\$1,286	\$1,244	\$1,183
Raleigh Hills	\$908	\$950	\$1,116	\$1,012	\$1,181	\$1,170	\$1,525	\$1,389	\$1,176
Roseway-Cully	\$992	\$680	\$881	\$847	\$1,069	\$1,054	\$1,181	\$1,175	\$994
Sellwood-Moreland-Brooklyn	\$1,150	\$1,159	\$1,052	\$1,035	\$1,383	\$1,408	-	-	\$1,210
South Portland-Marquam Hill	\$1,271	\$1,332	\$1,512	\$1,405	\$2,330	\$2,116	\$2,198	\$1,462	\$1,718
St. Johns	\$1,140	\$1,156	\$997	\$871	\$1,077	\$955	\$1,208	\$1,208	\$1,082
Tryon Creek-South Terwilliger	\$868	\$849	\$1,016	\$1,046	\$1,243	\$1,279	-	-	\$1,051
West Portland	\$894	\$923	\$1,066	\$1,066	\$1,336	\$1,381	\$1,692	\$1,672	\$1,295
Woodstock	\$942	\$927	\$1,012	\$1,014	\$1,272	\$1,261	\$1,352	\$1,314	\$1,146
Portland City-wide	\$1,130	-	\$1,350	-	\$1,599	-	\$1,717	-	\$1,398

Source: CoStar Multifamily Residential Market Data, November 2017

Average Black Household



2-Bedroom Affordability

AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	2.05 individuals
Households with Children	36%
Median Income	\$27,412
Maximum Monthly Housing Considered Affordable	\$685
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

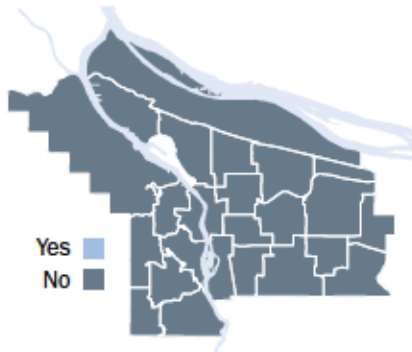
On average, a **Black** Portland household could afford a rental unit in green without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those in red would not be considered affordable.

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall
	2017	2016	2017	2016	2016	2016	2017	2016	2017
122nd-Division	\$655	\$677	\$819	\$814	\$1,000	\$955	\$1,279	\$1,234	\$953
Belmont-Hawthorne-Division	\$1,115	\$1,017	\$1,293	\$1,278	\$1,476	\$1,410	\$1,307	\$1,853	\$1,303
Centennial-Glenfair-Wilkes	\$867	\$791	\$906	\$778	\$977	\$927	\$1,245	\$1,148	\$966
Central City	\$1,130	\$1,132	\$1,469	\$1,481	\$2,126	\$2,125	\$2,971	\$3,308	\$1,539
Forest Park-Northwest Hills	-	-	\$1,224	\$1,386	\$1,615	\$1,542	-	-	\$1,522
Gateway	\$883	\$474	\$906	\$845	\$1,086	\$1,050	\$1,314	\$1,398	\$1,034
Hayden Island	\$1,008	-	\$1,603	\$1,586	\$2,144	\$2,334	-	-	\$1,851
Hillsdale-Multnomah-Barbur	\$1,012	-	\$1,012	\$909	\$1,146	\$1,097	\$1,541	\$1,498	\$1,136
Hollywood	\$1,067	\$1,071	\$1,229	\$1,240	\$1,579	\$1,558	\$1,864	\$2,102	\$1,307
Interstate Corridor	\$1,064	\$1,084	\$1,332	\$1,328	\$1,636	\$1,762	\$1,599	\$1,123	\$1,340
Lents-Foster	\$913	\$950	\$962	\$897	\$1,084	\$1,070	\$1,477	\$1,344	\$1,085
MLK-Alberta	\$1,151	\$1,207	\$1,055	\$1,116	\$1,287	\$1,436	\$1,058	\$876	\$1,128
Montavilla	\$1,048	\$930	\$926	\$893	\$1,109	\$1,133	\$1,315	\$1,339	\$1,040
Northwest	\$1,119	\$1,095	\$1,546	\$1,618	\$2,431	\$2,585	\$2,644	\$2,286	\$1,512
Parkrose-Argay	\$977	\$473	\$1,021	\$872	\$1,235	\$1,103	\$1,417	\$1,178	\$1,159
Pleasant Valley	-	-	\$911	\$815	\$1,186	\$990	\$1,286	\$1,244	\$1,183
Raleigh Hills	\$908	\$950	\$1,116	\$1,012	\$1,181	\$1,170	\$1,525	\$1,389	\$1,176
Roseway-Cully	\$992	\$680	\$881	\$847	\$1,069	\$1,054	\$1,181	\$1,175	\$994
Sellwood-Moreland-Brooklyn	\$1,150	\$1,159	\$1,052	\$1,035	\$1,383	\$1,408	-	-	\$1,210
South Portland-Marquam Hill	\$1,271	\$1,332	\$1,512	\$1,405	\$2,330	\$2,116	\$2,198	\$1,462	\$1,718
St. Johns	\$1,140	\$1,156	\$997	\$871	\$1,077	\$955	\$1,208	\$1,208	\$1,082
Tryon Creek-South Terwilliger	\$868	\$849	\$1,016	\$1,046	\$1,243	\$1,279	-	-	\$1,051
West Portland	\$894	\$923	\$1,066	\$1,066	\$1,336	\$1,381	\$1,692	\$1,672	\$1,295
Woodstock	\$942	\$927	\$1,012	\$1,014	\$1,272	\$1,261	\$1,352	\$1,314	\$1,146
Portland City-wide	\$1,130	\$1,107	\$1,350	\$1,309	\$1,599	\$1,511	\$1,717	\$1,603	\$1,398

Source: CoStar Multifamily Residential Market Data, November 2017

Average Latino Household



AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	251 individuals
Households with Children	44%
Median Income	\$38,901
Maximum Monthly Housing Considered Affordable	\$973
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

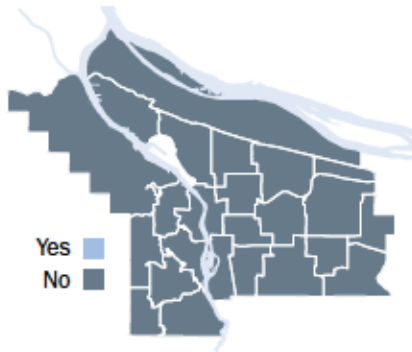
On average, a **Latino** Portland household could afford a rental unit in green without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those in red would not be considered affordable.

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall
	2017	2016	2017	2016	2017	2016	2017	2016	2017
122nd-Division	\$655	\$677	\$819	\$814	\$1,000	\$955	\$1,279	\$1,234	\$953
Belmont-Hawthorne-Division	\$1,115	\$1,017	\$1,293	\$1,278	\$1,476	\$1,410	\$1,307	\$1,853	\$1,303
Centennial-Glenfair-Wilkes	\$867	\$791	\$906	\$778	\$977	\$927	\$1,245	\$1,148	\$966
Central City	\$1,130	\$1,132	\$1,469	\$1,481	\$2,126	\$2,125	\$2,971	\$3,308	\$1,539
Forest Park-Northwest Hills	-	-	\$1,224	\$1,386	\$1,615	\$1,542	-	-	\$1,522
Gateway	\$883	\$474	\$906	\$845	\$1,086	\$1,050	\$1,314	\$1,398	\$1,034
Hayden Island	\$1,008	-	\$1,603	\$1,586	\$2,144	\$2,334	-	-	\$1,851
Hillsdale-Multnomah-Barbur	\$1,012	-	\$1,012	\$909	\$1,146	\$1,097	\$1,541	\$1,498	\$1,136
Hollywood	\$1,067	\$1,071	\$1,229	\$1,240	\$1,579	\$1,558	\$1,864	\$2,102	\$1,307
Interstate Corridor	\$1,064	\$1,084	\$1,332	\$1,328	\$1,636	\$1,762	\$1,599	\$1,123	\$1,340
Lents-Foster	\$913	\$950	\$962	\$897	\$1,084	\$1,070	\$1,477	\$1,344	\$1,085
MLK-Alberta	\$1,151	\$1,207	\$1,055	\$1,116	\$1,287	\$1,436	\$1,058	\$876	\$1,128
Montavilla	\$1,048	\$930	\$926	\$893	\$1,109	\$1,133	\$1,315	\$1,339	\$1,040
Northwest	\$1,119	\$1,095	\$1,546	\$1,618	\$2,431	\$2,585	\$2,644	\$2,286	\$1,512
Parkrose-Argay	\$977	\$473	\$1,021	\$872	\$1,235	\$1,103	\$1,417	\$1,178	\$1,159
Pleasant Valley	-	-	\$911	\$815	\$1,186	\$990	\$1,286	\$1,244	\$1,183
Raleigh Hills	\$908	\$950	\$1,116	\$1,012	\$1,181	\$1,170	\$1,525	\$1,389	\$1,176
Roseway-Cully	\$992	\$680	\$881	\$847	\$1,069	\$1,054	\$1,181	\$1,175	\$994
Sellwood-Moreland-Brooklyn	\$1,150	\$1,159	\$1,052	\$1,035	\$1,383	\$1,408	-	-	\$1,210
South Portland-Marquam Hill	\$1,271	\$1,332	\$1,512	\$1,405	\$2,330	\$2,116	\$2,198	\$1,462	\$1,718
St. Johns	\$1,140	\$1,156	\$997	\$871	\$1,077	\$955	\$1,208	\$1,208	\$1,082
Tryon Creek-South Terwilliger	\$868	\$849	\$1,016	\$1,046	\$1,243	\$1,279	-	-	\$1,051
West Portland	\$894	\$923	\$1,066	\$1,066	\$1,336	\$1,381	\$1,692	\$1,672	\$1,295
Woodstock	\$942	\$927	\$1,012	\$1,014	\$1,272	\$1,261	\$1,352	\$1,314	\$1,146
Portland City-wide	\$1,130	\$1,107	\$1,350	\$1,309	\$1,599	\$1,511	\$1,717	\$1,603	\$1,398

Source: CoStar Multifamily Residential Market Data, November 2017

Average Native American Household



2-Bedroom Affordability

AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	1.38 individuals
Households with Children	19%
Median Income	\$28,373
Maximum Monthly Housing Considered Affordable	\$709
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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

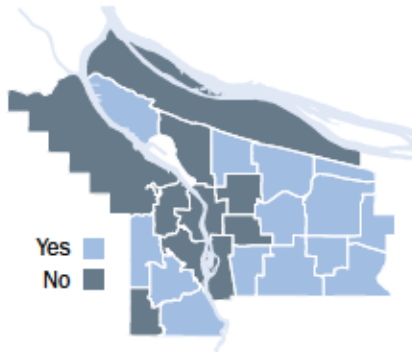
Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall
	2017	2016	2017	2016	2017	2016	2017	2016	2017
122nd-Division	\$655	\$677	\$819	\$814	\$1,000	\$955	\$1,279	\$1,234	\$953
Belmont-Hawthorne-Division	\$1,115	\$1,017	\$1,293	\$1,278	\$1,476	\$1,410	\$1,307	\$1,853	\$1,303
Centennial-Glenfair-Wilkes	\$867	\$791	\$906	\$778	\$977	\$927	\$1,245	\$1,148	\$966
Central City	\$1,130	\$1,132	\$1,469	\$1,481	\$2,126	\$2,125	\$2,971	\$3,308	\$1,539
Forest Park-Northwest Hills	-	-	\$1,224	\$1,386	\$1,615	\$1,542	-	-	\$1,522
Gateway	\$883	\$474	\$906	\$845	\$1,086	\$1,050	\$1,314	\$1,398	\$1,034
Hayden Island	\$1,008	-	\$1,603	\$1,586	\$2,144	\$2,334	-	-	\$1,851
Hillsdale-Multnomah-Barbur	\$1,012	-	\$1,012	\$909	\$1,146	\$1,097	\$1,541	\$1,498	\$1,136
Hollywood	\$1,067	\$1,071	\$1,229	\$1,240	\$1,579	\$1,558	\$1,864	\$2,102	\$1,307
Interstate Corridor	\$1,064	\$1,084	\$1,332	\$1,328	\$1,636	\$1,762	\$1,599	\$1,123	\$1,340
Lents-Foster	\$913	\$950	\$962	\$897	\$1,084	\$1,070	\$1,477	\$1,344	\$1,085
MLK-Alberta	\$1,151	\$1,207	\$1,055	\$1,116	\$1,287	\$1,436	\$1,058	\$876	\$1,128
Montavilla	\$1,048	\$930	\$926	\$893	\$1,109	\$1,133	\$1,315	\$1,339	\$1,040
Northwest	\$1,119	\$1,095	\$1,546	\$1,618	\$2,431	\$2,585	\$2,644	\$2,286	\$1,512
Parkrose-Argay	\$977	\$473	\$1,021	\$872	\$1,235	\$1,103	\$1,417	\$1,178	\$1,159
Pleasant Valley	-	-	\$911	\$815	\$1,186	\$990	\$1,286	\$1,244	\$1,183
Raleigh Hills	\$908	\$950	\$1,116	\$1,012	\$1,181	\$1,170	\$1,525	\$1,389	\$1,176
Roseway-Cully	\$992	\$680	\$881	\$847	\$1,069	\$1,054	\$1,181	\$1,175	\$994
Sellwood-Moreland-Brooklyn	\$1,150	\$1,159	\$1,052	\$1,035	\$1,383	\$1,408	-	-	\$1,210
South Portland-Marquam Hill	\$1,271	\$1,332	\$1,512	\$1,405	\$2,330	\$2,116	\$2,198	\$1,462	\$1,718
St. Johns	\$1,140	\$1,156	\$997	\$871	\$1,077	\$955	\$1,208	\$1,208	\$1,082
Tryon Creek-South Terwilliger	\$868	\$849	\$1,016	\$1,046	\$1,243	\$1,279	-	-	\$1,051
West Portland	\$894	\$923	\$1,066	\$1,066	\$1,336	\$1,381	\$1,692	\$1,672	\$1,295
Woodstock	\$942	\$927	\$1,012	\$1,014	\$1,272	\$1,261	\$1,352	\$1,314	\$1,146
Portland City-wide	\$1,130	\$1,107	\$1,350	\$1,309	\$1,599	\$1,511	\$1,717	\$1,603	\$1,398

Source: CoStar Multifamily Residential Market Data, November 2017

Average Asian Household

2-Bedroom Affordability



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

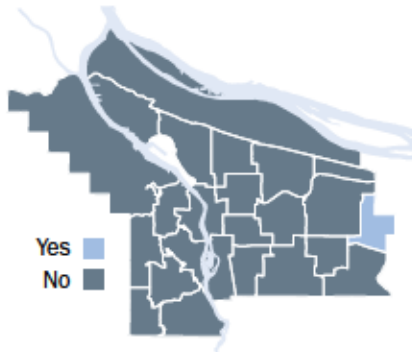
Portlanders	-
Households	-
Household Composition	2.35 individuals
Households with Children	31%
Median Income	\$51,820
Maximum Monthly Housing Considered Affordable	\$1,296
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall
	2017	2016	2017	2016	2017	2016	2017	2016	2017
122nd-Division	\$655	\$677	\$819	\$814	\$1,000	\$955	\$1,279	\$1,234	\$953
Belmont-Hawthorne-Division	\$1,115	\$1,017	\$1,293	\$1,278	\$1,476	\$1,410	\$1,307	\$1,853	\$1,303
Centennial-Glenfair-Wilkes	\$867	\$791	\$906	\$778	\$977	\$927	\$1,245	\$1,148	\$966
Central City	\$1,130	\$1,132	\$1,469	\$1,481	\$2,126	\$2,125	\$2,971	\$3,308	\$1,539
Forest Park-Northwest Hills	-	-	\$1,224	\$1,386	\$1,615	\$1,542	-	-	\$1,522
Gateway	\$883	\$474	\$906	\$845	\$1,086	\$1,050	\$1,314	\$1,398	\$1,034
Hayden Island	\$1,008	-	\$1,603	\$1,586	\$2,144	\$2,334	-	-	\$1,851
Hillsdale-Multnomah-Barbur	\$1,012	-	\$1,012	\$909	\$1,146	\$1,097	\$1,541	\$1,498	\$1,136
Hollywood	\$1,067	\$1,071	\$1,229	\$1,240	\$1,579	\$1,558	\$1,864	\$2,102	\$1,307
Interstate Corridor	\$1,064	\$1,084	\$1,332	\$1,328	\$1,636	\$1,762	\$1,599	\$1,123	\$1,340
Lents-Foster	\$913	\$950	\$962	\$897	\$1,084	\$1,070	\$1,477	\$1,344	\$1,085
MLK-Alberta	\$1,151	\$1,207	\$1,055	\$1,116	\$1,287	\$1,436	\$1,058	\$876	\$1,128
Montavilla	\$1,048	\$930	\$926	\$893	\$1,109	\$1,133	\$1,315	\$1,339	\$1,040
Northwest	\$1,119	\$1,095	\$1,546	\$1,618	\$2,431	\$2,585	\$2,644	\$2,286	\$1,512
Parkrose-Argay	\$977	\$473	\$1,021	\$872	\$1,235	\$1,103	\$1,417	\$1,178	\$1,159
Pleasant Valley	-	-	\$911	\$815	\$1,186	\$990	\$1,286	\$1,244	\$1,183
Raleigh Hills	\$908	\$950	\$1,116	\$1,012	\$1,181	\$1,170	\$1,525	\$1,389	\$1,176
Roseway-Cully	\$992	\$680	\$881	\$847	\$1,069	\$1,054	\$1,181	\$1,175	\$994
Sellwood-Moreland-Brooklyn	\$1,150	\$1,159	\$1,052	\$1,035	\$1,383	\$1,408	-	-	\$1,210
South Portland-Marquam Hill	\$1,271	\$1,332	\$1,512	\$1,405	\$2,330	\$2,116	\$2,198	\$1,462	\$1,718
St. Johns	\$1,140	\$1,156	\$997	\$871	\$1,077	\$955	\$1,208	\$1,208	\$1,082
Tryon Creek-South Terwilliger	\$868	\$849	\$1,016	\$1,046	\$1,243	\$1,279	-	-	\$1,051
West Portland	\$894	\$923	\$1,066	\$1,066	\$1,336	\$1,381	\$1,692	\$1,672	\$1,295
Woodstock	\$942	\$927	\$1,012	\$1,014	\$1,272	\$1,261	\$1,352	\$1,314	\$1,146
Portland City-wide	\$1,130	\$1,107	\$1,350	\$1,309	\$1,599	\$1,511	\$1,717	\$1,603	\$1,398

Source: CoStar Multifamily Residential Market Data, November 2017

Average Senior Household



2-Bedroom Affordability

AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	1.59 individuals
Households with Children	3%
Median Income	\$39,328
Maximum Monthly Housing Considered Affordable	\$938
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

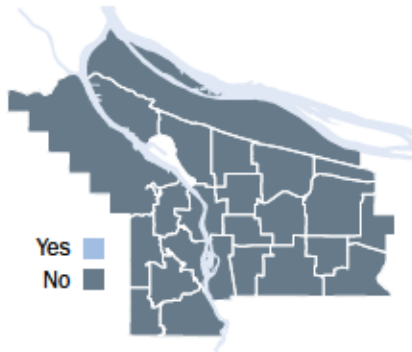
On average, a **senior** Portland household could afford a rental unit in green without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those in red would not be considered affordable.

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall
	2017	2016	2017	2016	2017	2016	2017	2016	2017
122nd-Division	\$655	\$677	\$819	\$814	\$1,000	\$955	\$1,279	\$1,234	\$953
Belmont-Hawthorne-Division	\$1,115	\$1,017	\$1,293	\$1,278	\$1,476	\$1,410	\$1,307	\$1,853	\$1,303
Centennial-Glenfair-Wilkes	\$867	\$791	\$906	\$778	\$977	\$927	\$1,245	\$1,148	\$966
Central City	\$1,130	\$1,132	\$1,469	\$1,481	\$2,126	\$2,125	\$2,971	\$3,308	\$1,539
Forest Park-Northwest Hills	-	-	\$1,224	\$1,386	\$1,615	\$1,542	-	-	\$1,522
Gateway	\$883	\$474	\$906	\$845	\$1,086	\$1,050	\$1,314	\$1,398	\$1,034
Hayden Island	\$1,008	-	\$1,603	\$1,586	\$2,144	\$2,334	-	-	\$1,851
Hillsdale-Multnomah-Barbur	\$1,012	-	\$1,012	\$909	\$1,146	\$1,097	\$1,541	\$1,498	\$1,136
Hollywood	\$1,067	\$1,071	\$1,229	\$1,240	\$1,579	\$1,558	\$1,864	\$2,102	\$1,307
Interstate Corridor	\$1,064	\$1,084	\$1,332	\$1,328	\$1,636	\$1,762	\$1,599	\$1,123	\$1,340
Lents-Foster	\$913	\$950	\$962	\$897	\$1,084	\$1,070	\$1,477	\$1,344	\$1,085
MLK-Alberta	\$1,151	\$1,207	\$1,055	\$1,116	\$1,287	\$1,436	\$1,058	\$876	\$1,128
Montavilla	\$1,048	\$930	\$926	\$893	\$1,109	\$1,133	\$1,315	\$1,339	\$1,040
Northwest	\$1,119	\$1,095	\$1,546	\$1,618	\$2,431	\$2,585	\$2,644	\$2,286	\$1,512
Parkrose-Argay	\$977	\$473	\$1,021	\$872	\$1,235	\$1,103	\$1,417	\$1,178	\$1,159
Pleasant Valley	-	-	\$911	\$815	\$1,186	\$990	\$1,286	\$1,244	\$1,183
Raleigh Hills	\$908	\$950	\$1,116	\$1,012	\$1,181	\$1,170	\$1,525	\$1,389	\$1,176
Roseway-Cully	\$992	\$680	\$881	\$847	\$1,069	\$1,054	\$1,181	\$1,175	\$994
Sellwood-Moreland-Brooklyn	\$1,150	\$1,159	\$1,052	\$1,035	\$1,383	\$1,408	-	-	\$1,210
South Portland-Marquam Hill	\$1,271	\$1,332	\$1,512	\$1,405	\$2,330	\$2,116	\$2,198	\$1,462	\$1,718
St. Johns	\$1,140	\$1,156	\$997	\$871	\$1,077	\$955	\$1,208	\$1,208	\$1,082
Tryon Creek-South Terwilliger	\$868	\$849	\$1,016	\$1,046	\$1,243	\$1,279	-	-	\$1,051
West Portland	\$894	\$923	\$1,066	\$1,066	\$1,336	\$1,381	\$1,692	\$1,672	\$1,295
Woodstock	\$942	\$927	\$1,012	\$1,014	\$1,272	\$1,261	\$1,352	\$1,314	\$1,146
Portland City-wide	\$1,130	\$1,107	\$1,350	\$1,309	\$1,599	\$1,511	\$1,717	\$1,603	\$1,398

Source: CoStar Multifamily Residential Market Data, November 2017

Average Single Mother Household



AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	3.43 individuals
Households with Children	100%
Median Income	\$25,453
Maximum Monthly Housing Considered Affordable	\$636
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

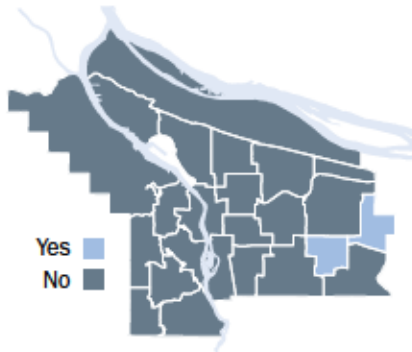
On average, a **single mother** household in Portland could afford a rental unit in green without becoming cost burdened and spending more than 30% of her monthly income on rent, not including utilities. Those in red would not be considered affordable.

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall
	2017	2016	2017	2016	2017	2016	2017	2016	2017
122nd-Division	\$655	\$677	\$819	\$814	\$1,000	\$955	\$1,279	\$1,234	\$953
Belmont-Hawthorne-Division	\$1,115	\$1,017	\$1,293	\$1,278	\$1,476	\$1,410	\$1,307	\$1,853	\$1,303
Centennial-Glenfair-Wilkes	\$867	\$791	\$906	\$778	\$977	\$927	\$1,245	\$1,148	\$966
Central City	\$1,130	\$1,132	\$1,469	\$1,481	\$2,126	\$2,125	\$2,971	\$3,308	\$1,539
Forest Park-Northwest Hills	-	-	\$1,224	\$1,386	\$1,615	\$1,542	-	-	\$1,522
Gateway	\$883	\$474	\$906	\$845	\$1,086	\$1,050	\$1,314	\$1,398	\$1,034
Hayden Island	\$1,008	-	\$1,603	\$1,586	\$2,144	\$2,334	-	-	\$1,851
Hillsdale-Multnomah-Barbur	\$1,012	-	\$1,012	\$909	\$1,146	\$1,097	\$1,541	\$1,498	\$1,136
Hollywood	\$1,067	\$1,071	\$1,229	\$1,240	\$1,579	\$1,558	\$1,864	\$2,102	\$1,307
Interstate Corridor	\$1,064	\$1,084	\$1,332	\$1,328	\$1,636	\$1,762	\$1,599	\$1,123	\$1,340
Lents-Foster	\$913	\$950	\$962	\$897	\$1,084	\$1,070	\$1,477	\$1,344	\$1,085
MLK-Alberta	\$1,151	\$1,207	\$1,055	\$1,116	\$1,287	\$1,436	\$1,058	\$876	\$1,128
Montavilla	\$1,048	\$930	\$926	\$893	\$1,109	\$1,133	\$1,315	\$1,339	\$1,040
Northwest	\$1,119	\$1,095	\$1,546	\$1,618	\$2,431	\$2,585	\$2,644	\$2,286	\$1,512
Parkrose-Argay	\$977	\$473	\$1,021	\$872	\$1,235	\$1,103	\$1,417	\$1,178	\$1,159
Pleasant Valley	-	-	\$911	\$815	\$1,186	\$990	\$1,286	\$1,244	\$1,183
Raleigh Hills	\$908	\$950	\$1,116	\$1,012	\$1,181	\$1,170	\$1,525	\$1,389	\$1,176
Roseway-Cully	\$992	\$680	\$881	\$847	\$1,069	\$1,054	\$1,181	\$1,175	\$994
Sellwood-Moreland-Brooklyn	\$1,150	\$1,159	\$1,052	\$1,035	\$1,383	\$1,408	-	-	\$1,210
South Portland-Marquam Hill	\$1,271	\$1,332	\$1,512	\$1,405	\$2,330	\$2,116	\$2,198	\$1,462	\$1,718
St. Johns	\$1,140	\$1,156	\$997	\$871	\$1,077	\$955	\$1,208	\$1,208	\$1,082
Tryon Creek-South Terwilliger	\$868	\$849	\$1,016	\$1,046	\$1,243	\$1,279	-	-	\$1,051
West Portland	\$894	\$923	\$1,066	\$1,066	\$1,336	\$1,381	\$1,692	\$1,672	\$1,295
Woodstock	\$942	\$927	\$1,012	\$1,014	\$1,272	\$1,261	\$1,352	\$1,314	\$1,146
Portland City-wide	\$1,130	\$1,107	\$1,350	\$1,309	\$1,599	\$1,511	\$1,717	\$1,603	\$1,398

Source: CoStar Multifamily Residential Market Data, November 2017

Average Foreign-Born Household



2-Bedroom Affordability

AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	2.68 individuals
Households with Children	42%
Median Income	\$41,980
Maximum Monthly Housing Considered Affordable	\$1,050
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall
	2017	2016	2017	2016	2017	2016	2017	2016	2017
122nd-Division	\$655	\$677	\$819	\$814	\$1,000	\$955	\$1,279	\$1,234	\$953
Belmont-Hawthorne-Division	\$1,115	\$1,017	\$1,293	\$1,278	\$1,476	\$1,410	\$1,307	\$1,853	\$1,303
Centennial-Glenfair-Wilkes	\$867	\$791	\$906	\$778	\$977	\$927	\$1,245	\$1,148	\$966
Central City	\$1,130	\$1,132	\$1,469	\$1,481	\$2,126	\$2,125	\$2,971	\$3,308	\$1,539
Forest Park-Northwest Hills	-	-	\$1,224	\$1,386	\$1,615	\$1,542	-	-	\$1,522
Gateway	\$883	\$474	\$906	\$845	\$1,086	\$1,050	\$1,314	\$1,398	\$1,034
Hayden Island	\$1,008	-	\$1,603	\$1,586	\$2,144	\$2,334	-	-	\$1,851
Hillsdale-Multnomah-Barbur	\$1,012	-	\$1,012	\$909	\$1,146	\$1,097	\$1,541	\$1,498	\$1,136
Hollywood	\$1,067	\$1,071	\$1,229	\$1,240	\$1,579	\$1,558	\$1,864	\$2,102	\$1,307
Interstate Corridor	\$1,064	\$1,084	\$1,332	\$1,328	\$1,636	\$1,762	\$1,599	\$1,123	\$1,340
Lents-Foster	\$913	\$950	\$962	\$897	\$1,084	\$1,070	\$1,477	\$1,344	\$1,085
MLK-Alberta	\$1,151	\$1,207	\$1,055	\$1,116	\$1,287	\$1,436	\$1,058	\$876	\$1,128
Montavilla	\$1,048	\$930	\$926	\$893	\$1,109	\$1,133	\$1,315	\$1,339	\$1,040
Northwest	\$1,119	\$1,095	\$1,546	\$1,618	\$2,431	\$2,585	\$2,644	\$2,286	\$1,512
Parkrose-Argay	\$977	\$473	\$1,021	\$872	\$1,235	\$1,103	\$1,417	\$1,178	\$1,159
Pleasant Valley	-	-	\$911	\$815	\$1,186	\$990	\$1,286	\$1,244	\$1,183
Raleigh Hills	\$908	\$950	\$1,116	\$1,012	\$1,181	\$1,170	\$1,525	\$1,389	\$1,176
Roseway-Cully	\$992	\$680	\$881	\$847	\$1,069	\$1,054	\$1,181	\$1,175	\$994
Sellwood-Moreland-Brooklyn	\$1,150	\$1,159	\$1,052	\$1,035	\$1,383	\$1,408	-	-	\$1,210
South Portland-Marquam Hill	\$1,271	\$1,332	\$1,512	\$1,405	\$2,330	\$2,116	\$2,198	\$1,462	\$1,718
St. Johns	\$1,140	\$1,156	\$997	\$871	\$1,077	\$955	\$1,208	\$1,208	\$1,082
Tryon Creek-South Terwilliger	\$868	\$849	\$1,016	\$1,046	\$1,243	\$1,279	-	-	\$1,051
West Portland	\$894	\$923	\$1,066	\$1,066	\$1,336	\$1,381	\$1,692	\$1,672	\$1,295
Woodstock	\$942	\$927	\$1,012	\$1,014	\$1,272	\$1,261	\$1,352	\$1,314	\$1,146
Portland City-wide	\$1,130	-	\$1,350	-	\$1,599	-	\$1,717	-	\$1,398

Source: CoStar Multifamily Residential Market Data, November 2017

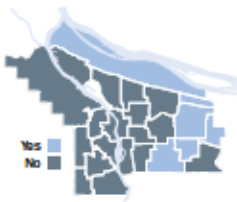
Section 2

Homeownership Market & Affordability

Guide to Homeownership Affordability Estimates

Homeownership Affordability

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	-			
Households	-			
Household Composition	2.07 Individuals			
Households with Children	25%			
Median Income	\$55,000			
Maximum Monthly Housing Considered Affordable	\$1,375			
Homeowners	-			
Median Income for Homeowners	-			
Renters	-			
Median Income for Renters	-			
Poverty Rate	-			

Neighborhood	2015 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd Division	\$247,750	\$1,124	YES
Beaumont-Hawthorne Division	\$505,000	\$2,290	NO
Central-Grandview-Wilkes	\$248,000	\$1,125	YES
Central City	\$429,000	\$1,946	NO
Forest Park-Northwest Hills	\$650,000	\$2,948	NO
Galway	\$271,700	\$1,232	YES
Hayden Island	\$282,500	\$1,281	YES
Hillsdale-Multnomah-Gebar	\$433,000	\$1,954	NO
Hollywood	\$625,000	\$2,356	NO
Irish-Latin Corridor	\$420,000	\$1,905	NO
Lambs-Foster	\$299,000	\$1,356	YES
M.L.K-Alberta	\$496,000	\$2,250	NO
Montavilla	\$383,950	\$1,741	NO
Northwest	\$585,000	\$2,653	NO
Parkrose-Angie	\$286,000	\$1,297	YES
Pleasant Valley	\$312,951	\$1,419	NO
Raleigh Hills	\$550,000	\$2,494	NO
Roseway-Cully	\$365,000	\$1,695	NO
Seaside-Moreland-Brooklyn	\$485,000	\$2,200	NO
South Portland-Marquam Hill	\$470,000	\$2,132	NO
St. Johns	\$330,000	\$1,497	NO
Tyson-Creek-South-Town-Ilger	\$543,000	\$2,463	NO
West Portland	\$425,000	\$1,928	NO
Woodstock	\$482,500	\$2,188	NO
Portland City-wide	\$381,108	\$1,728	NO

Source: RMLS, 2017

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 2015 5-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 2015 5-Year Income Estimates, FH/B, and RMLS 2017

Change in Home Sales Price 2011 to 2016

In 2016, the median homes sales price in Portland exceeded \$400,000 in over half of the neighborhoods in the city. A homebuyer looking to buy a home below \$300,000 would only have six neighborhoods to search in, four of which are located in East Portland.

Between 2012 and 2016, the median home sales price citywide increased 34 percent, or over \$100,000. The Lents-Foster

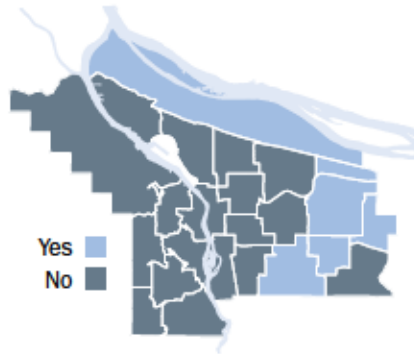
neighborhood has continued to see the most significant increase in median home sales price, which grew nearly 50 percent between 2011 and 2016. The median sales price Citywide rose from \$339,000 in 2015 to \$381,000 in 2016. Increases in home prices and rents in many East Portland neighborhoods continue to raise serious concerns over potential involuntary economic displacement, as well as housing access and stability.

Portland Homeownership Affordability: Change In Median Home Sales Price, 2011 to 2016

Neighborhood	2016 Median Home Sales Price	% +/-
Portland	\$381,108	+34%
122nd-Division	\$247,750	+42%
Belmont-Hawthorne-Division	\$505,000	+34%
Centennial-Glenfair-Wilkes	\$248,000	+42%
Central City	\$429,000	+24%
Forest Park-Northwest Hills	\$650,000	+22%
Gateway	\$271,700	+41%
Hayden Island	\$282,500	+25%
Hillsdale-Multnomah-Barbur	\$433,000	+30%
Hollywood	\$625,000	+31%
Interstate Corridor	\$420,000	+39%
Lents-Foster	\$299,000	+50%
MLK-Alberta	\$496,000	+35%
Montavilla	\$383,950	+36%
Northwest	\$585,000	+30%
Parkrose-Argay	\$286,000	+37%
Pleasant Valley	\$312,951	+40%
Raleigh Hills	\$550,000	+32%
Roseway-Cully	\$365,000	+39%
Sellwood-Moreland-Brooklyn	\$485,000	+31%
South Portland-Marquam Hill	\$470,000	+27%
St. Johns	\$330,000	+42%
Tryon Creek-South Terwilliger	\$543,000	+33%
West Portland	\$425,000	+34%
Woodstock	\$482,500	+38%
Portland City-wide	\$381,108	+34%

Source: RMLS, 2017

Average Portland Household



AVERAGE HOUSEHOLD PROFILE

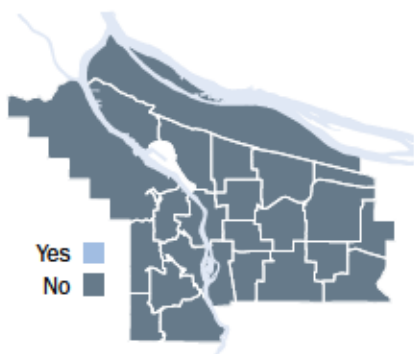
Portlanders	-
Households	-
Household Composition	2.07 individuals
Households with Children	25%
Median Income	\$55,003
Maximum Monthly Housing Considered Affordable	\$1,375
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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

Neighborhood	2015 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$247,750	\$1,124	YES
Belmont-Hawthorne-Division	\$505,000	\$2,290	NO
Centennial-Glenfair-Wilkes	\$248,000	\$1,125	YES
Central City	\$429,000	\$1,946	NO
Forest Park-Northwest Hills	\$650,000	\$2,948	NO
Gateway	\$271,700	\$1,232	YES
Hayden Island	\$282,500	\$1,281	YES
Hillsdale-Multnomah-Barbur	\$433,000	\$1,964	NO
Hollywood	\$625,000	\$2,356	NO
Interstate Corridor	\$420,000	\$1,905	NO
Lents-Foster	\$299,000	\$1,356	YES
MLK-Alberta	\$496,000	\$2,250	NO
Montavilla	\$383,950	\$1,741	NO
Northwest	\$585,000	\$2,653	NO
Parkrose-Argay	\$286,000	\$1,297	YES
Pleasant Valley	\$312,951	\$1,419	NO
Raleigh Hills	\$550,000	\$2,494	NO
Roseway-Cully	\$365,000	\$1,665	NO
Sellwood-Moreland-Brooklyn	\$485,000	\$2,200	NO
South Portland-Marquam Hill	\$470,000	\$2,132	NO
St. Johns	\$330,000	\$1,497	NO
Tryon Creek-South Terwilliger	\$543,000	\$2,463	NO
West Portland	\$425,000	\$1,928	NO
Woodstock	\$482,500	\$2,188	NO
Portland City-wide	\$381,108	\$1,728	NO

Source: RMLS, 2017

3 Person Extremely Low Income (30% AMI)



AVERAGE HOUSEHOLD PROFILE

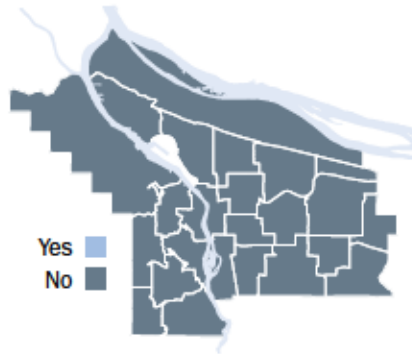
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	\$21,990
Maximum Monthly Housing Considered Affordable	\$549
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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

Neighborhood	2017 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$278,553	\$1,263	NO
Belmont-Hawthorne-Division	\$544,375	\$2,469	NO
Centennial-Glenfair-Wilkes	\$276,010	\$1,252	NO
Central City	\$473,805	\$2,149	NO
Forest Park-Northwest Hills	\$699,982	\$3,175	NO
Gateway	\$309,339	\$1,403	NO
Hayden Island	\$285,218	\$1,294	NO
Hillsdale-Multnomah-Barbur	\$469,620	\$2,130	NO
Hollywood	\$630,014	\$2,857	NO
Interstate Corridor	\$449,386	\$2,038	NO
Lents-Foster	\$326,507	\$1,481	NO
MLK-Alberta	\$535,054	\$2,427	NO
Montavilla	\$425,846	\$1,931	NO
Northwest	\$589,623	\$2,674	NO
Parkrose-Argay	\$329,039	\$1,492	NO
Pleasant Valley	\$337,467	\$1,531	NO
Raleigh Hills	\$569,660	\$2,584	NO
Roseway-Cully	\$395,276	\$1,793	NO
Sellwood-Moreland-Brooklyn	\$501,705	\$2,275	NO
South Portland-Marquam Hill	\$558,552	\$2,533	NO
St. Johns	\$362,546	\$1,644	NO
Tryon Creek-South Terwilliger	\$571,041	\$2,590	NO
West Portland	\$420,894	\$1,909	NO
Woodstock	\$495,411	\$2,247	NO
Portland City-wide	\$406,192	\$1,842	NO

Source: RMLS, January 2018

3 Person Low Income (60% AMI)



AVERAGE HOUSEHOLD PROFILE

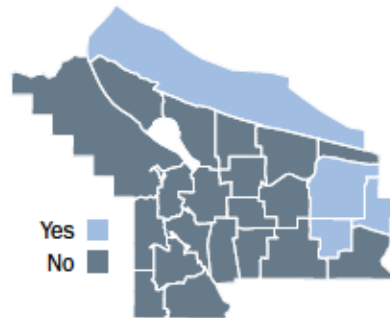
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	\$43,980
Maximum Monthly Housing Considered Affordable	\$1,099
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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

Neighborhood	2017 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$278,553	\$1,263	NO
Belmont-Hawthorne-Division	\$544,375	\$2,469	NO
Centennial-Glenfair-Wilkes	\$276,010	\$1,252	NO
Central City	\$473,805	\$2,149	NO
Forest Park-Northwest Hills	\$699,982	\$3,175	NO
Gateway	\$309,339	\$1,403	NO
Hayden Island	\$285,218	\$1,294	NO
Hillsdale-Multnomah-Barbur	\$469,620	\$2,130	NO
Hollywood	\$630,014	\$2,857	NO
Interstate Corridor	\$449,386	\$2,038	NO
Lents-Foster	\$326,507	\$1,481	NO
MLK-Alberta	\$535,054	\$2,427	NO
Montavilla	\$425,846	\$1,931	NO
Northwest	\$589,623	\$2,674	NO
Parkrose-Argay	\$329,039	\$1,492	NO
Pleasant Valley	\$337,467	\$1,531	NO
Raleigh Hills	\$569,660	\$2,584	NO
Roseway-Cully	\$395,276	\$1,793	NO
Sellwood-Moreland-Brooklyn	\$501,705	\$2,275	NO
South Portland-Marquam Hill	\$558,552	\$2,533	NO
St. Johns	\$362,546	\$1,644	NO
Tryon Creek-South Terwilliger	\$571,041	\$2,590	NO
West Portland	\$420,894	\$1,909	NO
Woodstock	\$495,411	\$2,247	NO
Portland City-wide	\$406,192	\$1,842	NO

Source: RMLS, January 2018

3 Person Moderate Income (80% AMI)



AVERAGE HOUSEHOLD PROFILE

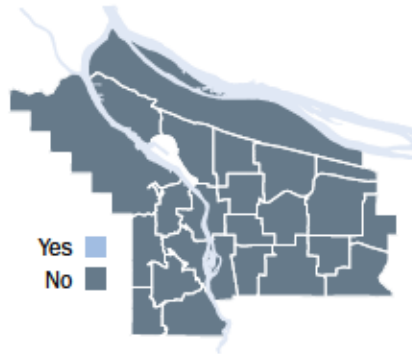
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	\$53,800
Maximum Monthly Housing Considered Affordable	\$1,466
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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

Neighborhood	2017 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$278,553	\$1,263	YES
Belmont-Hawthorne-Division	\$544,375	\$2,469	NO
Centennial-Glenfair-Wilkes	\$276,010	\$1,252	YES
Central City	\$473,805	\$2,149	NO
Forest Park-Northwest Hills	\$699,982	\$3,175	NO
Gateway	\$309,339	\$1,403	YES
Hayden Island	\$285,218	\$1,294	YES
Hillsdale-Multnomah-Barbur	\$469,620	\$2,130	NO
Hollywood	\$630,014	\$2,857	NO
Interstate Corridor	\$449,386	\$2,038	NO
Lents-Foster	\$326,507	\$1,481	NO
MLK-Alberta	\$535,054	\$2,427	NO
Montavilla	\$425,846	\$1,931	NO
Northwest	\$589,623	\$2,674	NO
Parkrose-Argay	\$329,039	\$1,492	NO
Pleasant Valley	\$337,467	\$1,531	NO
Raleigh Hills	\$569,660	\$2,584	NO
Roseway-Cully	\$395,276	\$1,793	NO
Sellwood-Moreland-Brooklyn	\$501,705	\$2,275	NO
South Portland-Marquam Hill	\$558,552	\$2,533	NO
St. Johns	\$362,546	\$1,644	NO
Tryon Creek-South Terwilliger	\$571,041	\$2,590	NO
West Portland	\$420,894	\$1,909	NO
Woodstock	\$495,411	\$2,247	NO
Portland City-wide	\$406,192	\$1,842	NO

Source: RMLS, January 2018

3 Person Extremely Low Income (30% AMI)



AVERAGE HOUSEHOLD PROFILE

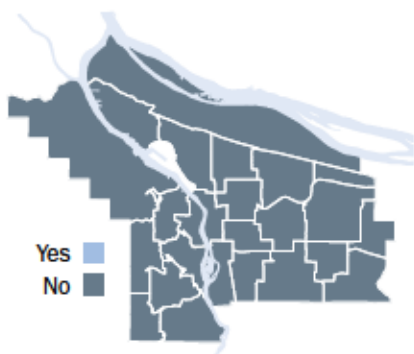
Portlanders	-
Households	-
Household Composition	-
Households with Children	18%
Median Income	\$20,200
Maximum Monthly Housing Considered Affordable	\$505
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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

Neighborhood	2015 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$247,750	\$1,124	NO
Belmont-Hawthorne-Division	\$505,000	\$2,290	NO
Centennial-Glenfair-Wilkes	\$248,000	\$1,125	NO
Central City	\$429,000	\$1,946	NO
Forest Park-Northwest Hills	\$650,000	\$2,948	NO
Gateway	\$271,700	\$1,232	NO
Hayden Island	\$282,500	\$1,281	NO
Hillsdale-Multnomah-Barbur	\$433,000	\$1,964	NO
Hollywood	\$625,000	\$2,356	NO
Interstate Corridor	\$420,000	\$1,905	NO
Lents-Foster	\$299,000	\$1,356	NO
MLK-Alberta	\$496,000	\$2,250	NO
Montavilla	\$383,950	\$1,741	NO
Northwest	\$585,000	\$2,653	NO
Parkrose-Argay	\$286,000	\$1,297	NO
Pleasant Valley	\$312,951	\$1,419	NO
Raleigh Hills	\$550,000	\$2,494	NO
Roseway-Cully	\$365,000	\$1,665	NO
Sellwood-Moreland-Brooklyn	\$485,000	\$2,200	NO
South Portland-Marquam Hill	\$470,000	\$2,132	NO
St. Johns	\$330,000	\$1,497	NO
Tryon Creek-South Terwilliger	\$543,000	\$2,463	NO
West Portland	\$425,000	\$1,928	NO
Woodstock	\$482,500	\$2,188	NO
Portland City-wide	\$381,108	\$1,728	NO

Source: RMLS, 2017

3 Person Low Income (60% AMI)



AVERAGE HOUSEHOLD PROFILE

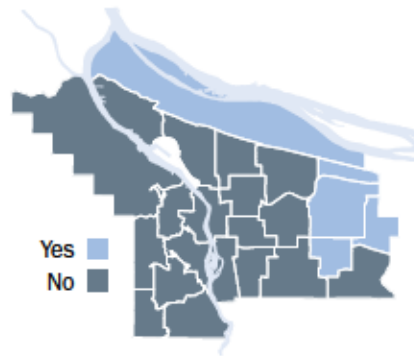
Portlanders	-
Households	-
Household Composition	-
Households with Children	20%
Median Income	\$40,380
Maximum Monthly Housing Considered Affordable	\$1,010
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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

Neighborhood	2015 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$247,750	\$1,124	NO
Belmont-Hawthorne-Division	\$505,000	\$2,290	NO
Centennial-Glenfair-Wilkes	\$248,000	\$1,125	NO
Central City	\$429,000	\$1,946	NO
Forest Park-Northwest Hills	\$650,000	\$2,948	NO
Gateway	\$271,700	\$1,232	NO
Hayden Island	\$282,500	\$1,281	NO
Hillsdale-Multnomah-Barbur	\$433,000	\$1,964	NO
Hollywood	\$625,000	\$2,356	NO
Interstate Corridor	\$420,000	\$1,905	NO
Lents-Foster	\$299,000	\$1,356	NO
MLK-Alberta	\$496,000	\$2,250	NO
Montavilla	\$383,950	\$1,741	NO
Northwest	\$585,000	\$2,653	NO
Parkrose-Argay	\$286,000	\$1,297	NO
Pleasant Valley	\$312,951	\$1,419	NO
Raleigh Hills	\$550,000	\$2,494	NO
Roseway-Cully	\$365,000	\$1,665	NO
Sellwood-Moreland-Brooklyn	\$485,000	\$2,200	NO
South Portland-Marquam Hill	\$470,000	\$2,132	NO
St. Johns	\$330,000	\$1,497	NO
Tryon Creek-South Terwilliger	\$543,000	\$2,463	NO
West Portland	\$425,000	\$1,928	NO
Woodstock	\$482,500	\$2,188	NO
Portland City-wide	\$381,108	\$1,728	NO

Source: RMLS, 2017

3 Person Moderate Income (80% AMI)



AVERAGE HOUSEHOLD PROFILE

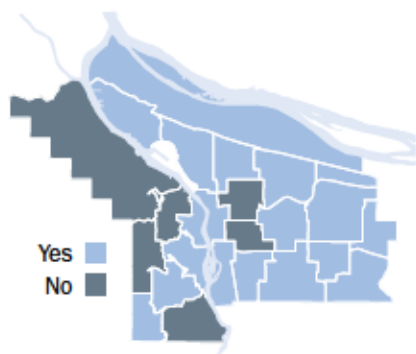
Portlanders	-
Households	-
Household Composition	-
Households with Children	20%
Median Income	\$53,800
Maximum Monthly Housing Considered Affordable	\$1,345
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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

Neighborhood	2015 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$247,750	\$1,124	YES
Belmont-Hawthorne-Division	\$505,000	\$2,290	NO
Centennial-Glenfair-Wilkes	\$248,000	\$1,125	YES
Central City	\$429,000	\$1,946	NO
Forest Park-Northwest Hills	\$650,000	\$2,948	NO
Gateway	\$271,700	\$1,232	YES
Hayden Island	\$282,500	\$1,281	YES
Hillsdale-Multnomah-Barbur	\$433,000	\$1,964	NO
Hollywood	\$625,000	\$2,356	NO
Interstate Corridor	\$420,000	\$1,905	NO
Lents-Foster	\$299,000	\$1,356	NO
MLK-Alberta	\$496,000	\$2,250	NO
Montavilla	\$383,950	\$1,741	NO
Northwest	\$585,000	\$2,653	NO
Parkrose-Argay	\$286,000	\$1,297	YES
Pleasant Valley	\$312,951	\$1,419	NO
Raleigh Hills	\$550,000	\$2,494	NO
Roseway-Cully	\$365,000	\$1,665	NO
Sellwood-Moreland-Brooklyn	\$485,000	\$2,200	NO
South Portland-Marquam Hill	\$470,000	\$2,132	NO
St. Johns	\$330,000	\$1,497	NO
Tryon Creek-South Terwilliger	\$543,000	\$2,463	NO
West Portland	\$425,000	\$1,928	NO
Woodstock	\$482,500	\$2,188	NO
Portland City-wide	\$381,108	\$1,728	NO

Source: RMLS, 2017

Average Couple with Family



AVERAGE HOUSEHOLD PROFILE

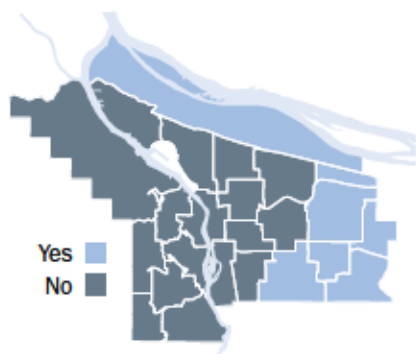
Portlanders	-
Households	-
Household Composition	4.03 individuals
Households with Children	100%
Median Income	\$90,138
Maximum Monthly Housing Considered Affordable	\$2,253
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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

Neighborhood	2015 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$247,750	\$1,124	YES
Belmont-Hawthorne-Division	\$505,000	\$2,290	NO
Centennial-Glenfair-Wilkes	\$248,000	\$1,125	YES
Central City	\$429,000	\$1,946	YES
Forest Park-Northwest Hills	\$650,000	\$2,948	NO
Gateway	\$271,700	\$1,232	YES
Hayden Island	\$282,500	\$1,281	YES
Hillsdale-Multnomah-Barbur	\$433,000	\$1,964	YES
Hollywood	\$625,000	\$2,356	NO
Interstate Corridor	\$420,000	\$1,905	YES
Lents-Foster	\$299,000	\$1,356	YES
MLK-Alberta	\$496,000	\$2,250	YES
Montavilla	\$383,950	\$1,741	YES
Northwest	\$585,000	\$2,653	NO
Parkrose-Argay	\$286,000	\$1,297	YES
Pleasant Valley	\$312,951	\$1,419	YES
Raleigh Hills	\$550,000	\$2,494	NO
Roseway-Cully	\$365,000	\$1,665	YES
Sellwood-Moreland-Brooklyn	\$485,000	\$2,200	YES
South Portland-Marquam Hill	\$470,000	\$2,132	YES
St. Johns	\$330,000	\$1,497	YES
Tryon Creek-South Terwilliger	\$543,000	\$2,463	NO
West Portland	\$425,000	\$1,928	YES
Woodstock	\$482,500	\$2,188	YES
Portland City-wide	\$381,108	\$1,728	YES

Source: RMLS, 2017

Average White Household



AVERAGE HOUSEHOLD PROFILE

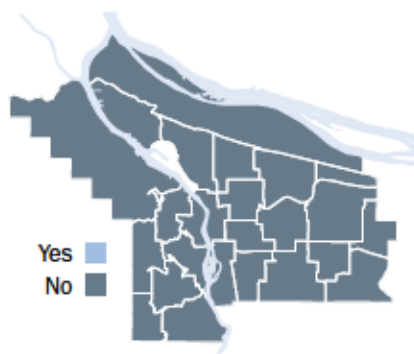
Portlanders	-
Households	-
Household Composition	2.05 individuals
Households with Children	22%
Median Income	\$58,824
Maximum Monthly Housing Considered Affordable	\$1,471
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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

Neighborhood	2015 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$247,750	\$1,124	YES
Belmont-Hawthorne-Division	\$505,000	\$2,290	NO
Centennial-Glenfair-Wilkes	\$248,000	\$1,125	YES
Central City	\$429,000	\$1,946	NO
Forest Park-Northwest Hills	\$650,000	\$2,948	NO
Gateway	\$271,700	\$1,232	YES
Hayden Island	\$282,500	\$1,281	YES
Hillsdale-Multnomah-Barbur	\$433,000	\$1,964	NO
Hollywood	\$625,000	\$2,356	NO
Interstate Corridor	\$420,000	\$1,905	NO
Lents-Foster	\$299,000	\$1,356	YES
MLK-Alberta	\$496,000	\$2,250	NO
Montavilla	\$383,950	\$1,741	NO
Northwest	\$585,000	\$2,653	NO
Parkrose-Argay	\$286,000	\$1,297	YES
Pleasant Valley	\$312,951	\$1,419	YES
Raleigh Hills	\$550,000	\$2,494	NO
Roseway-Cully	\$365,000	\$1,665	NO
Sellwood-Moreland-Brooklyn	\$485,000	\$2,200	NO
South Portland-Marquam Hill	\$470,000	\$2,132	NO
St. Johns	\$330,000	\$1,497	NO
Tryon Creek-South Terwilliger	\$543,000	\$2,463	NO
West Portland	\$425,000	\$1,928	NO
Woodstock	\$482,500	\$2,188	NO
Portland City-wide	\$381,108	\$1,728	NO

Source: RMLS, 2017

Average Black Household



AVERAGE HOUSEHOLD PROFILE

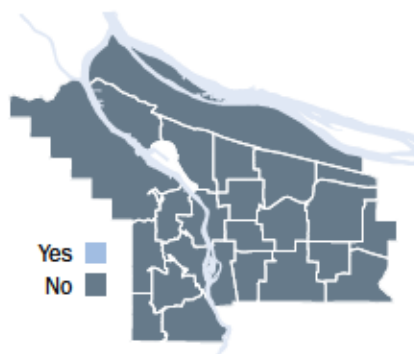
Portlanders	-
Households	-
Household Composition	2.05 individuals
Households with Children	36%
Median Income	\$27,412
Maximum Monthly Housing Considered Affordable	\$685
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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

Neighborhood	2015 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$247,750	\$1,124	NO
Belmont-Hawthorne-Division	\$505,000	\$2,290	NO
Centennial-Glenfair-Wilkes	\$248,000	\$1,125	NO
Central City	\$429,000	\$1,946	NO
Forest Park-Northwest Hills	\$650,000	\$2,948	NO
Gateway	\$271,700	\$1,232	NO
Hayden Island	\$282,500	\$1,281	NO
Hillsdale-Multnomah-Barbur	\$433,000	\$1,964	NO
Hollywood	\$625,000	\$2,356	NO
Interstate Corridor	\$420,000	\$1,905	NO
Lents-Foster	\$299,000	\$1,356	NO
MLK-Alberta	\$496,000	\$2,250	NO
Montavilla	\$383,950	\$1,741	NO
Northwest	\$585,000	\$2,653	NO
Parkrose-Argay	\$286,000	\$1,297	NO
Pleasant Valley	\$312,951	\$1,419	NO
Raleigh Hills	\$550,000	\$2,494	NO
Roseway-Cully	\$365,000	\$1,665	NO
Sellwood-Moreland-Brooklyn	\$485,000	\$2,200	NO
South Portland-Marquam Hill	\$470,000	\$2,132	NO
St. Johns	\$330,000	\$1,497	NO
Tryon Creek-South Terwilliger	\$543,000	\$2,463	NO
West Portland	\$425,000	\$1,928	NO
Woodstock	\$482,500	\$2,188	NO
Portland City-wide	\$381,108	\$1,728	NO

Source: RMLS, 2017

Average Latino Household



AVERAGE HOUSEHOLD PROFILE

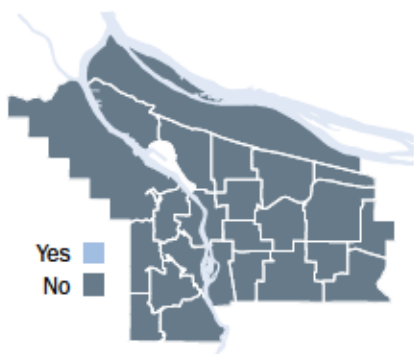
Portlanders	-
Households	-
Household Composition	2.51 individuals
Households with Children	44%
Median Income	\$38,901
Maximum Monthly Housing Considered Affordable	\$973
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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

Neighborhood	2015 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$247,750	\$1,124	NO
Belmont-Hawthorne-Division	\$505,000	\$2,290	NO
Centennial-Glenfair-Wilkes	\$248,000	\$1,125	NO
Central City	\$429,000	\$1,946	NO
Forest Park-Northwest Hills	\$650,000	\$2,948	NO
Gateway	\$271,700	\$1,232	NO
Hayden Island	\$282,500	\$1,281	NO
Hillsdale-Multnomah-Barbur	\$433,000	\$1,964	NO
Hollywood	\$625,000	\$2,356	NO
Interstate Corridor	\$420,000	\$1,905	NO
Lents-Foster	\$299,000	\$1,356	NO
MLK-Alberta	\$496,000	\$2,250	NO
Montavilla	\$383,950	\$1,741	NO
Northwest	\$585,000	\$2,653	NO
Parkrose-Argay	\$286,000	\$1,297	NO
Pleasant Valley	\$312,951	\$1,419	NO
Raleigh Hills	\$550,000	\$2,494	NO
Roseway-Cully	\$365,000	\$1,665	NO
Sellwood-Moreland-Brooklyn	\$485,000	\$2,200	NO
South Portland-Marquam Hill	\$470,000	\$2,132	NO
St. Johns	\$330,000	\$1,497	NO
Tryon Creek-South Terwilliger	\$543,000	\$2,463	NO
West Portland	\$425,000	\$1,928	NO
Woodstock	\$482,500	\$2,188	NO
Portland City-wide	\$381,108	\$1,728	NO

Source: RMLS, 2017

Average Native American Household



AVERAGE HOUSEHOLD PROFILE

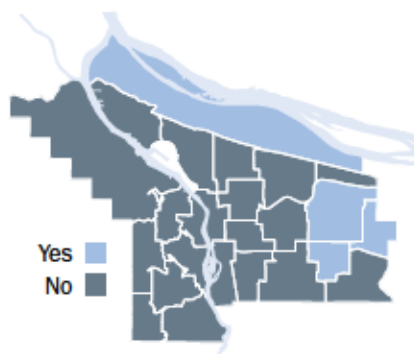
Portlanders	-
Households	-
Household Composition	1.38 individuals
Households with Children	19%
Median Income	\$28,373
Maximum Monthly Housing Considered Affordable	\$709
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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

Neighborhood	2015 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$247,750	\$1,124	NO
Belmont-Hawthorne-Division	\$505,000	\$2,290	NO
Centennial-Glenfair-Wilkes	\$248,000	\$1,125	NO
Central City	\$429,000	\$1,946	NO
Forest Park-Northwest Hills	\$650,000	\$2,948	NO
Gateway	\$271,700	\$1,232	NO
Hayden Island	\$282,500	\$1,281	NO
Hillsdale-Multnomah-Barbur	\$433,000	\$1,964	NO
Hollywood	\$625,000	\$2,356	NO
Interstate Corridor	\$420,000	\$1,905	NO
Lents-Foster	\$299,000	\$1,356	NO
MLK-Alberta	\$496,000	\$2,250	NO
Montavilla	\$383,950	\$1,741	NO
Northwest	\$585,000	\$2,653	NO
Parkrose-Argay	\$286,000	\$1,297	NO
Pleasant Valley	\$312,951	\$1,419	NO
Raleigh Hills	\$550,000	\$2,494	NO
Roseway-Cully	\$365,000	\$1,665	NO
Sellwood-Moreland-Brooklyn	\$485,000	\$2,200	NO
South Portland-Marquam Hill	\$470,000	\$2,132	NO
St. Johns	\$330,000	\$1,497	NO
Tryon Creek-South Terwilliger	\$543,000	\$2,463	NO
West Portland	\$425,000	\$1,928	NO
Woodstock	\$482,500	\$2,188	NO
Portland City-wide	\$381,108	\$1,728	NO

Source: RMLS, 2017

Average Asian Household



AVERAGE HOUSEHOLD PROFILE

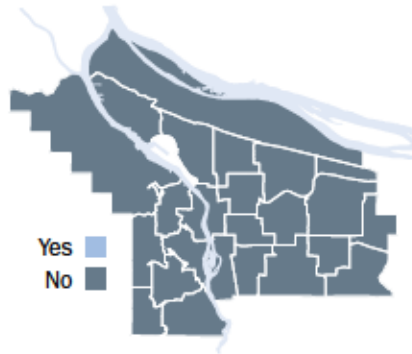
Portlanders	-
Households	-
Household Composition	2.34 individuals
Households with Children	31%
Median Income	\$51,820
Maximum Monthly Housing Considered Affordable	\$1,296
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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

Neighborhood	2015 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$247,750	\$1,124	YES
Belmont-Hawthorne-Division	\$505,000	\$2,290	NO
Centennial-Glenfair-Wilkes	\$248,000	\$1,125	YES
Central City	\$429,000	\$1,946	NO
Forest Park-Northwest Hills	\$650,000	\$2,948	NO
Gateway	\$271,700	\$1,232	YES
Hayden Island	\$282,500	\$1,281	YES
Hillsdale-Multnomah-Barbur	\$433,000	\$1,964	NO
Hollywood	\$625,000	\$2,356	NO
Interstate Corridor	\$420,000	\$1,905	NO
Lents-Foster	\$299,000	\$1,356	NO
MLK-Alberta	\$496,000	\$2,250	NO
Montavilla	\$383,950	\$1,741	NO
Northwest	\$585,000	\$2,653	NO
Parkrose-Argay	\$286,000	\$1,297	NO
Pleasant Valley	\$312,951	\$1,419	NO
Raleigh Hills	\$550,000	\$2,494	NO
Roseway-Cully	\$365,000	\$1,665	NO
Sellwood-Moreland-Brooklyn	\$485,000	\$2,200	NO
South Portland-Marquam Hill	\$470,000	\$2,132	NO
St. Johns	\$330,000	\$1,497	NO
Tryon Creek-South Terwilliger	\$543,000	\$2,463	NO
West Portland	\$425,000	\$1,928	NO
Woodstock	\$482,500	\$2,188	NO
Portland City-wide	\$381,108	\$1,728	NO

Source: RMLS, 2017

Average Senior Household



AVERAGE HOUSEHOLD PROFILE

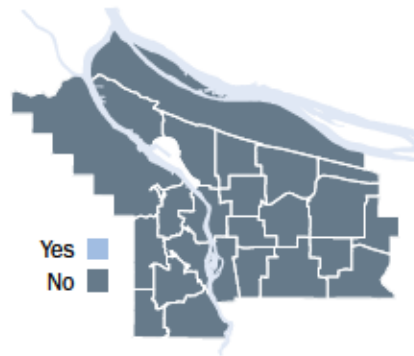
Portlanders	-
Households	-
Household Composition	1.59 individuals
Households with Children	3%
Median Income	\$39,328
Maximum Monthly Housing Considered Affordable	\$983
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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

Neighborhood	2015 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$247,750	\$1,124	NO
Belmont-Hawthorne-Division	\$505,000	\$2,290	NO
Centennial-Glenfair-Wilkes	\$248,000	\$1,125	NO
Central City	\$429,000	\$1,946	NO
Forest Park-Northwest Hills	\$650,000	\$2,948	NO
Gateway	\$271,700	\$1,232	NO
Hayden Island	\$282,500	\$1,281	NO
Hillsdale-Multnomah-Barbur	\$433,000	\$1,964	NO
Hollywood	\$625,000	\$2,356	NO
Interstate Corridor	\$420,000	\$1,905	NO
Lents-Foster	\$299,000	\$1,356	NO
MLK-Alberta	\$496,000	\$2,250	NO
Montavilla	\$383,950	\$1,741	NO
Northwest	\$585,000	\$2,653	NO
Parkrose-Argay	\$286,000	\$1,297	NO
Pleasant Valley	\$312,951	\$1,419	NO
Raleigh Hills	\$550,000	\$2,494	NO
Roseway-Cully	\$365,000	\$1,665	NO
Sellwood-Moreland-Brooklyn	\$485,000	\$2,200	NO
South Portland-Marquam Hill	\$470,000	\$2,132	NO
St. Johns	\$330,000	\$1,497	NO
Tryon Creek-South Terwilliger	\$543,000	\$2,463	NO
West Portland	\$425,000	\$1,928	NO
Woodstock	\$482,500	\$2,188	NO
Portland City-wide	\$381,108	\$1,728	NO

Source: RMLS, 2017

Average Single Mother Household



AVERAGE HOUSEHOLD PROFILE

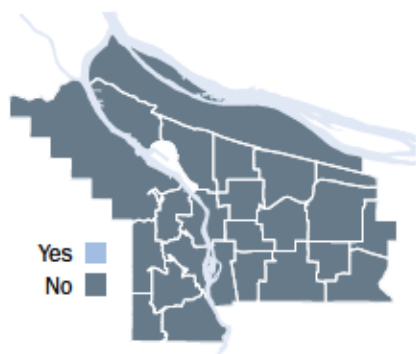
Portlanders	-
Households	-
Household Composition	3.43 individuals
Households with Children	100%
Median Income	\$25,453
Maximum Monthly Housing Considered Affordable	\$636
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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

Neighborhood	2015 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$247,750	\$1,124	NO
Belmont-Hawthorne-Division	\$505,000	\$2,290	NO
Centennial-Glenfair-Wilkes	\$248,000	\$1,125	NO
Central City	\$429,000	\$1,946	NO
Forest Park-Northwest Hills	\$650,000	\$2,948	NO
Gateway	\$271,700	\$1,232	NO
Hayden Island	\$282,500	\$1,281	NO
Hillsdale-Multnomah-Barbur	\$433,000	\$1,964	NO
Hollywood	\$625,000	\$2,356	NO
Interstate Corridor	\$420,000	\$1,905	NO
Lents-Foster	\$299,000	\$1,356	NO
MLK-Alberta	\$496,000	\$2,250	NO
Montavilla	\$383,950	\$1,741	NO
Northwest	\$585,000	\$2,653	NO
Parkrose-Argay	\$286,000	\$1,297	NO
Pleasant Valley	\$312,951	\$1,419	NO
Raleigh Hills	\$550,000	\$2,494	NO
Roseway-Cully	\$365,000	\$1,665	NO
Sellwood-Moreland-Brooklyn	\$485,000	\$2,200	NO
South Portland-Marquam Hill	\$470,000	\$2,132	NO
St. Johns	\$330,000	\$1,497	NO
Tryon Creek-South Terwilliger	\$543,000	\$2,463	NO
West Portland	\$425,000	\$1,928	NO
Woodstock	\$482,500	\$2,188	NO
Portland City-wide	\$381,108	\$1,728	NO

Source: RMLS, 2017

Average Foreign-Born Household



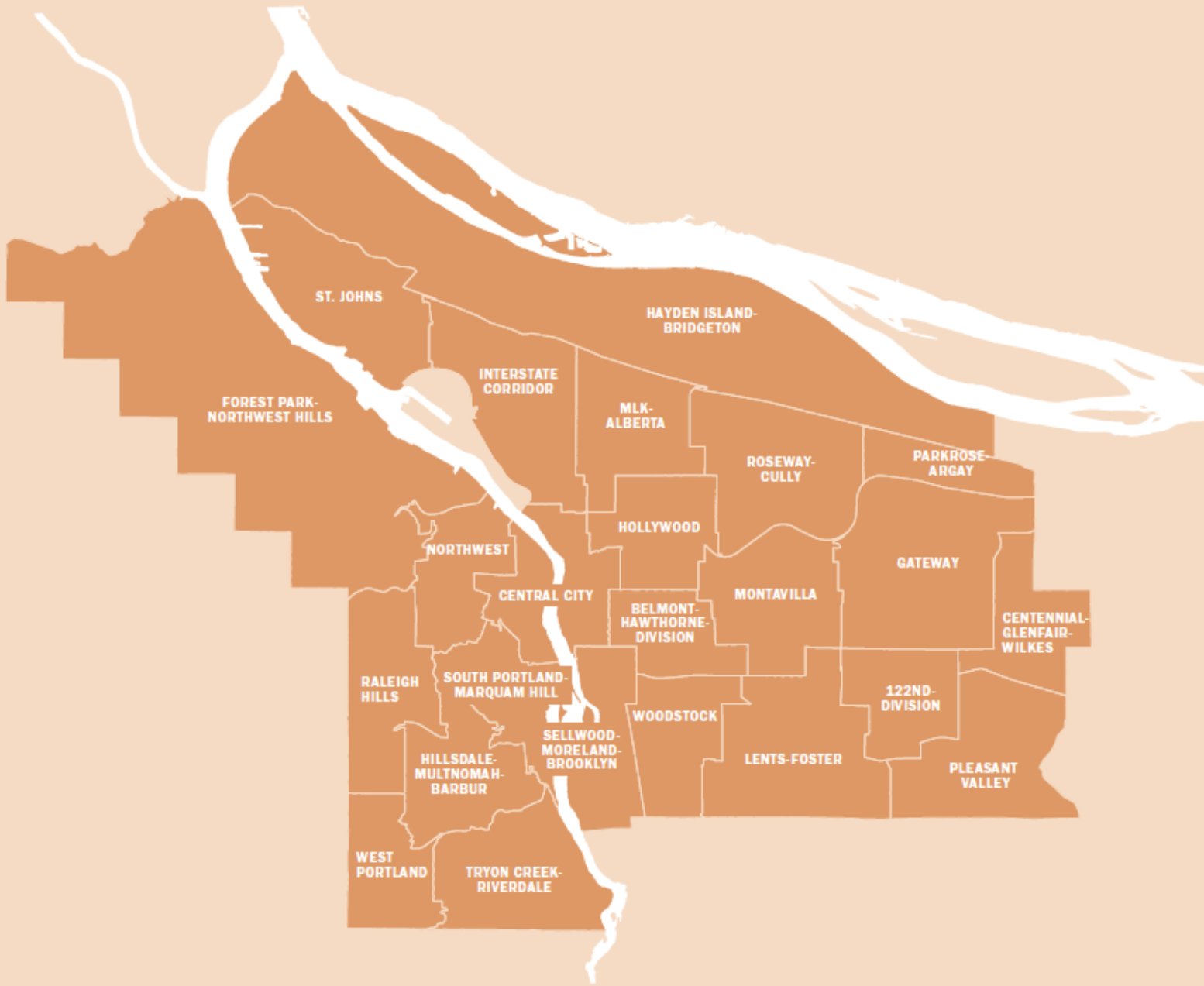
AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	2.68 individuals
Households with Children	42%
Median Income	\$26,270
Maximum Monthly Housing Considered Affordable	\$657
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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

Neighborhood	2015 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$247,750	\$1,124	NO
Belmont-Hawthorne-Division	\$505,000	\$2,290	NO
Centennial-Glenfair-Wilkes	\$248,000	\$1,125	NO
Central City	\$429,000	\$1,946	NO
Forest Park-Northwest Hills	\$650,000	\$2,948	NO
Gateway	\$271,700	\$1,232	NO
Hayden Island	\$282,500	\$1,281	NO
Hillsdale-Multnomah-Barbur	\$433,000	\$1,964	NO
Hollywood	\$625,000	\$2,356	NO
Interstate Corridor	\$420,000	\$1,905	NO
Lents-Foster	\$299,000	\$1,356	NO
MLK-Alberta	\$496,000	\$2,250	NO
Montavilla	\$383,950	\$1,741	NO
Northwest	\$585,000	\$2,653	NO
Parkrose-Argay	\$286,000	\$1,297	NO
Pleasant Valley	\$312,951	\$1,419	NO
Raleigh Hills	\$550,000	\$2,494	NO
Roseway-Cully	\$365,000	\$1,665	NO
Sellwood-Moreland-Brooklyn	\$485,000	\$2,200	NO
South Portland-Marquam Hill	\$470,000	\$2,132	NO
St. Johns	\$330,000	\$1,497	NO
Tryon Creek-South Terwilliger	\$543,000	\$2,463	NO
West Portland	\$425,000	\$1,928	NO
Woodstock	\$482,500	\$2,188	NO
Portland City-wide	\$381,108	\$1,728	NO

Source: RMLS, 2017



City & Neighborhood Profiles

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Guide to Neighborhood Profiles

Neighborhood Profile Portland



Population & Income	Population		Median Income		Poverty Rate	
	2000	2015	* 2000	2015	2000	2015
TOTAL	529,121	581,643	\$25,303	\$28,003	13.1%	18.0%
White	430,350	475,155	\$31,595	\$38,824	10.9%	15.0%
Black	41,589	35,697	-	\$27,412	25.9%	30.1%
Asian	39,485	46,389	\$63,295	\$51,820	13.2%	19.1%
Hispanic/Latino	36,058	50,670	\$33,346	\$38,901	24.1%	30.3%
Hawaiian-Pacific Islander	3,658	3,322	-	\$30,632	14.7%	40.9%
Native American	12,125	4,523	-	\$28,373	22.8%	39.1%

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016
Housing Units: Total Units	261,174	262,203	263,565	265,542	269,995	275,216	279,626
Housing Units: Single-Family	149,990	150,362	150,737	151,267	151,945	152,645	153,302
Housing Units: Multifamily	111,184	111,841	112,828	114,275	118,051	122,571	126,324
Regulated Affordable Housing Units	-	23,634	-	-	-	21,941	-
City Funded Regulated/Affordable Housing Units	2,384	10,092	10,469	11,129	11,620	11,807	12,152
New Residential Permits: Total Units	1,088	1,352	2,483	3,434	5,123	5,389	5,151
New Residential Permits: Single-Family Units	455	469	650	815	887	847	567
New Residential Permits: Multifamily Units	632	883	1,833	2,619	4,236	4,542	4,194

Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	\$4,298	\$1,540	\$2,077	\$4,422	1,609	N/A
Average Monthly Rent	\$1,208	\$1,130	\$1,320	\$4,422	\$1,717	N/A
Rental Unit Vacancy Rate	7.6%	8.8%	7.7%	7.1%	7.1%	N/A

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



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 2015.

Neighborhood households (all, single and with children), foreign-born individuals, persons experiencing disabilities, and seniors in the years 2000 and 2015.

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 2016.

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 2015 5-Year Estimates; Neighborhood Data Source: ACS 2015 5-Year Estimates

Sources: Housing Stock & Production

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

Sources: Housing Market & Affordability

Non-regulated Unit, Rent, and Vacancy Data Source: Costar 2017 Multifamily Residential Market Survey Data; Affordability Estimates Data Source: ACS 2015 5-Year Income Estimates and Costar 2017 Multifamily Residential Market Survey Data; Median Home Sales Prices: RMLS 2017; City Homeownership Rate Data Source: ACS 2015 5-Year Estimates; Neighborhood Homeownership Rate Data Source: ACS 2015 5-Year Estimates

Portland



Population & Income	Population		Median Income		Poverty Rate	
	2000	2015	*2000	2015	2000	2015
TOTAL	529,121	612,206	\$55,303	\$55,003	13.1%	18.0%
White	430,350	475,155	\$51,596	\$58,824	10.9%	15.0%
Black	41,589	35,667	-	\$27,412	25.9%	39.1%
Asian	39,485	46,389	\$63,296	\$51,820	13.2%	19.1%
Hispanic-Latino	36,058	59,670	\$53,346	\$38,901	24.1%	30.3%
Hawaiian-Pacific Islander	3,658	3,322	-	\$30,632	14.7%	40.9%
Native American	12,125	4,523	-	\$28,373	22.8%	39.1%

*(2015\$)

Households	2000	2015
Households Total	223,737	263,774
Single-Person Households	77,336	90,101
Households with Children	58,912	63,821
Foreign-Born Individuals	68,976	87,599
Persons Exp. Disabilities	93,782	79,275
Persons 65 and Older	61,163	79,224

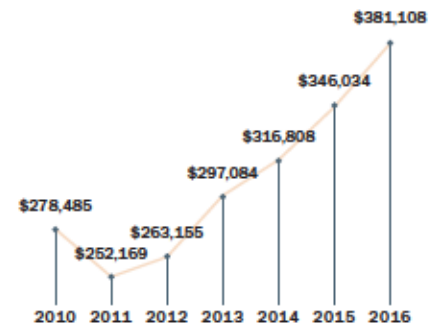
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016
Housing Units: Total Units	261,174	262,203	263,565	265,542	269,996	275,216	279,635
<i>Housing Units: Single-Family</i>	149,990	150,362	150,737	151,267	151,945	152,645	153,352
<i>Housing Units: Multifamily</i>	111,184	111,841	112,828	114,275	118,051	122,571	126,283
Regulated Affordable Housing Units	-	19,634	-	-	-	21,941	-
<i>City Funded Regulated Affordable Housing Units</i>	9,384	10,092	10,469	11,129	11,620	11,807	12,791
New Residential Permits: Total Units	1,088	1,352	2,483	3,434	5,123	5,389	5,151
<i>New Residential Permits: Single-Family Units</i>	456	469	650	815	887	847	957
<i>New Residential Permits: Multifamily Units</i>	632	883	1,833	2,619	4,236	4,542	4,194

Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	44,648	8,540	20,077	14,422	1,609	N/A
Average Monthly Rent	\$1,398	\$1,130	\$1,350	\$1,599	\$1,717	N/A
Rental Unit Vacancy Rate	7.6%	8.8%	7.7%	7.1%	7.1%	N/A

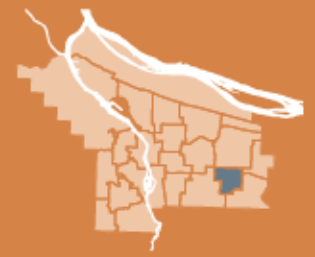
Housing Affordability	Overall	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	NO	YES	YES	NO	NO	NO
3-Person Extremely Low-Income	NO	NO	NO	NO	NO	NO
3-Person Low-Income	NO	NO	NO	NO	NO	NO
3-Person Moderate-Income	NO	YES	NO	NO	NO	NO
Couple with Family	YES	YES	YES	YES	YES	YES
White	YES	YES	YES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

Homeownership Rates	2000	2015
TOTAL	55.8%	52.9%
White	58.6%	55.8%
Black	38.2%	28.8%
Asian	56.8%	56.1%
Hispanic-Latino	30.4%	32.5%
Hawaiian-Pacific Islander	27.4%	24.0%
Native American	33.7%	30.9%

Median Home Sales Price (2016\$)



122nd-Division



Population & Income	Population		Median Income		Poverty Rate	
	2000	2015	*2000	2015	2000	2015
TOTAL	17,965	23,629	\$51,176	\$37,342	16.2%	29.3%
White	14,823	15,632	\$51,596	\$38,564	15.2%	26.4%
Black	596	1,474	-	\$16,620	40.7%	57.1%
Asian	1,592	3,715	\$63,296	\$35,103	12.7%	24.6%
Hispanic-Latino	1,756	4,102	\$53,346	\$34,884	12.8%	31.9%
Hawaiian-Pacific Islander	90	179	-	\$83,333	-	-
Native American	407	174	-	\$45,119	-	71.0%

*(2015\$)

Households	2000	2015
Households Total	6,241	7,795
Single-Person Households	1,456	2,008
Households with Children	2,487	3,187
Foreign-Born Individuals	3,617	7,085
Persons Exp. Disabilities	3,854	3,701
Persons 65 and Older	2,063	2,431

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016
Housing Units: Total Units	8,102	8,138	8,165	8,208	8,261	8,301	8,322
<i>Housing Units: Single-Family</i>	4,392	4,428	4,455	4,481	4,502	4,532	4,548
<i>Housing Units: Multifamily</i>	3,710	3,710	3,710	3,727	3,759	3,769	3,774
Regulated Affordable Housing Units	-	704	-	-	-	729	-
<i>City Funded Regulated Affordable Housing Units</i>	395	417	417	426	426	426	426
New Residential Permits: Total Units	44	45	35	49	43	13	74
<i>New Residential Permits: Single-Family Units</i>	44	45	26	49	43	13	73
<i>New Residential Permits: Multifamily Units</i>	-	-	9	-	-	-	1

Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	1549	75	446	932	96	N/A
Average Monthly Rent	\$953	\$655	\$819	\$1,000	\$1,279	N/A
Rental Unit Vacancy Rate	3.3%	2.3%	2.5%	3.4%	4.3%	N/A

Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	NO	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	YES	NO	NO	NO
Latino	YES	YES	NO	NO	NO
Native American	YES	NO	NO	NO	NO
Asian	YES	YES	YES	YES	YES
Senior	YES	YES	NO	NO	NO
Single Mother	NO	NO	NO	NO	NO
Foreign-Born	YES	YES	YES	NO	NO

Homeownership Rates	2000	2015
TOTAL	58.6%	49.7%
White	60.9%	51.6%
Black	-	4.3%
Asian	73.6%	74.7%
Hispanic-Latino	32.2%	41.9%
Hawaiian-Pacific Islander	-	23.7%
Native American	-	33.8%

Median Home Sales Price (2016\$)





Neighborhood Profile

Belmont-Hawthorne-Division

Population & Income	Population		Median Income		Poverty Rate	
	2000	2015	*2000	2015	2000	2015
TOTAL	26,866	29,360	\$54,295	\$62,411	12.5%	12.1%
White	23,874	25,349	\$54,772	\$62,798	12.3%	11.4%
Black	732	480	-	\$27,395	8.4%	31.1%
Asian	1,925	1,612	\$59,286	\$59,301	8.0%	13.3%
Hispanic-Latino	1,077	1,375	\$49,044	\$60,652	24.6%	16.1%
Hawaiian-Pacific Islander	83	15	-	-	-	-
Native American	532	121	-	\$43,846	-	36.4%

*(2015\$)

Households	2000	2015
Households Total	12,606	13,375
Single-Person Households	4,660	4,746
Households with Children	2,295	2,562
Foreign-Born Individuals	2,656	2,109
Persons Exp. Disabilities	3,967	2,452
Persons 65 and Older	2,750	2,486

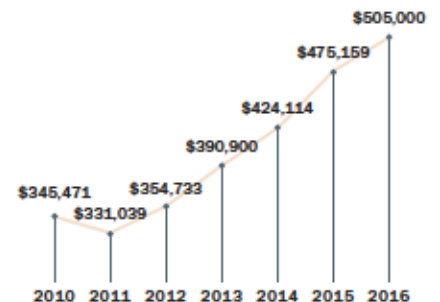
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016
Housing Units: Total Units	13,476	13,488	13,538	13,748	14,157	14,434	14,731
Housing Units: Single-Family	7,112	7,124	7,143	7,166	7,201	7,243	7,279
Housing Units: Multifamily	6,364	6,364	6,395	6,582	6,956	7,191	7,452
Regulated Affordable Housing Units	-	363	-	-	-	363	-
City Funded Regulated Affordable Housing Units	109	109	109	109	109	179	179
New Residential Permits: Total Units	38	72	276	587	166	267	316
New Residential Permits: Single-Family Units	14	30	27	49	51	32	48
New Residential Permits: Multifamily Units	24	42	249	538	115	235	268

Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	3,014	453	1,804	678	79	N/A
Average Monthly Rent	\$1,303	\$1,115	\$1,293	\$1,476	\$1,307	N/A
Rental Unit Vacancy Rate	4.7%	5.3%	4.8%	5.4%	2.5%	N/A

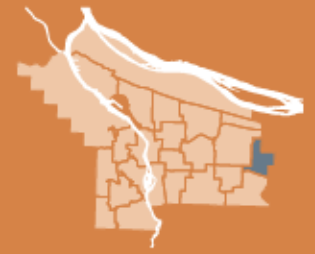
Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	NO	YES	NO	YES	NO
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	NO	NO	NO	NO	NO
3-Person Moderate-Income	YES	YES	NO	YES	NO
Couple with Family	YES	YES	YES	YES	NO
White	YES	YES	NO	YES	NO
Black	NO	NO	NO	NO	NO
Latino	NO	NO	NO	NO	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	YES	NO	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	2015
TOTAL	46.9%	49.2%
White	47.4%	49.5%
Black	-	22.4%
Asian	61.6%	51.0%
Hispanic-Latino	31.5%	35.0%
Hawaiian-Pacific Islander	-	-
Native American	-	63.5%

Median Home Sales Price (2016\$)



Centennial-Glenfair-Wilkes



Population & Income	Population		Median Income		Poverty Rate	
	2000	2015	*2000	2015	2000	2015
TOTAL	25,002	30,556	\$50,854	\$40,222	14.1%	31.0%
White	20,341	20,766	\$52,231	\$40,536	11.9%	27.7%
Black	836	2,058	-	\$23,168	18.9%	52.4%
Asian	1,671	2,673	-	\$52,357	8.9%	25.8%
Hispanic-Latino	3,303	6,381	\$40,394	\$41,781	9.1%	33.7%
Hawaiian-Pacific Islander	160	459	-	\$22,145	-	55.3%
Native American	538	425	-	\$16,071	-	87.4%

*(2015\$)

Households	2000	2015
Households Total	9,065	9,866
Single-Person Households	2,205	2,250
Households with Children	3,439	4,189
Foreign-Born Individuals	4,346	7,525
Persons Exp. Disabilities	5,203	4,982
Persons 65 and Older	2,824	3,244

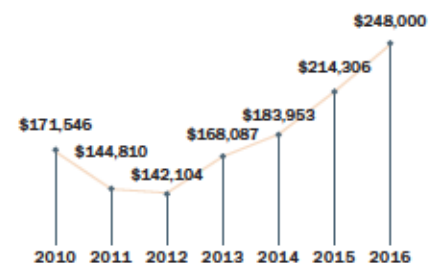
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016
Housing Units: Total Units	8,793	8,829	8,835	8,892	8,981	9,022	9,026
<i>Housing Units: Single-Family</i>	4,847	4,867	4,873	4,881	4,892	4,897	4,901
<i>Housing Units: Multifamily</i>	3,946	3,962	3,962	4,011	4,089	4,125	4,125
Regulated Affordable Housing Units	-	586	-	-	-	774	-
<i>City Funded Regulated Affordable Housing Units</i>	270	270	270	328	328	328	328
New Residential Permits: Total Units	46	11	83	25	85	6	12
<i>New Residential Permits: Single-Family Units</i>	16	11	56	25	7	6	12
<i>New Residential Permits: Multifamily Units</i>	30	-	27	-	78	-	-

Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	2113	128	527	1324	134	N/A
Average Monthly Rent	\$966	\$867	\$906	\$977	\$1,245	N/A
Rental Unit Vacancy Rate	3.8%	4.1%	4.2%	3.8%	2.9%	N/A

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

Homeownership Rates	2000	2015
TOTAL	58.2%	53.9%
White	62.6%	57.6%
Black	-	26.6%
Asian	-	70.9%
Hispanic-Latino	20.2%	36.7%
Hawaiian-Pacific Islander	-	-
Native American	-	31.8%

Median Home Sales Price (2016\$)





Neighborhood Profile

Central City

Population & Income	Population		Median Income		Poverty Rate	
	2000	2015	*2000	2015	2000	2015
TOTAL	25,801	34,748	\$30,119	\$35,401	29.0%	28.4%
White	21,330	27,383	\$31,722	\$38,304	27.0%	26.4%
Black	1,841	1,754	\$20,582	\$18,214	41.1%	48.0%
Asian	1,938	2,616	\$27,147	\$40,167	29.4%	29.9%
Hispanic-Latino	1,344	2,273	\$26,062	\$31,956	32.4%	29.7%
Hawaiian-Pacific Islander	120	97	-	\$54,315	-	75.3%
Native American	784	302	-	\$20,735	43.5%	32.3%

*(2015\$)

Households	2000	2015
Households Total	15,752	21,178
Single-Person Households	11,068	14,017
Households with Children	729	960
Foreign-Born Individuals	2,952	3,953
Persons Exp. Disabilities	6,207	5,989
Persons 65 and Older	2,937	4,220

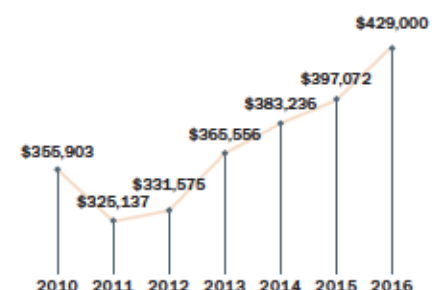
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016
Housing Units: Total Units	23,993	24,273	24,542	24,805	25,291	27,196	28,521
Housing Units: Single-Family	1,100	1,100	1,105	1,106	1,112	1,115	1,125
Housing Units: Multifamily	22,893	23,173	23,437	23,699	24,179	26,081	27,396
Regulated Affordable Housing Units	-	7,109	-	-	-	7,978	-
City Funded Regulated Affordable Housing Units	4,914	5,341	5,614	5,821	6,037	6,089	6,426
New Residential Permits: Total Units	282	226	545	228	1,803	1,730	1,147
New Residential Permits: Single-Family Units	-	6	2	10	6	8	6
New Residential Permits: Multifamily Units	282	220	543	218	1,797	1,722	1,141

Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	13,094	3,867	5,985	3,005	237	N/A
Average Monthly Rent	\$1,539	\$1,130	\$1,469	\$2,126	\$2,971	N/A
Rental Unit Vacancy Rate	9.9%	10.2%	9.6%	11.2%	14.5%	N/A

Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	NO	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

Homeownership Rates	2000	2015
TOTAL	11.9%	20.5%
White	13.0%	22.3%
Black	5.9%	8.3%
Asian	10.5%	17.3%
Hispanic-Latino	6.0%	17.8%
Hawaiian-Pacific Islander	-	7.2%
Native American	-	12.9%

Median Home Sales Price (2016\$)



Forest Park-Northwest Hills



Population & Income	Population		Median Income		Poverty Rate	
	2000	2015	*2000	2015	2000	2015
TOTAL	6,046	9,291	\$135,493	\$128,663	4.0%	5.8%
White	5,542	7,312	\$108,583	\$132,632	4.4%	6.3%
Black	76	99	-	-	-	5.1%
Asian	446	1,158	-	\$108,654	-	4.9%
Hispanic-Latino	114	305	-	\$58,599	-	-
Hawaiian-Pacific Islander	-	13	-	-	-	-
Native American	70	4	-	-	-	-

*(2015\$)

Households	2000	2015
Households Total	2,303	3,507
Single-Person Households	427	763
Households with Children	882	1,289
Foreign-Born Individuals	578	1,773
Persons Exp. Disabilities	464	694
Persons 65 and Older	445	1,182

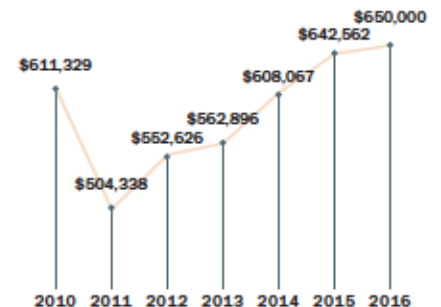
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016
Housing Units: Total Units	3,778	3,786	3,796	3,813	3,828	3,849	3,867
<i>Housing Units: Single-Family</i>	3,120	3,128	3,138	3,155	3,170	3,191	3,209
<i>Housing Units: Multifamily</i>	658	658	658	658	658	658	658
Regulated Affordable Housing Units	-	-	-	-	-	-	-
<i>City Funded Regulated Affordable Housing Units</i>	-	-	-	-	-	-	-
New Residential Permits: Total Units	10	16	12	28	18	15	12
<i>New Residential Permits: Single-Family Units</i>	10	16	12	28	18	15	12
<i>New Residential Permits: Multifamily Units</i>	-	-	-	-	-	-	-

Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	168	-	40	128	-	N/A
Average Monthly Rent	\$1,522	-	\$1,224	\$1,615	-	N/A
Rental Unit Vacancy Rate	6.3%	-	6.3%	6.3%	-	N/A

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

Homeownership Rates	2000	2015
TOTAL	90.5%	83.2%
White	90.5%	84.3%
Black	-	100.0%
Asian	-	74.7%
Hispanic-Latino	-	73.7%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2016\$)





Neighborhood Profile

Gateway

Population & Income	Population		Median Income		Poverty Rate	
	2000	2015	*2000	2015	2000	2015
TOTAL	42,431	51,128	\$53,650	\$42,693	12.4%	21.1%
White	35,211	34,760	\$53,873	\$46,896	10.1%	16.8%
Black	1,527	3,430	-	\$25,654	33.5%	38.3%
Asian	4,051	5,487	\$65,212	\$36,280	10.8%	22.8%
Hispanic-Latino	2,926	7,250	\$44,076	\$26,052	29.5%	36.4%
Hawaiian-Pacific Islander	228	783	-	\$32,711	-	5.5%
Native American	781	517	-	\$50,179	18.4%	14.7%

*(2015\$)

Households	2000	2015
Households Total	16,496	18,846
Single-Person Households	4,735	6,203
Households with Children	5,013	5,443
Foreign-Born Individuals	7,170	12,347
Persons Exp. Disabilities	8,504	8,742
Persons 65 and Older	8,004	7,970

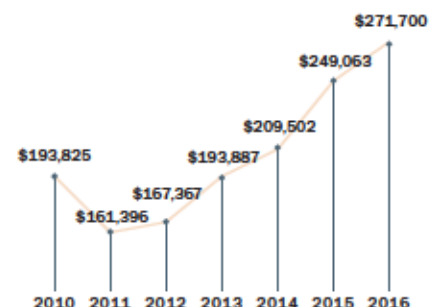
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016
Housing Units: Total Units	18,515	18,523	18,545	18,749	18,877	19,036	19,140
Housing Units: Single-Family	11,589	11,597	11,611	11,628	11,656	11,666	11,685
Housing Units: Multifamily	6,926	6,926	6,934	7,121	7,221	7,370	7,455
Regulated Affordable Housing Units	485	1,089	-	-	-	1,367	-
City Funded Regulated Affordable Housing Units	620	667	667	727	794	889	889
New Residential Permits: Total Units	57	21	153	30	317	96	117
New Residential Permits: Single-Family Units	10	21	26	30	28	24	19
New Residential Permits: Multifamily Units	47	-	127	-	289	72	98

Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	4,071	101	1,441	2,223	306	N/A
Average Monthly Rent	\$1,034	\$883	\$906	\$1,086	\$1,314	N/A
Rental Unit Vacancy Rate	3.5%	0.7%	3.4%	3.4%	5.1%	N/A

Housing Affordability	Rental				Homeownership
	Studio	1-BR	2-BR	3-BR	
Avg. Portland Household	NO	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	NO	NO	NO	NO	NO
Latino	YES	YES	NO	NO	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	YES	YES	NO	YES
Senior	YES	YES	NO	NO	NO
Single Mother	NO	NO	NO	NO	NO
Foreign-Born	YES	YES	NO	NO	NO

Homeownership Rates	2000	2015
TOTAL	62.9%	48.0%
White	65.5%	55.2%
Black	28.3%	21.3%
Asian	69.4%	42.4%
Hispanic-Latino	27.2%	15.4%
Hawaiian-Pacific Islander	-	27.7%
Native American	-	34.6%

Median Home Sales Price (2016\$)





Neighborhood Profile

Hayden Island

Population & Income	Population		Median Income		Poverty Rate	
	2000	2015	*2000	2015	2000	2015
TOTAL	6,115	6,662	\$59,536	\$52,571	9.6%	13.5%
White	5,078	4,612	\$59,090	\$54,079	8.3%	14.3%
Black	550	683	-	\$53,333	-	5.5%
Asian	236	474	-	\$39,582	-	0.9%
Hispanic-Latino	348	735	-	\$51,607	-	18.6%
Hawaiian-Pacific Islander	41	54	-	-	-	-
Native American	187	163	-	\$27,500	-	84.3%

*(2015\$)

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016
Housing Units: Total Units	3,344	3,344	3,344	3,345	3,345	3,631	3,633
<i>Housing Units: Single-Family</i>	945	945	945	946	946	948	950
<i>Housing Units: Multifamily</i>	2,399	2,399	2,399	2,399	2,399	2,683	2,683
Regulated Affordable Housing Units	-	-	-	-	-	-	-
<i>City Funded Regulated Affordable Housing Units</i>	-	-	-	-	-	-	-
New Residential Permits: Total Units	-	-	1	96	142	1	66
<i>New Residential Permits: Single-Family Units</i>	-	-	1	1	2	1	66
<i>New Residential Permits: Multifamily Units</i>	-	-	-	95	140	-	-

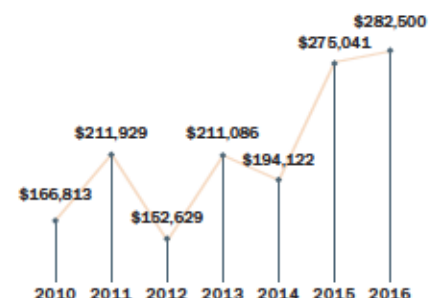
Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	497	9	250	238	-	N/A
Average Monthly Rent	\$1,851	\$1,008	\$1,603	\$2,144	-	N/A
Rental Unit Vacancy Rate	8.1%	11.1%	14.3%	14.1%	-	N/A

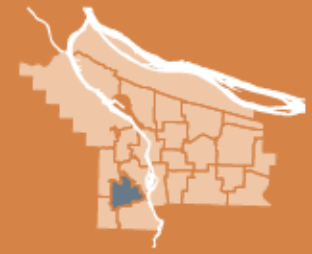
Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	NO	NO	NO	-	YES
3-Person Extremely Low-Income	NO	NO	NO	-	NO
3-Person Low-Income	YES	NO	NO	-	NO
3-Person Moderate-Income	YES	NO	NO	-	YES
Couple with Family	YES	YES	YES	-	YES
White	YES	NO	NO	-	YES
Black	NO	NO	NO	-	NO
Latino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

Households	2000	2015
Households Total	2,324	2,548
Single-Person Households	885	1,075
Households with Children	384	489
Foreign-Born Individuals	406	782
Persons Exp. Disabilities	1,090	980
Persons 65 and Older	594	1,025

Homeownership Rates	2000	2015
TOTAL	75.8%	75.9%
White	76.8%	78.5%
Black	-	54.6%
Asian	-	81.2%
Hispanic-Latino	-	63.8%
Hawaiian-Pacific Islander	-	100.0%
Native American	-	-

Median Home Sales Price (2016\$)





Neighborhood Profile

Hillsdale-Multnomah-Barbur

Population & Income	Population		Median Income		Poverty Rate	
	2000	2015	*2000	2015	2000	2015
TOTAL	18,079	20,825	\$70,096	\$66,385	8.4%	12.0%
White	16,416	18,584	\$70,272	\$67,876	6.7%	11.8%
Black	486	341	-	\$85,416	21.1%	5.7%
Asian	900	526	-	\$67,500	19.2%	20.3%
Hispanic-Latino	767	1,008	-	\$53,478	22.9%	10.4%
Hawaiian-Pacific Islander	104	121	-	\$54,999	-	7.4%
Native American	315	57	-	-	-	19.3%

*(2015\$)

Households	2000	2015
Households Total	8,412	9,176
Single-Person Households	2,842	3,018
Households with Children	1,997	2,130
Foreign-Born Individuals	1,658	1,454
Persons Exp. Disabilities	2,189	1,860
Persons 65 and Older	2,095	2,429

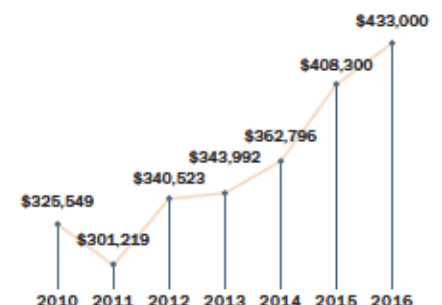
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016
Housing Units: Total Units	9,219	9,224	9,239	9,251	9,399	9,425	9,464
Housing Units: Single-Family	5,841	5,846	5,861	5,873	5,899	5,925	5,955
Housing Units: Multifamily	3,378	3,378	3,378	3,378	3,500	3,500	3,509
Regulated Affordable Housing Units	-	224	-	-	-	287	-
City Funded Regulated Affordable Housing Units	127	127	127	127	249	249	249
New Residential Permits: Total Units	12	9	1	23	39	32	116
New Residential Permits: Single-Family Units	12	9	14	23	39	32	44
New Residential Permits: Multifamily Units	-	-	119	-	-	-	72

Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	1,541	31	592	759	159	N/A
Average Monthly Rent	\$1,136	\$1,012	\$1,012	\$1,146	\$1,541	N/A
Rental Unit Vacancy Rate	5.3%	6.8%	3.7%	6.8%	3.9%	N/A

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

Homeownership Rates	2000	2015
TOTAL	60.1%	57.9%
White	62.9%	59.7%
Black	-	36.0%
Asian	-	52.3%
Hispanic-Latino	-	41.8%
Hawaiian-Pacific Islander	-	-
Native American	-	47.8%

Median Home Sales Price (2016\$)





Neighborhood Profile

Hollywood

Population & Income	Population		Median Income		Poverty Rate	
	2000	2015	*2000	2015	2000	2015
TOTAL	29,487	32,403	\$66,239	\$71,766	7.9%	10.1%
White	26,557	28,796	\$69,271	\$73,960	6.6%	9.6%
Black	1,649	615	\$47,273	\$24,086	22.0%	45.8%
Asian	1,137	1,210	-	\$84,322	3.9%	4.4%
Hispanic-Latino	1,081	1,860	\$45,639	\$39,353	13.7%	12.2%
Hawaiian-Pacific Islander	97	6	-	-	-	-
Native American	526	117	-	\$26,136	-	20.5%

*(2015\$)

Households	2000	2015
Households Total	14,069	14,503
Single-Person Households	5,548	4,884
Households with Children	3,118	3,593
Foreign-Born Individuals	1,860	2,047
Persons Exp. Disabilities	4,388	2,854
Persons 65 and Older	3,193	3,773

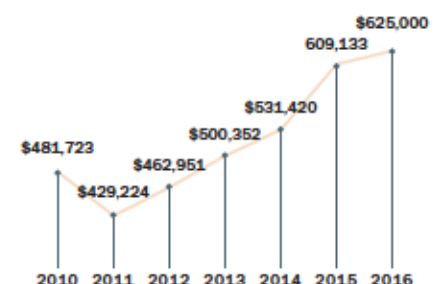
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016
Housing Units: Total Units	14,632	14,685	14,819	14,901	15,340	15,431	15,512
Housing Units: Single-Family	8,017	8,018	8,026	8,035	8,054	8,064	8,085
Housing Units: Multifamily	6,615	6,667	6,793	6,866	7,286	7,367	7,427
Regulated Affordable Housing Units	-	642	-	-	-	732	-
City Funded Regulated Affordable Housing Units	135	152	152	172	172	172	172
New Residential Permits: Total Units	59	59	1	409	150	53	317
New Residential Permits: Single-Family Units	9	12	12	30	26	16	8
New Residential Permits: Multifamily Units	50	47	145	379	124	37	309

Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	3,340	574	1,759	925	82	N/A
Average Monthly Rent	\$1,307	\$1,067	\$1,229	\$1,579	\$1,864	N/A
Rental Unit Vacancy Rate	5.6%	6.8%	4.9%	6.7%	7.4%	N/A

Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	NO	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	YES	NO
White	YES	YES	NO	NO	NO
Black	NO	NO	NO	NO	NO
Latino	NO	NO	NO	NO	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	YES	NO	NO	NO
Senior	NO	NO	NO	NO	NO
Single Mother	NO	NO	NO	NO	NO
Foreign-Born	NO	NO	NO	NO	NO

Homeownership Rates	2000	2015
TOTAL	53.8%	54.0%
White	57.2%	56.1%
Black	16.4%	23.1%
Asian	-	55.6%
Hispanic-Latino	28.9%	27.8%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2016\$)





Neighborhood Profile

Interstate Corridor

Population & Income	Population		Median Income		Poverty Rate	
	2000	2015	*2000	2015	2000	2015
TOTAL	39,928	44,625	\$50,340	\$56,961	17.9%	18.4%
White	24,909	32,545	\$54,465	\$64,081	13.1%	14.5%
Black	10,795	6,182	\$35,973	\$24,867	24.9%	39.1%
Asian	2,141	2,068	\$53,990	\$80,717	23.6%	12.9%
Hispanic-Latino	3,915	4,037	\$41,043	\$52,161	30.1%	24.6%
Hawaiian-Pacific Islander	586	64	-	\$19,772	-	26.6%
Native American	1,368	117	-	\$23,636	29.1%	21.3%

*(2015\$)

Households	2000	2015
Households Total	15,835	18,096
Single-Person Households	4,864	5,779
Households with Children	4,891	4,556
Foreign-Born Individuals	5,096	4,171
Persons Exp. Disabilities	8,675	5,237
Persons 65 and Older	3,886	3,817

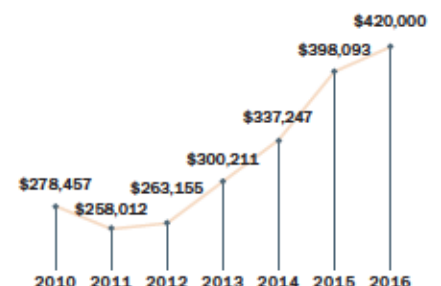
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016
Housing Units: Total Units	18,297	18,450	18,579	18,819	19,675	19,972	20,632
<i>Housing Units: Single-Family</i>	12,710	12,747	12,785	12,874	12,973	13,058	13,125
<i>Housing Units: Multifamily</i>	5,587	5,703	5,794	5,945	6,702	6,914	7,507
Regulated Affordable Housing Units	-	2,050	-	-	-	2,303	-
<i>City Funded Regulated Affordable Housing Units</i>	968	1085	1107	1187	1234	1249	1257
New Residential Permits: Total Units	160	130	1	542	511	699	482
<i>New Residential Permits: Single-Family Units</i>	53	49	105	110	122	115	174
<i>New Residential Permits: Multifamily Units</i>	107	81	280	432	389	584	308

Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	2,585	515	1,432	603	35	N/A
Average Monthly Rent	\$1,340	\$1,064	\$1,332	\$1,636	\$1,599	N/A
Rental Unit Vacancy Rate	7.5%	6.2%	8.4%	8.5%	5.8%	N/A

Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	NO	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	YES	YES
White	YES	YES	NO	NO	NO
Black	NO	NO	NO	NO	NO
Latino	NO	NO	NO	NO	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	NO	NO	NO	NO
Senior	NO	NO	NO	NO	NO
Single Mother	NO	NO	NO	NO	NO
Foreign-Born	NO	NO	NO	NO	NO

Homeownership Rates	2000	2015
TOTAL	60.2%	56.8%
White	68.4%	60.6%
Black	43.7%	39.4%
Asian	67.1%	55.6%
Hispanic-Latino	38.9%	48.6%
Hawaiian-Pacific Islander	-	100.0%
Native American	-	31.3%

Median Home Sales Price (2016\$)



Lents-Foster



Population & Income	Population		Median Income		Poverty Rate	
	2000	2015	*2000	2015	2000	2015
TOTAL	43,813	49,546	\$50,086	\$46,133	14.0%	19.6%
White	35,890	36,855	\$50,634	\$48,762	13.1%	17.8%
Black	1,085	1,721	\$53,680	\$30,474	29.6%	42.3%
Asian	4,777	6,785	-	\$34,383	11.8%	19.8%
Hispanic-Latino	3,474	6,904	\$47,564	\$36,399	17.4%	30.5%
Hawaiian-Pacific Islander	292	156	-	\$30,921	-	65.2%
Native American	1,141	383	-	\$24,513	19.7%	29.4%

*(2015\$)

Households	2000	2015
Households Total	16,556	18,599
Single-Person Households	4,496	4,968
Households with Children	5,582	6,214
Foreign-Born Individuals	8,368	9,603
Persons Exp. Disabilities	9,263	7,412
Persons 65 and Older	4,496	4,555

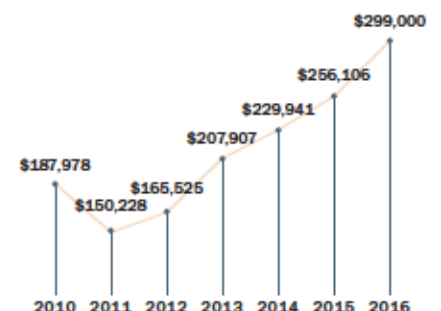
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016
Housing Units: Total Units	18,761	18,820	18,884	18,953	19,061	19,162	19,276
<i>Housing Units: Single-Family</i>	14,043	14,098	14,148	14,215	14,317	14,402	14,484
<i>Housing Units: Multifamily</i>	4,718	4,722	4,736	4,738	4,744	4,760	4,792
Regulated Affordable Housing Units	-	988	-	-	-	1,023	-
<i>City Funded Regulated Affordable Housing Units</i>	315	354	373	374	374	374	374
New Residential Permits: Total Units	78	48	1	110	102	162	183
<i>New Residential Permits: Single-Family Units</i>	78	48	71	110	96	113	115
<i>New Residential Permits: Multifamily Units</i>	-	-	-	-	6	49	68

Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	1,199	8	324	725	142	N/A
Average Monthly Rent	\$1,085	\$913	\$962	\$1,084	\$1,477	N/A
Rental Unit Vacancy Rate	4.1%	0.0%	3.9%	4.0%	6.0%	N/A

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

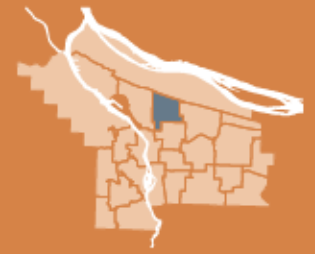
Homeownership Rates	2000	2015
TOTAL	61.0%	57.3%
White	62.1%	60.2%
Black	-	17.6%
Asian	73.6%	57.5%
Hispanic-Latino	45.8%	43.3%
Hawaiian-Pacific Islander	-	-
Native American	-	19.5%

Median Home Sales Price (2016\$)



Neighborhood Profile

MLK-Alberta



Population & Income	Population		Median Income		Poverty Rate	
	2000	2015	*2000	2015	2000	2015
TOTAL	33,611	35,257	\$60,162	\$75,679	13.4%	12.5%
White	20,305	27,101	\$68,801	\$82,563	7.7%	11.3%
Black	11,272	4,551	\$42,699	\$42,083	21.5%	11.5%
Asian	1,140	1,019	-	\$72,856	11.0%	14.8%
Hispanic-Latino	2,353	2,246	\$57,568	\$59,234	27.0%	23.3%
Hawaiian-Pacific Islander	383	16	-	-	-	-
Native American	958	250	-	\$60,000	33.2%	40.6%

*(2015\$)

Households	2000	2015
Households Total	13,112	13,821
Single-Person Households	3,443	3,661
Households with Children	4,215	3,713
Foreign-Born Individuals	2,811	2,603
Persons Exp. Disabilities	5,852	3,274
Persons 65 and Older	2,952	3,129

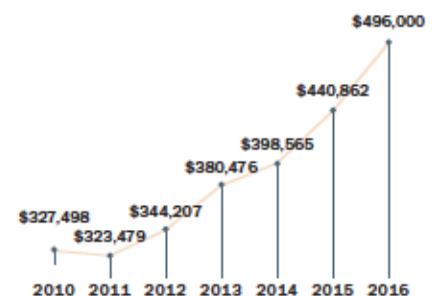
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016
Housing Units: Total Units	13,962	14,054	14,109	14,194	14,335	14,458	14,600
<i>Housing Units: Single-Family</i>	11,619	11,664	11,719	11,794	11,851	11,938	12,010
<i>Housing Units: Multifamily</i>	2,343	2,390	2,390	2,400	2,484	2,520	2,590
Regulated Affordable Housing Units	-	713	-	-	-	757	-
<i>City Funded Regulated Affordable Housing Units</i>	225	264	321	323	323	323	323
New Residential Permits: Total Units	104	53	1	144	149	140	285
<i>New Residential Permits: Single-Family Units</i>	64	53	77	76	97	96	91
<i>New Residential Permits: Multifamily Units</i>	40	-	8	78	52	44	194

Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	557	85	331	131	10	N/A
Average Monthly Rent	\$1,128	\$1,151	\$1,055	\$1,287	\$1,058	N/A
Rental Unit Vacancy Rate	6.1%	7.8%	5.2%	7.0%	9.0%	N/A

Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	NO	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	NO	NO	NO	NO	NO

Homeownership Rates	2000	2015
TOTAL	69.6%	70.0%
White	76.8%	70.5%
Black	57.7%	69.9%
Asian	-	64.5%
Hispanic-Latino	43.7%	45.5%
Hawaiian-Pacific Islander	-	-
Native American	-	72.1%

Median Home Sales Price (2016\$)



Neighborhood Profile

Montavilla



Population & Income	Population		Median Income		Poverty Rate	
	2000	2015	*2000	2015	2000	2015
TOTAL	34,989	37,819	\$56,869	\$55,999	9.3%	15.8%
White	29,100	29,805	\$58,371	\$58,756	7.8%	11.1%
Black	1,212	1,626	-	\$23,464	21.4%	51.4%
Asian	3,909	3,534	\$57,836	\$44,829	12.4%	27.9%
Hispanic-Latino	1,949	2,605	\$46,431	\$44,389	28.0%	27.9%
Hawaiian-Pacific Islander	230	284	-	-	-	75.3%
Native American	651	429	-	-	-	47.5%

*(2015\$)

Households	2000	2015
Households Total	14,288	15,674
Single-Person Households	4,498	4,914
Households with Children	3,856	3,730
Foreign-Born Individuals	5,260	4,593
Persons Exp. Disabilities	5,618	4,304
Persons 65 and Older	4,577	4,532

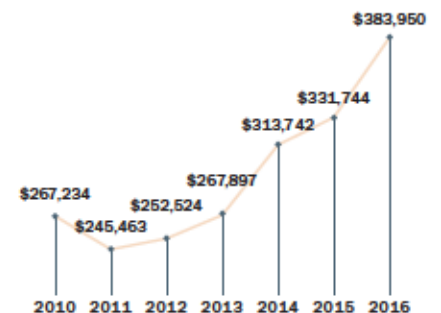
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016
Housing Units: Total Units	15,239	15,259	15,274	15,299	15,347	15,449	15,595
Housing Units: Single-Family	10,445	10,463	10,478	10,503	10,537	10,584	10,627
Housing Units: Multifamily	4,794	4,796	4,796	4,796	4,810	4,865	4,968
Regulated Affordable Housing Units	-	674	-	-	-	688	-
City Funded Regulated Affordable Housing Units	264	264	264	264	303	303	303
New Residential Permits: Total Units	17	16	45	43	89	116	195
New Residential Permits: Single-Family Units	17	16	30	40	61	79	69
New Residential Permits: Multifamily Units	-	-	15	3	28	37	126

Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	1684	223	654	680	127	N/A
Average Monthly Rent	\$1,040	\$1,048	\$926	\$1,109	\$1,315	N/A
Rental Unit Vacancy Rate	4.1%	3.9%	4.9%	3.2%	3.9%	N/A

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

Homeownership Rates	2000	2015
TOTAL	59.2%	55.2%
White	61.1%	57.7%
Black	-	16.5%
Asian	61.5%	58.1%
Hispanic-Latino	33.5%	25.7%
Hawaiian-Pacific Islander	-	20.5%
Native American	-	19.2%

Median Home Sales Price (2016\$)





Neighborhood Profile

Northwest

Population & Income	Population		Median Income		Poverty Rate	
	2000	2015	*2000	2015	2000	2015
TOTAL	16,802	21,542	\$50,063	\$67,022	13.0%	12.7%
White	15,530	18,655	\$52,834	\$70,384	11.5%	10.4%
Black	386	393	-	\$19,193	-	70.2%
Asian	718	1,031	-	\$71,374	27.6%	14.0%
Hispanic-Latino	535	1,491	-	\$47,038	15.0%	19.9%
Hawaiian-Pacific Islander	52	7	-	-	-	-
Native American	269	81	-	\$17,500	-	-

*(2015\$)

Households	2000	2015
Households Total	10,207	12,635
Single-Person Households	5,974	6,883
Households with Children	1,008	1,378
Foreign-Born Individuals	1,655	2,408
Persons Exp. Disabilities	2,021	1,990
Persons 65 and Older	1,744	2,782

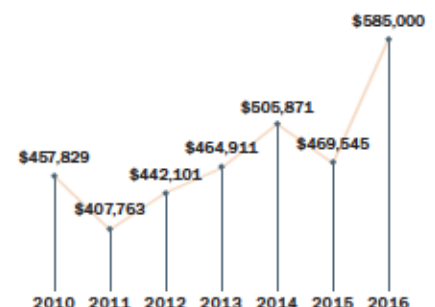
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016
Housing Units: Total Units	13,393	13,514	13,706	14,043	14,675	15,469	16,274
Housing Units: Single-Family	2,765	2,769	2,771	2,778	2,782	2,790	2,798
Housing Units: Multifamily	10,628	10,745	10,935	11,265	11,893	12,679	13,476
Regulated Affordable Housing Units	-	791	-	-	-	870	-
City Funded Regulated Affordable Housing Units	224	224	224	224	224	224	224
New Residential Permits: Total Units	1	280	302	314	786	818	633
New Residential Permits: Single-Family Units	1	8	7	8	11	3	5
New Residential Permits: Multifamily Units	-	272	295	306	775	815	628

Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	7,399	2,740	3,575	1,054	30	N/A
Average Monthly Rent	\$1,512	\$1,119	\$1,546	\$2,431	\$2,644	N/A
Rental Unit Vacancy Rate	9.1%	8.5%	9.9%	13.0%	15.0%	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	NO	NO
White	YES	NO	NO	NO	NO
Black	NO	NO	NO	NO	NO
Latino	NO	NO	NO	NO	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	NO	NO	NO	NO
Senior	NO	NO	NO	NO	NO
Single Mother	NO	NO	NO	NO	NO
Foreign-Born	NO	NO	NO	NO	NO

Homeownership Rates	2000	2015
TOTAL	29.9%	34.5%
White	31.7%	36.5%
Black	-	-
Asian	-	36.3%
Hispanic-Latino	-	16.0%
Hawaiian-Pacific Islander	-	-
Native American	-	20.9%

Median Home Sales Price (2016\$)





Neighborhood Profile

Parkrose-Argay

Population & Income	Population		Median Income		Poverty Rate	
	2000	2015	*2000	2015	2000	2015
TOTAL	12,298	13,449	\$54,263	\$45,472	11.6%	24.6%
White	9,071	8,249	\$54,828	\$47,729	8.7%	21.2%
Black	1,078	1,999	-	\$23,245	23.1%	42.9%
Asian	1,511	1,499	-	\$68,499	9.2%	9.4%
Hispanic-Latino	986	1,641	-	\$47,375	24.6%	40.6%
Hawaiian-Pacific Islander	178	150	-	-	-	56.0%
Native American	235	13	-	-	-	-

*(2015\$)

Households	2000	2015
Households Total	5,071	5,258
Single-Person Households	1,576	1,723
Households with Children	1,477	1,626
Foreign-Born Individuals	2,243	2,762
Persons Exp. Disabilities	2,137	1,745
Persons 65 and Older	2,026	1,885

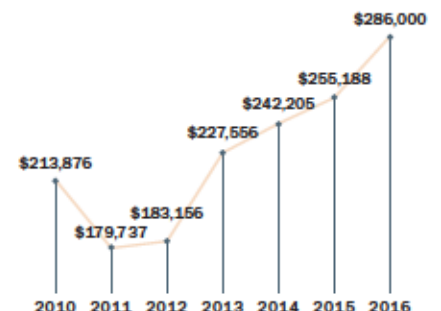
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016
Housing Units: Total Units	5,543	5,549	5,549	5,549	5,552	5,552	5,553
<i>Housing Units: Single-Family</i>	2,846	2,849	2,849	2,849	2,849	2,849	2,850
<i>Housing Units: Multifamily</i>	2,697	2,700	2,700	2,700	2,703	2,703	2,703
Regulated Affordable Housing Units	-	86	-	-	-	86	-
<i>City Funded Regulated Affordable Housing Units</i>	27	27	27	27	27	27	27
New Residential Permits: Total Units	3	-	-	-	2	1	3
<i>New Residential Permits: Single-Family Units</i>	3	-	-	-	2	1	3
<i>New Residential Permits: Multifamily Units</i>	-	-	-	-	-	-	-

Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	1471	177	487	634	173	N/A
Average Monthly Rent	\$1,159	\$977	\$1,021	\$1,235	\$1,417	N/A
Rental Unit Vacancy Rate	3.6%	3.8%	4.1%	2.7%	4.6%	N/A

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

Homeownership Rates	2000	2015
TOTAL	57.7%	52.4%
White	62.0%	57.9%
Black	-	22.5%
Asian	-	78.3%
Hispanic-Latino	-	20.7%
Hawaiian-Pacific Islander	-	0.0%
Native American	-	0.0%

Median Home Sales Price (2016\$)



Pleasant Valley



Population & Income	Population		Median Income		Poverty Rate	
	2000	2015	*2000	2015	2000	2015
TOTAL	10,761	15,509	\$69,358	\$57,340	8.1%	17.4%
White	9,363	11,299	\$69,466	\$57,573	7.6%	12.6%
Black	217	761	-	\$22,254	-	54.9%
Asian	1,009	2,152	-	-	8.0%	9.5%
Hispanic-Latino	454	1,396	-	\$36,778	12.6%	31.6%
Hawaiian-Pacific Islander	-	-	-	-	-	-
Native American	214	108	-	-	-	23.5%

*(2015\$)

Households	2000	2015
Households Total	3,742	5,198
Single-Person Households	661	1,008
Households with Children	1,440	2,203
Foreign-Born Individuals	1,468	3,836
Persons Exp. Disabilities	1,897	2,216
Persons 65 and Older	1,261	1,897

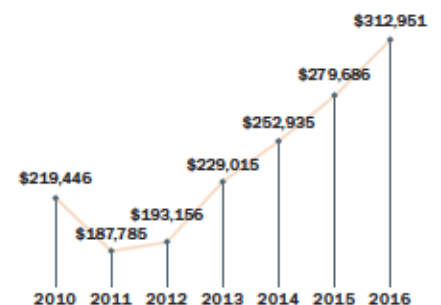
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016
Housing Units: Total Units	5,322	5,328	5,341	5,351	5,377	5,391	5,415
Housing Units: Single-Family	4,000	4,006	4,019	4,027	4,053	4,067	4,091
Housing Units: Multifamily	1,322	1,322	1,322	1,324	1,324	1,324	1,324
Regulated Affordable Housing Units	-	55	-	-	-	55	-
City Funded Regulated Affordable Housing Units	36	36	36	36	36	36	36
New Residential Permits: Total Units	6	16	12	21	20	23	80
New Residential Permits: Single-Family Units	6	16	12	21	20	23	12
New Residential Permits: Multifamily Units	-	-	-	-	-	-	68

Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	592	-	68	441	83	N/A
Average Monthly Rent	\$1,183	-	\$911	\$1,186	\$1,286	N/A
Rental Unit Vacancy Rate	3.9%	-	2.4%	3.9%	5.4%	N/A

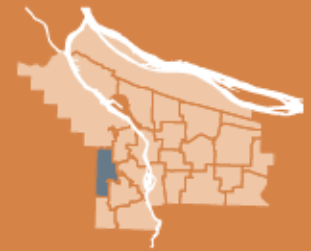
Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	-	YES	YES	YES	NO
3-Person Extremely Low-Income	-	NO	NO	NO	NO
3-Person Low-Income	-	YES	NO	NO	NO
3-Person Moderate-Income	-	YES	YES	YES	NO
Couple with Family	-	YES	YES	YES	YES
White	-	YES	YES	YES	YES
Black	-	NO	NO	NO	NO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

Homeownership Rates	2000	2015
TOTAL	75.8%	68.0%
White	76.3%	72.1%
Black	-	20.2%
Asian	-	82.4%
Hispanic-Latino	-	16.4%
Hawaiian-Pacific Islander	-	-
Native American	-	25.0%

Median Home Sales Price (2016\$)



Raleigh Hills



Population & Income	Population		Median Income		Poverty Rate	
	2000	2015	*2000	2015	2000	2015
TOTAL	13,742	14,700	\$88,910	\$95,934	4.3%	7.7%
White	12,941	13,080	\$85,024	\$98,884	3.9%	7.5%
Black	210	189	-	\$38,333	-	30.7%
Asian	459	548	-	\$103,618	7.3%	6.1%
Hispanic-Latino	484	554	-	\$56,874	6.5%	11.3%
Hawaiian-Pacific Islander	34	10	-	-	-	-
Native American	133	86	-	\$32,624	-	39.0%

*(2015\$)

Households	2000	2015
Households Total	5,709	6,068
Single-Person Households	1,559	1,734
Households with Children	1,764	1,889
Foreign-Born Individuals	1,302	1,339
Persons Exp. Disabilities	1,751	1,377
Persons 65 and Older	2,131	2,562

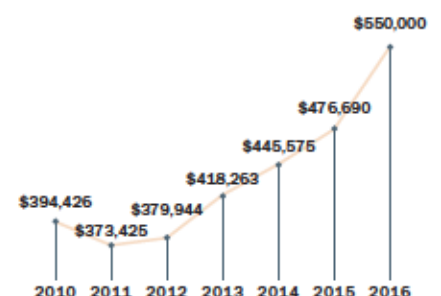
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016
Housing Units: Total Units	5,829	5,838	5,841	5,864	5,880	5,901	5,946
Housing Units: Single-Family	4,651	4,660	4,663	4,671	4,687	4,708	4,731
Housing Units: Multifamily	1,178	1,178	1,178	1,193	1,193	1,193	1,215
Regulated Affordable Housing Units	-	97	-	-	-	111	-
City Funded Regulated Affordable Housing Units	-	-	-	14	14	14	14
New Residential Permits: Total Units	8	7	22	14	25	42	23
New Residential Permits: Single-Family Units	8	7	7	14	25	20	23
New Residential Permits: Multifamily Units	-	-	15	-	-	22	-

Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	735	96	197	354	88	N/A
Average Monthly Rent	\$1,176	\$908	\$1,116	\$1,181	\$1,525	N/A
Rental Unit Vacancy Rate	5.0%	1.5%	5.7%	4.7%	8.0%	N/A

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

Homeownership Rates	2000	2015
TOTAL	73.5%	72.6%
White	75.8%	74.9%
Black	-	30.8%
Asian	-	73.9%
Hispanic-Latino	-	45.8%
Hawaiian-Pacific Islander	-	-
Native American	-	10.2%

Median Home Sales Price (2016\$)



Roseway-Cully



Population & Income	Population		Median Income		Poverty Rate	
	2000	2015	*2000	2015	2000	2015
TOTAL	34,622	38,444	\$58,353	\$54,160	13.4%	18.9%
White	25,800	28,292	\$60,624	\$56,972	9.6%	14.7%
Black	2,595	3,286	\$52,756	\$39,486	26.7%	38.6%
Asian	3,994	2,871	\$58,094	\$53,333	18.4%	20.4%
Hispanic-Latino	3,638	5,386	\$44,772	\$35,904	34.9%	42.9%
Hawaiian-Pacific Islander	254	71	-	-	-	57.8%
Native American	831	274	-	\$41,250	-	15.2%

*(2015\$)

Households	2000	2015
Households Total	13,547	15,297
Single-Person Households	3,854	4,710
Households with Children	4,261	4,356
Foreign-Born Individuals	6,209	5,503
Persons Exp. Disabilities	6,302	4,577
Persons 65 and Older	3,709	4,031

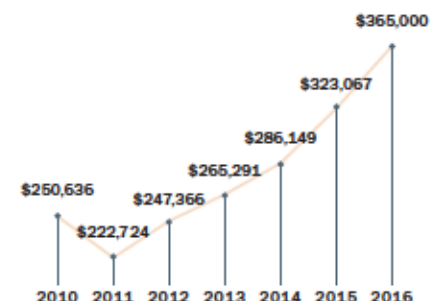
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016
Housing Units: Total Units	15,661	15,682	15,740	15,768	15,792	15,823	15,873
<i>Housing Units: Single-Family</i>	11,167	11,188	11,208	11,228	11,250	11,281	11,329
<i>Housing Units: Multifamily</i>	4,494	4,494	4,532	4,540	4,542	4,542	4,544
Regulated Affordable Housing Units	-	1,334	-	-	-	1,387	-
<i>City Funded Regulated Affordable Housing Units</i>	796	796	796	796	796	821	821
New Residential Permits: Total Units	16	21	29	19	28	48	55
<i>New Residential Permits: Single-Family Units</i>	16	21	29	19	28	48	36
<i>New Residential Permits: Multifamily Units</i>	-	-	-	-	-	-	19

Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	1229	11	528	597	93	N/A
Average Monthly Rent	\$994	\$992	\$881	\$1,069	\$1,181	N/A
Rental Unit Vacancy Rate	3.7%	28.2%	4.2%	3.1%	3.3%	N/A

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

Homeownership Rates	2000	2015
TOTAL	67.2%	61.9%
White	72.9%	66.1%
Black	38.4%	29.2%
Asian	57.7%	65.9%
Hispanic-Latino	28.7%	31.6%
Hawaiian-Pacific Islander	-	-
Native American	-	58.8%

Median Home Sales Price (2016\$)





Neighborhood Profile

Sellwood-Moreland-Brooklyn

Population & Income	Population		Median Income		Poverty Rate	
	2000	2015	*2000	2015	2000	2015
TOTAL	16,027	18070	\$52,470	\$60,194	12.1%	14.8%
White	14,604	16234	\$53,837	\$60,971	10.2%	13.6%
Black	518	85	-	-	-	60.0%
Asian	744	684	-	\$49,469	15.5%	30.0%
Hispanic-Latino	642	1367	-	\$27,857	26.9%	21.7%
Hawaiian-Pacific Islander	74	9	-	-	-	-
Native American	352	155	-	-	-	-

*(2015\$)

Households	2000	2015
Households Total	7,728	8,333
Single-Person Households	2,928	2,986
Households with Children	1,628	2,038
Foreign-Born Individuals	1,208	1,029
Persons Exp. Disabilities	2,623	2,144
Persons 65 and Older	1,677	2,054

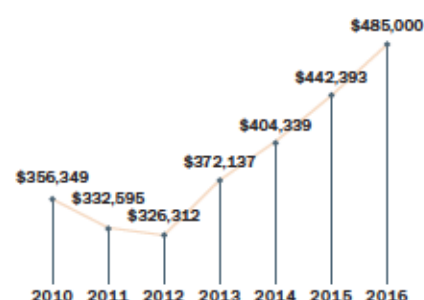
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016
Housing Units: Total Units	8,231	8,247	8,272	8,297	8,503	8,562	8,753
<i>Housing Units: Single-Family</i>	4,521	4,537	4,556	4,578	4,618	4,655	4,690
<i>Housing Units: Multifamily</i>	3,710	3,710	3,716	3,719	3,885	3,907	4,063
Regulated Affordable Housing Units	-	616	-	-	-	617	-
<i>City Funded Regulated Affordable Housing Units</i>	85	85	85	85	85	85	85
New Residential Permits: Total Units	15	29	35	195	111	190	230
<i>New Residential Permits: Single-Family Units</i>	15	23	34	42	43	42	44
<i>New Residential Permits: Multifamily Units</i>	-	6	1	153	68	148	186

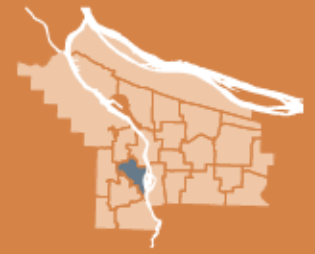
Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	1,188	133	581	468	6	N/A
Average Monthly Rent	\$1,210	\$1,150	\$1,052	\$1,383	-	N/A
Rental Unit Vacancy Rate	6.5%	20.2%	6.5%	5.1%	-	N/A

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

Homeownership Rates	2000	2015
TOTAL	47.7%	48.4%
White	49.5%	49.1%
Black	-	-
Asian	-	29.1%
Hispanic-Latino	-	22.7%
Hawaiian-Pacific Islander	-	-
Native American	-	29.0%

Median Home Sales Price (2016\$)





South Portland-Marquam Hill

Population & Income	Population		Median Income		Poverty Rate	
	2000	2015	*2000	2015	2000	2015
TOTAL	9,890	13,957	\$75,146	\$84,083	10.3%	14.0%
White	9,136	11,775	\$73,662	\$89,245	9.3%	12.8%
Black	171	439	-	\$17,018	-	54.5%
Asian	577	1,011	-	\$85,277	21.7%	9.2%
Hispanic-Latino	285	570	-	\$44,204	-	12.3%
Hawaiian-Pacific Islander	33	24	-	-	-	-
Native American	106	150	-	\$42,501	-	-

*(2015\$)

Households	2000	2015
Households Total	5,258	7,375
Single-Person Households	2,247	2,995
Households with Children	707	982
Foreign-Born Individuals	956	1,322
Persons Exp. Disabilities	1,184	1,117
Persons 65 and Older	1,282	2,186

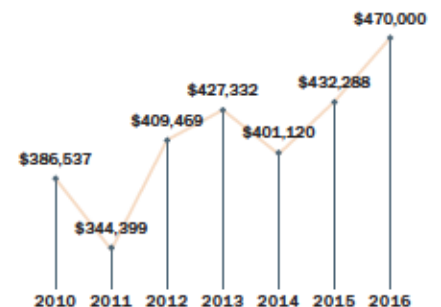
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016
Housing Units: Total Units	7,341	7,345	7,557	7,710	7,968	8,625	8,713
Housing Units: Single-Family	2,806	2,810	2,813	2,822	2,833	2,837	2,849
Housing Units: Multifamily	4,535	4,535	4,744	4,888	5,135	5,788	5,864
Regulated Affordable Housing Units	-	26	-	-	-	244	-
City Funded Regulated Affordable Housing Units	11	11	11	220	220	220	220
New Residential Permits: Total Units	4	214	12	167	343	764	241
New Residential Permits: Single-Family Units	4	5	12	11	3	13	17
New Residential Permits: Multifamily Units	-	209	-	156	340	751	224

Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	3156	484	1762	882	28	N/A
Average Monthly Rent	\$1,718	\$1,271	\$1,512	\$2,330	\$2,198	N/A
Rental Unit Vacancy Rate	11.3%	7.9%	12.5%	13.6%	11.8%	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	YES
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	2015
TOTAL	51.8%	45.9%
White	54.1%	48.9%
Black	-	24.2%
Asian	-	36.0%
Hispanic-Latino	-	21.3%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2016\$)





Neighborhood Profile

St. Johns

Population & Income	Population		Median Income		Poverty Rate	
	2000	2015	*2000	2015	2000	2015
TOTAL	25,585	30,153	\$48,209	\$44,962	19.2%	25.8%
White	19,116	22,396	\$49,820	\$52,559	15.2%	19.3%
Black	2,648	2,701	\$26,388	\$18,503	44.0%	48.8%
Asian	1,783	997	-	\$50,333	14.1%	24.1%
Hispanic-Latino	3,544	4,753	\$42,925	\$38,525	24.1%	36.6%
Hawaiian-Pacific Islander	305	870	-	\$29,351	-	55.6%
Native American	1,121	418	-	-	-	79.3%

*(2015\$)

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016
Housing Units: Total Units	10,994	11,037	11,071	11,116	11,421	11,499	11,608
Housing Units: Single-Family	7,317	7,344	7,370	7,410	7,464	7,523	7,574
Housing Units: Multifamily	3,677	3,693	3,701	3,706	3,957	3,976	4,034
Regulated Affordable Housing Units	-	1,185	-	-	-	1,236	-
City Funded Regulated Affordable Housing Units	297	297	303	303	303	303	303
New Residential Permits: Total Units	88	45	50	309	96	96	345
New Residential Permits: Single-Family Units	36	40	50	64	65	70	51
New Residential Permits: Multifamily Units	52	5	-	245	31	26	294

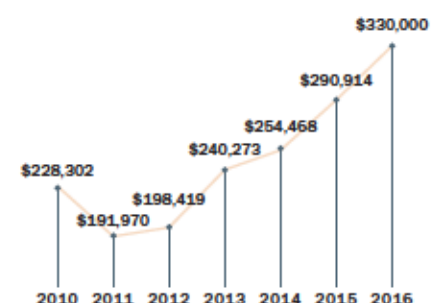
Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	1,316	269	323	630	94	N/A
Average Monthly Rent	\$1,082	\$1,140	\$997	\$1,077	\$1,208	N/A
Rental Unit Vacancy Rate	6.3%	15.4%	5.1%	4.0%	5.6%	N/A

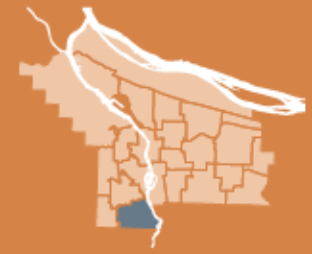
Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	YES	YES	NO
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	NO	YES	NO	NO	NO
3-Person Moderate-Income	YES	YES	YES	YES	NO
Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	YES	YES	NO
Black	NO	NO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

Households	2000	2015
Households Total	9,193	10,798
Single-Person Households	2,467	3,193
Households with Children	3,280	3,234
Foreign-Born Individuals	3,733	4,550
Persons Exp. Disabilities	5,499	4,221
Persons 65 and Older	2,378	2,368

Homeownership Rates	2000	2015
TOTAL	56.2%	54.3%
White	63.3%	60.7%
Black	19.7%	13.5%
Asian	-	63.2%
Hispanic-Latino	28.2%	34.2%
Hawaiian-Pacific Islander	-	45.2%
Native American	-	40.3%

Median Home Sales Price (2016\$)





Neighborhood Profile

Tryon Creek-South Terwilliger

Population & Income	Population		Median Income		Poverty Rate	
	2000	2015	*2000	2015	2000	2015
TOTAL	10,258	10,896	\$113,551	\$110,568	4.6%	6.2%
White	9,671	9,497	\$105,247	\$110,510	3.9%	6.2%
Black	125	32	-	-	-	-
Asian	542	489	-	\$116,785	-	6.2%
Hispanic-Latino	210	492	-	\$69,670	-	5.0%
Hawaiian-Pacific Islander	62	16	-	-	-	-
Native American	86	21	-	-	-	-

*(2015\$)

Households	2000	2015
Households Total	3,638	3,666
Single-Person Households	736	786
Households with Children	1,319	1,122
Foreign-Born Individuals	681	1,037
Persons Exp. Disabilities	930	747
Persons 65 and Older	1,040	1,330

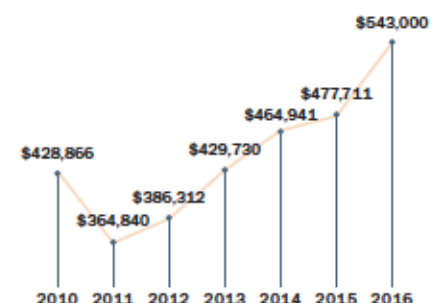
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016
Housing Units: Total Units	3,626	3,635	3,647	3,660	3,670	3,684	3,697
<i>Housing Units: Single-Family</i>	3,536	3,545	3,557	3,570	3,580	3,594	3,607
<i>Housing Units: Multifamily</i>	90	90	90	90	90	90	90
Regulated Affordable Housing Units	-	-	-	-	-	-	-
<i>City Funded Regulated Affordable Housing Units</i>	-	-	-	-	-	-	-
New Residential Permits: Total Units	12	15	12	14	16	14	15
<i>New Residential Permits: Single-Family Units</i>	12	14	12	14	16	14	15
<i>New Residential Permits: Multifamily Units</i>	-	1	-	-	-	-	-

Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	43	2	12	29	-	N/A
Average Monthly Rent	\$1,051	\$868	\$1,016	\$1,243	-	N/A
Rental Unit Vacancy Rate	7.0%	-	7.3%	-	-	N/A

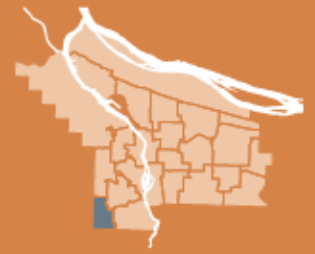
Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	YES	-	NO
3-Person Extremely Low-Income	NO	NO	NO	-	NO
3-Person Low-Income	YES	NO	NO	-	NO
3-Person Moderate-Income	YES	YES	YES	-	NO
Couple with Family	YES	YES	YES	-	NO
White	YES	YES	YES	-	NO
Black	NO	NO	NO	-	NO
Latino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

Homeownership Rates	2000	2015
TOTAL	88.4%	87.3%
White	88.6%	86.9%
Black	-	75.0%
Asian	-	100.0%
Hispanic-Latino	-	90.7%
Hawaiian-Pacific Islander	-	100.0%
Native American	-	-

Median Home Sales Price (2016\$)



West Portland



Population & Income	Population		Median Income		Poverty Rate	
	2000	2015	*2000	2015	2000	2015
TOTAL	12,726	13,691	\$82,112	\$78,221	6.6%	9.4%
White	11,493	11,561	\$82,609	\$79,761	5.3%	7.2%
Black	363	771	-	\$34,296	-	47.3%
Asian	667	766	-	\$90,624	8.5%	10.8%
Hispanic-Latino	593	305	-	\$53,250	18.8%	26.2%
Hawaiian-Pacific Islander	-	0	-	-	-	-
Native American	168	41	-	-	-	-

*(2015\$)

Households	2000	2015
Households Total	5,444	5,784
Single-Person Households	1,588	1,619
Households with Children	1,571	1,602
Foreign-Born Individuals	1,367	1,578
Persons Exp. Disabilities	1,428	1,024
Persons 65 and Older	1,045	1,953

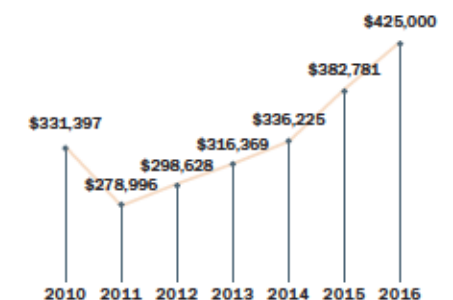
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016
Housing Units: Total Units	4,755	4,760	4,765	4,771	4,783	4,797	4,817
Housing Units: Single-Family	3,775	3,780	3,785	3,791	3,803	3,817	3,837
Housing Units: Multifamily	980	980	980	980	980	980	980
Regulated Affordable Housing Units	-	21	-	-	-	21	-
City Funded Regulated Affordable Housing Units	-	-	-	-	-	-	-
New Residential Permits: Total Units	8	8	5	15	15	23	24
New Residential Permits: Single-Family Units	8	8	5	15	15	23	24
New Residential Permits: Multifamily Units	-	-	-	-	-	-	-

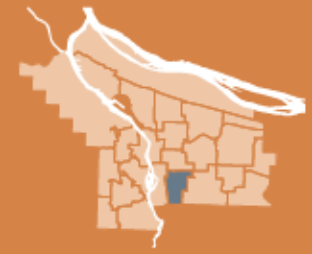
Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	1,112	18	309	665	120	N/A
Average Monthly Rent	\$1,295	\$894	\$1,066	\$1,336	\$1,692	N/A
Rental Unit Vacancy Rate	6.6%	12.8%	7.2%	6.5%	6.1%	N/A

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

Homeownership Rates	2000	2015
TOTAL	72.3%	71.5%
White	74.2%	75.7%
Black	-	15.6%
Asian	-	39.9%
Hispanic-Latino	-	31.4%
Hawaiian-Pacific Islander	-	-
Native American	-	100.0%

Median Home Sales Price (2016\$)





Neighborhood Profile

Woodstock

Population & Income	Population		Median Income		Poverty Rate	
	2000	2015	*2000	2015	2000	2015
TOTAL	23,529	25,524	\$56,550	\$56,464	11.9%	15.5%
White	20,681	22,130	\$57,135	\$59,214	11.3%	13.3%
Black	651	710	-	\$22,611	-	62.9%
Asian	1,869	1,401	\$56,709	\$43,073	8.6%	24.0%
Hispanic-Latino	1,162	1,472	-	-	16.0%	21.5%
Hawaiian-Pacific Islander	132	25	-	-	-	-
Native American	455	212	-	\$30,937	-	28.3%

*(2015\$)

Households	2000	2015
Households Total	9,887	10,486
Single-Person Households	3,238	3,167
Households with Children	2,468	2,580
Foreign-Born Individuals	2,762	2,087
Persons Exp. Disabilities	3,830	3,070
Persons 65 and Older	3,082	2,858

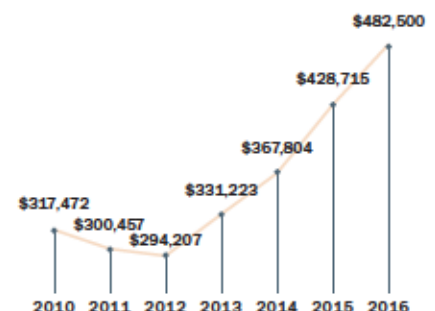
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016
Housing Units: Total Units	10,368	10,395	10,407	10,436	10,478	10,547	10,667
<i>Housing Units: Single-Family</i>	6,826	6,849	6,859	6,886	6,916	6,961	7,013
<i>Housing Units: Multifamily</i>	3,542	3,546	3,548	3,550	3,562	3,586	3,654
Regulated Affordable Housing Units	-	308	-	-	-	313	-
<i>City Funded Regulated Affordable Housing Units</i>	135	135	135	135	135	135	135
New Residential Permits: Total Units	21	14	27	60	66	40	179
<i>New Residential Permits: Single-Family Units</i>	21	14	27	34	62	40	55
<i>New Residential Permits: Multifamily Units</i>	-	-	-	26	4	-	124

Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	1,924	130	792	952	50	N/A
Average Monthly Rent	\$1,146	\$942	\$1,012	\$1,272	\$1,352	N/A
Rental Unit Vacancy Rate	4.0%	3.2%	3.6%	4.3%	3.4%	N/A

Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	YES	YES	NO
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	YES	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	YES	NO	NO	NO	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	YES	YES	NO	NO
Senior	YES	NO	NO	NO	NO
Single Mother	NO	NO	NO	NO	NO
Foreign-Born	YES	YES	NO	NO	NO

Homeownership Rates	2000	2015
TOTAL	57.3%	53.9%
White	60.1%	55.4%
Black	-	18.4%
Asian	50.1%	76.4%
Hispanic-Latino	-	-
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2016\$)



City of Portland Policy & Production Targets

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Section 1

Citywide Policy & Production Targets

Guide to Citywide Policy & Production Targets

2035 Comprehensive Plan
 Comprehensive Plan, Adopted 2016, Ordinance No. 187832 Established 2016 Complete 2035

Policy & Production Targets

- ✘ ▶ Allow and support a robust and diverse supply of affordable, accessible housing to meet the needs of older adults and people with disabilities, especially in centers, station areas, and other places that are proximate to services and transit.
- ▶ Enhance senior health, safety, and stability through education, expansion of enhanced inspections, and support of regulations and incentives that protect tenants and prevent involuntary displacement.
- ✘ ▶ Remove potential regulatory barriers to housing choice for people in protected classes to ensure freedom of choice in housing type, tenure, and location.
- ▶ Evaluate plans and investments, significant new infrastructure, and significant new development for the potential to increase housing costs for, or cause displacement of communities of color, low and moderate-income households, and renters. Identify and implement strategies to mitigate the anticipated impacts.
- ▶ When plans and investments are expected to create neighborhood change, limit the involuntary displacement of those who are under-served and underrepresented. Use public investments and programs, and coordinate with nonprofit housing organizations (such as land trusts and housing providers) to create permanently affordable housing and to mitigate the impacts of market pressures that cause involuntary displacement.
- ✔ ▶ Support and coordinate with community organizations to hold land in reserve for affordable housing, as an anti-displacement tool, and for other community development purposes.
- ✔ ▶ Locate new affordable housing in areas that have high/medium levels of opportunity in terms of access to active transportation, jobs, open spaces, high quality schools, and supportive services and amenities.
- ▶ Strive to produce and fund at least 10,000 new regulated affordable housing units citywide by 2035 that will be affordable to households in the 0-50 percent AMI bracket.
- ▶ Encourage development of financial or regulatory mechanisms to achieve the regulated affordable housing target set forth for 2035.
- ✔ ▶ Use inclusionary zoning and other regulatory tools to effectively link the production of affordable housing to the production of market rate housing. Work to remove regulatory barriers that prevent the use of such tools.
- ▶ Prevent homelessness and reduce the time spent being homeless by allowing and striving to provide a continuum of safe and affordable housing opportunities and related supportive services including but not limited to rent assistance, permanent supportive housing, transitional housing, micro housing communities, emergency shelters, temporary shelters such as warming centers, and transitional campgrounds/rest areas.

City Plan

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

Policy & Production Targets

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



Portland's Housing Bond

City Council Report, October 2017

Established 2017 Complete No end date

Portland's Housing Bond is a voter-backed initiative to create more affordable housing in Portland—now and for the future. The goals and priorities established by the bond's Policy Framework guide how the Portland Housing Bureau identifies, purchases, builds and renovate new homes financed by the bond. To date the bond has preserved 263 units in the Ellington Apartments building and purchased a building site for new units at 3000 SE Powell Blvd.

Production Targets

A minimum of 1,300 new affordable units will be created for households with incomes at or below 60% of the Area Median Income (AMI). Of these:

- ▶ 600 will be affordable for households at 0-30% AMI, including a target of 300 units of Permanent Supportive Housing (PSH) and other supportive housing, provided services funding is secured; and
- ▶ 650 will be larger size (2 or more bedrooms) for families

Priority Communities

Bond resources will further advance our communitywide goals of preventing displacement, advancing racial equity, and making a visible impact on ending homelessness. Through alignment of housing with the homeless service system, culturally specific organizations, and other community organizations, we will seek to create housing opportunities for families and individuals impacted by racism, housing discrimination, homelessness, and displacement, with a focus on:

- ▶ Communities of Color
- ▶ Families, including families with children, immigrant and refugee communities, and intergenerational households, including those supporting youth in foster care
- ▶ Households experiencing homelessness or at imminent risk of becoming homeless
- ▶ Households facing imminent displacement

Location Priorities

A racial equity lens will be used when assessing opportunities for building and land acquisitions.

The following priorities will guide selection:

- ▶ Invest in areas with little or no existing affordable housing or housing resources;
- ▶ Strive to balance investments throughout the City;
- ▶ Consideration should be given to school catchment areas and areas with planned transit and infrastructure investments;
- ▶ Focus on neighborhoods at high risk of gentrification for building acquisitions, to prevent the displacement of existing residents, especially in areas where there is a high concentration of residents from Communities of Color; and
- ▶ Prioritize acquiring land for new housing in high opportunity areas with access to education, food, transportation, health services, economic opportunities, and greenspaces

Priorities for Development

Bond resources for development will be invested in a manner to promote:

- ▶ Greater equity in access to development opportunities with culturally specific partners, including direct service providers, to create housing opportunities that are culturally appropriate in design and form;
- ▶ Community benefits, including access to opportunities, DMWESB Goals, Workforce Training and Hiring Policies and other community benefits;
- ▶ Land resource leveraging with careful analysis and planning to prevent and/or mitigate potential unintended consequences of access for Priority Communities;
- ▶ Expertise and capacity to replicate existing local best practices; and
- ▶ Streamlined processes to achieve greater speed of development.

2035 Comprehensive Plan

Comprehensive Plan, Adopted 2016; Ordinance No. 187832

Established 2016 Complete 2035

Policy & Production Targets	
✘	▶ Allow and support a robust and diverse supply of affordable, accessible housing to meet the needs of older adults and people with disabilities, especially in centers, station areas, and other places that are proximate to services and transit.
○	▶ Enhance renter health, safety, and stability through education, expansion of enhanced inspections, and support of regulations and incentives that protect tenants and prevent involuntary displacement.
✘	▶ Remove potential regulatory barriers to housing choice for people in protected classes to ensure freedom of choice in housing type, tenure, and location.
○	▶ Evaluate plans and investments, significant new infrastructure, and significant new development for the potential to increase housing costs for, or cause displacement of communities of color, low and moderate-income households, and renters. Identify and implement strategies to mitigate the anticipated impacts.
○	▶ When plans and investments are expected to create neighborhood change, limit the involuntary displacement of those who are under served and underrepresented. Use public investments and programs, and coordinate with nonprofit housing organizations (such as land trusts and housing providers) to create permanently affordable housing and to mitigate the impacts of market pressures that cause involuntary displacement.
✔	▶ Support and coordinate with community organizations to hold land in reserve for affordable housing, as an anti-displacement tool, and for other community development purposes.
✔	▶ Locate new affordable housing in areas that have high/medium levels of opportunity in terms of access to active transportation, jobs, open spaces, high quality schools, and supportive services and amenities.
○	▶ Strive to produce and fund at least 10,000 new regulated affordable housing units citywide by 2035 that will be affordable to households in the 0-80 percent AMI bracket.
○	▶ Encourage development or financial or regulatory mechanisms to achieve the regulated affordable housing target set forth for 2035.
✔	▶ Use inclusionary zoning and other regulatory tools to effectively link the production of affordable housing to the production of market rate housing. Work to remove regulatory barriers that prevent the use of such tools.
○	▶ Prevent homelessness and reduce the time spent being homeless by allowing and striving to provide a continuum of safe and affordable housing opportunities and related supportive services including but not limited to rent assistance, permanent supportive housing, transitional housing, micro housing communities, emergency shelters, temporary shelters such as warming centers, and transitional campgrounds/rest areas.

Section 2

Central City Policy & Production Targets

Guide to Central City Policy & Production Targets

Central City 2035: Concept

Central City 2035 Concept Plan, October 2012; Resolution No. 36570 Established 2012 Complete 2035

	Policy & Production Targets
✓	<ul style="list-style-type: none"> 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. <i>Status—In 2012 the City maintained 5,877 units of regulated affordable housing in the Central City. This number has increased to 7,978 in 2015.</i>
✓	<ul style="list-style-type: none"> 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% AMI. <i>Status—The City currently maintains 7,100 regulated affordable units below 80% AMI in the Central City and a market survey estimates 2,156 market rate units below 80% AMI for a total of 9,200 or 36% of the total housing in the Central City.</i>
✓	<ul style="list-style-type: none"> Increase the supply of housing affordable to working households in the 50% to 80% AMI bracket, households for whom the Central City's access to jobs and transit can be particularly beneficial. <i>Status—The City currently maintains tax exemption programs to incentivize the development of regulated affordable rental housing up to 80% AMI and provide financing to incentivize the development of regulated affordable rental housing up to 60% AMI.</i>
✓	<ul style="list-style-type: none"> 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% AMI). <i>Status—The City currently targets its financial resources for affordable rental housing at households earning up to 60% AMI.</i>
✓	<ul style="list-style-type: none"> Provide housing and services that directly assist at-risk populations and allow people to transition to more stable living conditions. <i>Status—The City currently provides housing assistance, transitional housing, and shelter housing to between 13,000 and 14,000 individuals each year.</i>
✗	<ul style="list-style-type: none"> 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. <i>Status—The City does not currently administer homeownership programming in the Central City.</i>
✓	<ul style="list-style-type: none"> Develop a diversity of housing types compatible with the needs of families with children, students, seniors and special needs residents. <i>Status—The City currently funds a variety of affordable housing projects in response to various needs throughout the community.</i>
✓	<ul style="list-style-type: none"> Incent increased participation of private sector in participating in strategies to increase supply of workforce, student and senior housing in and near Central City. <i>Status—The City currently administers tax and fee exemption programs, as well as gap financing programs, to incentivize affordable housing in and near Central City.</i>

Central City Plan

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

Policy & Production 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

Central City 2035 Concept Plan, October 2012; Resolution No. 36970

Established 2012 Complete 2035

Policy & Production Targets	
✓	<p>▶ 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.</p> <p>Status—In 2012 the City maintained 5,877 units of regulated affordable housing in the Central City. This number has increased to 7,978 in 2015.</p>
✓	<p>▶ 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% AMI.</p> <p>Status—The City currently maintains 7,100 regulated affordable units below 80% AMI in the Central City and a market survey estimates 2,156 market rate units below 80% AMI for a total of 9,200 or 36% of the total housing in the Central City.</p>
✓	<p>▶ Increase the supply of housing affordable to working households in the 50% to 80% AMI bracket, households for whom the Central City’s access to jobs and transit can be particularly beneficial.</p> <p>Status—The City currently maintains tax exemption programs to incentivize the development of regulated affordable rental housing up to 80% AMI and provide financing to incentivize the development of regulated affordable rental housing up to 60% AMI.</p>
✓	<p>▶ 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% AMI).</p> <p>Status—The City currently targets its financial resources for affordable rental housing at households earning up to 60% AMI.</p>
✓	<p>▶ Provide housing and services that directly assist at-risk populations and allow people to transition to more stable living conditions.</p> <p>Status—The City currently provides housing assistance, transitional housing, and shelter housing to between 13,000 and 14,000 individuals each year.</p>
✗	<p>▶ 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.</p> <p>Status—The City does not currently administer homeownership programming in the Central City.</p>
✓	<p>▶ Develop a diversity of housing types compatible with the needs of families with children, students, seniors and special needs residents.</p> <p>Status—The City currently funds a variety of affordable housing projects in response to various needs throughout the community.</p>
✓	<p>▶ Incent increased participation of private sector in participating in strategies to increase supply of workforce, student and senior housing in and near Central City.</p> <p>Status—The City currently administers tax and fee exemption programs, as well as gap financing programs, to incentivize affordable housing in and near Central City.</p>

Central City 2035: SE Quadrant

Central City 2035 SE Quadrant Plan, July 2015; Resolution No. 37147

Established 2015 Complete 2035

Policy & Production Targets	
✓	<p>▶ Update the Central City Housing Inventory by 2016 and conduct periodic updates on a regular basis. Status—The City now reports on the housing stock, production, and affordability on an annual basis.</p>
✗	<p>▶ 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. Status—Affordable housing programming within the Clinton Station area is not yet under development.</p>
○	<p>▶ 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. Status—Existing resource forecasts and regulatory mechanisms are insufficient to meet City production target.</p>

Central City 2035: West Quadrant

Central City 2035 West Quadrant Plan, March 2015; Resolution No. 37115

Established 2015 Complete 2035

Policy & Production Targets	
✗	<p>▶ Develop and implement an affordable housing strategy for the West End that preserves or replaces existing affordable housing, including buildings that are privately owned. Status—West End affordable housing preservation strategy not yet developed.</p>
✓	<p>▶ Restructure FAR bonus system to increase affordable housing production including family friendly units. Status—A Citywide inclusionary housing program was implemented in 2016.</p>
✓	<p>▶ Create incentives and programs to increase affordable housing that supports families. Status—The City currently uses gap financing and tax and fee exemption programs to incentivize family supported regulated affordable housing development.</p>
✓	<p>▶ Provide a housing tax abatement program for Old Town/China Town. Status—The City currently maintains a tax exemption program that can be utilized in Old Town/China Town.</p>
✓	<p>▶ Implement incentives that encourage new housing in the Naito Parkway/riverfront area. Status—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.</p>

Central City 2035: N/NE Quadrant

Central City 2035 N/NE Quadrant Plan, October 2012; Resolution No. 36972

Established 2012 Complete 2035

Policy & Production Targets	
✓	<p>► Develop regulatory tools to encourage housing development and the inclusion of affordable housing. Status—Mandatory inclusionary zoning programs are currently in place.</p>
✓	<p>► Develop affordable rental housing through investment of Tax Increment Financing Set-Aside funds and other programs. Status—Tax Increment Financing Set-Aside for Affordable Housing Policy dedicates, at a minimum, 45% of all increment funds to affordable housing.</p>
✗	<p>► 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. Status—The City does not currently administer employer-assisted housing programming.</p>

Central City No Net Loss

City Council Resolution No. 36021

Established 2001 Complete No end date

Policy & Production Targets	
✗	<p>► The City of Portland will maintain no less than 8,286 rental housing units affordable to households who earn from 0-60% of the area median income within Central City. Status—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 area median income. A recent survey identified 7,808 rent-regulated units and 143 market-rate units affordable at 60% AMI. While the number of regulated affordable units has increased by 2,418 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.</p>

No Net Loss Rental Housing Units, 0-60% AMI	Regulated Units		Market Units		Total Units	
	2002	2017	2002	2017	2002	2017
Central Eastside	160	385	464	81	624	466
Downtown	3,197	3,347	1,048	50	4,245	3,397
Goose Hollow	548	490	785	1	1,333	491
Lloyd District	-	266	97	11	97	277
River District	1,485	3,092	502	-	1,987	3,092
South Waterfront	-	209	-	-	-	209
Lower Albina	-	19	-	-	-	19
Central City	5,390	7,808	2,896	143	8,286	7,951

Section 3


Urban Renewal Area (URA) Policy & Production Targets

Guide to URA Policy & Production Targets

Central Eastside

Central Eastside Urban Renewal Area Housing Strategy, 2003
Established 1986 Complete 2018

Projects	# of Affordable Units
Opened	
St. Francis Park	131



Policy & Production Targets

- ▶ Preserve or replace 88 regulated affordable rental housing units between 0-30% AML.
States—The City currently maintains 67 regulated affordable rental units between 0-30% AML.
- ✘ ▶ Preserve or replace 494 regulated affordable rental housing units between 31-50% AML.
States—The City currently maintains 87 regulated affordable rental units between 31-50% AML.
- ✘ ▶ Preserve or replace 248 regulated affordable rental housing units between 51-60% AML.
States—The City currently maintains 78 regulated affordable rental units between 51-60% AML.
- ✘ ▶ Preserve or replace 75 special needs housing units.
States—The City currently maintains 45 permanent supportive housing units at the Clifford Apartments.

Housing Stock & Production

	2010	2011	2012	2013	2014	2015	2016	2017*
Housing Units: Total Units	1,099	1,111	1,133	1,133	1,205	1,267	1,735	2,509
Housing Units: Single-Family	306	306	306	306	306	306	306	306
Housing Units: Multi-Family	793	1,005	1,087	1,087	1,099	1,161	1,629	2,403
Regulated Affordable Housing Units: Total Units	164	252	252	252	252	252	309	+131
0-30% Regulated Units	22	67	67	67	67	67	67	+100
31-50% Regulated Units	63	87	87	87	87	87	87	-
51-60% Regulated Units	53	78	78	78	78	78	78	+6
61-80% Regulated Units	20	20	20	20	20	20	77	+25

*Production pipeline, Fall 2017

Urban Renewal Area Housing Plan

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

Policy & Production 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 2011–2016. 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

City Council Resolution 36404

Established 2006 Complete No end date



Policy & Production Targets

- ✔

▶ The City will dedicate an aggregate citywide minimum of 40% of all tax increment financing within urban renewal areas, with the exception of Airport Way and Willamette Industrial, to the development, reservation and rehabilitation of affordable housing from 2006 through the lifetime of the district.
Status—As of the 2016-17 City fiscal year the city aggregate set-aside level is 40%.
- ✔

▶ The City will dedicate, at a minimum, an average of 22% of all tax increment financing within the Central Eastside Urban Renewal Area to the development, reservation and rehabilitation of affordable housing from 2006 through the lifetime of the district.
Status—As of the 2016-17 City fiscal year the city aggregate set-aside level is 22%.
- ✔

▶ 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.
Status—As of the 2016-17 City fiscal year the district aggregate set-aside level is 21%.
- ✔

▶ The City will dedicate, at a minimum, an average of 33% of all tax increment financing within the Gateway Regional Urban Renewal Area to the development, preservation and rehabilitation of affordable housing from 2006 through the lifetime of the district.
Status—As of the 2016-17 City fiscal year the city aggregate set-aside level is 33%.
- ✔

▶ The City will dedicate, at a minimum, an average of 55% 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.
Status—As of the 2016-17 City fiscal year the city aggregate set-aside level is 55%.

Policy & Production Targets

- ✔ ▶ The City will dedicate, at a minimum, an average of 38% 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.
Status—As of the 2016-17 City fiscal year the city aggregate set-aside level is 38%.
- ✔ ▶ The City will dedicate, at a minimum, an average of 44% 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.
Status—As of the 2016-17 City fiscal year the city aggregate set-aside level is 44%.
- ✔ ▶ 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.
Status—As of the 2016-17 City fiscal year the district aggregate set-aside level is 26%.
- ✔ ▶ The City will dedicate, at a minimum, an average of 36% of all tax increment financing within the River District Urban Renewal Area to the development, reservation and rehabilitation of affordable housing from 2006 through the lifetime of the district.
Status—As of the 2016-17 City fiscal year the city aggregate set-aside level is 36%.
- ✔ ▶ The City will dedicate, at a minimum, an average of 61% of all tax increment financing within the South Park Blocks Urban Renewal Area to the development, reservation and rehabilitation of affordable housing from 2006 through the lifetime of the district.
Status—As of the 2016-17 City fiscal year the city aggregate set-aside level is 61%.

Central Eastside

Central Eastside Urban Renewal Area Housing Strategy, 2003

Established 1986 Complete 2018

Projects **# of Affordable Units**

Opened

St. Francis Park 131



Policy & Production Targets	
○	<p>► Preserve or replace 88 regulated affordable rental housing units between 0-30% AMI. Status—The City currently maintains 67 regulated affordable rental units between 0-30% AMI.</p>
✗	<p>► Preserve or replace 494 regulated affordable rental housing units between 31-50% AMI. Status—The City currently maintains 87 regulated affordable rental units between 31-50% AMI.</p>
✗	<p>► Preserve or replace 248 regulated affordable rental housing units between 51-60% AMI. Status—The City currently maintains 78 regulated affordable rental units between 51-60% AMI.</p>
✗	<p>► Preserve or replace 75 special needs housing units. Status—The City currently maintains 45 permanent supportive housing units at the Clifford Apartments.</p>

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017*
Housing Units: Total Units	1,099	1,111	1,193	1,193	1,205	1,267	1,735	2,509
Housing Units: Single-Family	106	106	106	106	106	106	106	106
Housing Units: Multifamily	993	1,005	1,087	1,087	1,099	1,161	1,629	2,403
Regulated Affordable Housing Units: Total Units	164	252	252	252	252	252	309	+131
0-30% Regulated Units	22	67	67	67	67	67	67	+100
31-50% Regulated Units	69	87	87	87	87	87	87	-
51-60% Regulated Units	53	78	78	78	78	78	78	+6
61-80% Regulated Units	20	20	20	20	20	20	77	+25

* Production pipeline, Fall 2017

Downtown Waterfront

Downtown Housing Inventory and Policy Analysis, 2000

Established 1984 Complete 2008

Projects	# of Affordable Units
Opened	
38 Davis	18



Policy & Production Targets

- ✔ ▶ Preserve or replace 25-50 regulated affordable rental housing units between 0-30% AMI within the South Park Blocks and Downtown Waterfront Urban Renewal Areas.
Status—The City currently maintains 668 regulated affordable rental units between 0-30% AMI.
- ✔ ▶ Preserve or replace 175-200 regulated affordable rental housing units between 31-50% AMI within the South Park Blocks and Downtown Waterfront Urban Renewal Areas.
Status—The City currently maintains 1,021 regulated affordable rental units between 31-50% AMI.
- ✔ ▶ Preserve or replace 75-100 regulated affordable rental housing units between 51-60% AMI within the South Park Blocks and Downtown Waterfront Urban Renewal Areas.
Status—The City currently maintains 916 regulated affordable rental units between 51-60% AMI.
- ✔ ▶ Produce and preserve 50-100 regulated affordable rental housing units between 61-80% AMI within the South Park Blocks and Downtown Waterfront Urban Renewal Areas.
Status—The City currently maintains 133 regulated affordable rental units between 61-80% AMI.

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017*
Housing Units: Total Units	4,063	4,063	4,105	4,185	4,185	4,247	4,312	4,457
Housing Units: Single-Family	-	-	-	-	-	-	-	-
Housing Units: Multifamily	4,063	4,063	4,105	4,185	4,185	4,247	4,312	4,457
Regulated Affordable Housing Units: Total Units	1,505	1,505	1,653	1,691	1,691	1,691	1,709	-
0-30% Regulated Units	455	455	455	455	455	455	455	-
31-50% Regulated Units	557	557	663	701	701	701	701	-
51-60% Regulated Units	458	458	500	500	500	500	500	-
61-80% Regulated Units	35	35	35	35	35	51	53	-

* Production pipeline, Fall 2017

Gateway Regional Center

Gateway Regional Center Housing Strategy, 2003

Established 2001 Complete 2022

Projects # of Affordable Units

Under Construction

106 Halsey 40



Policy & Production Targets

- ✘ ▶ 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.
Status—The City currently maintains 355 regulated affordable rental units.

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017*
Housing Units: Total Units	2,553	2,553	2,553	2,680	2,780	2,780	2,781	2,781
Housing Units: Single-Family	224	224	224	224	224	224	225	225
Housing Units: Multifamily	2,329	2,329	2,329	2,456	2,556	2,556	2,556	2,556
Regulated Affordable Housing Units: Total Units	193	193	193	193	260	355	355	+25
0-30% Regulated Units	21	21	21	21	25	29	29	-
31-50% Regulated Units	19	19	19	19	19	19	19	-
51-60% Regulated Units	153	153	153	153	216	307	307	-
61-80% Regulated Units	-	-	-	-	-	-	-	+25

* Production pipeline, Fall 2017

Interstate Corridor

Interstate Corridor Urban Renewal Area Housing Strategy, 2002

Established 2000 Complete 2021

Projects **# of Affordable Units**

Opened

Mississippi Avenue Apartments 30

Under Construction

Beatrice Morrow 80

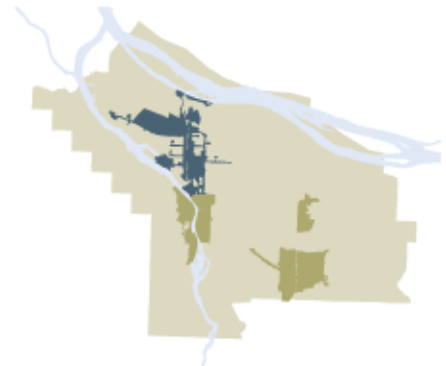
Cathedral Flats 5

Charlotte Rutherford 51

Interstate Apartments 4

New Meadows 14

Vancouver 27



Policy & Production Targets



- ▶ Maintain the existing 1,400 regulated affordable rental units.

Status—The City currently maintains 1,516 regulated affordable rental units at or below 60% AMI with estimates of roughly 1,000 additional non-city funded regulated affordable units.



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

Status—The City currently maintains 1,516 regulated affordable rental units at or below 60% AMI.

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017*
Housing Units: Total Units	16,006	16,215	16,343	16,544	17,570	17,997	18,625	19,187
Housing Units: Single-Family	8,781	8,822	8,853	8,913	8,997	9,077	9,138	9,215
Housing Units: Multifamily	7,225	7,393	7,490	7,631	8,573	8,920	9,487	9,972
Regulated Affordable Housing Units: Total Units	1,221	1,289	1,366	1,446	1,493	1,508	1,516	+30
0-30% Regulated Units	93	100	100	103	150	150	150	-
31-50% Regulated Units	441	500	554	573	573	573	575	-
51-60% Regulated Units	658	660	660	718	718	733	739	-
61-80% Regulated Units	29	29	51	51	51	51	51	+30

* Production pipeline, Fall 2017

Lents Town Center

Lents Town Center Housing Strategy, 2000

Established 1998 Complete 2020

Projects # of Affordable Units

Opened

NAYA Generations 40

Under Construction

72nd & Foster 101

9101 Foster 16

Woody Guthrie 16

Oliver Station 126



Policy & Production Targets

- ✔ ▶ Provide 100-170 home purchase loans by 2005.
Status—The City has provided down payment assistance loans to 204 new homeowners.
- ✘ ▶ Provide 30-50 Community Land Trust Loans by 2005.
Status—The City has provided financing for 29 new land trust homes for first-time homebuyers.
- ✘ ▶ Provide 100-200 homeowner repair loans by 2005.
Status—The City has provided funding for 53 home repair loans.
- ✔ ▶ Rehabilitate 75-125 regulated affordable rental units at or below 60% AMI by 2005.
Status—The City has rehabilitated 155 regulated affordable rental units at or below 60% AMI.
- ✔ ▶ Produce 150-250 regulated affordable rental units at or below 60% AMI by 2005.
Status—The City has produced 242 regulated affordable rental units at or below 60% AMI.

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017*
Housing Units: Total Units	10,022	10,043	10,065	10,098	10,149	10,178	10,228	10,312
Housing Units: Single-Family	6,378	6,399	6,421	6,445	6,488	6,517	6,544	6,598
Housing Units: Multifamily	3,644	3,644	3,644	3,653	3,661	3,661	3,684	3,714
Regulated Affordable Housing Units: Total Units	321	360	379	389	389	389	389	+198
0-30% Regulated Units	101	108	111	111	111	111	111	+8
31-50% Regulated Units	125	153	169	169	169	169	169	-
51-60% Regulated Units	94	98	98	108	118	128	138	+190
61-80% Regulated Units	1	1	1	1	1	1	1	-

* Production pipeline, Fall 2017

North Macadam

North Macadam Housing Development Strategy, 2003

Established 1999 Complete 2000

Projects # of Affordable Units

Under Construction

Koz 4th & Grant 21



Policy & Production Targets

- ✘ ▶ Retain 166 regulated affordable rental housing units between 0-30% AMI by the year 2020.
Status—The City currently maintains 42 regulated affordable rental units between 0-30% AMI.
- ✘ ▶ Retain 211 regulated affordable rental housing units between 31-50% AMI by the year 2020.
Status—The City currently maintains 40 regulated affordable rental units between 31-50% AMI.
- ✔ ▶ Retain 102 regulated affordable rental housing units between 51-60% AMI by the year 2020.
Status—The City currently maintains 167 regulated affordable rental units between 51-60% AMI.
- ✘ ▶ Retain 103 regulated affordable rental housing units between 61-80% AMI by the year 2020.
Status—The City currently maintains 0 regulated affordable rental units between 61-80% AMI.

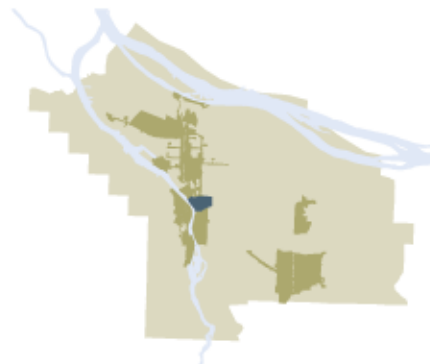
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017*
Housing Units: Total Units	4,290	4,290	4,528	4,646	4,812	5,281	5,281	5,470
Housing Units: Single-Family	27	27	27	27	27	27	27	27
Housing Units: Multifamily	4,263	4,263	4,501	4,619	4,785	5,254	5,254	5,443
Regulated Affordable Housing Units: Total Units	40	40	40	249	249	249	249	-
0-30% Regulated Units	-	-	-	42	42	42	42	-
31-50% Regulated Units	40	40	40	40	40	40	40	-
51-60% Regulated Units	-	-	-	167	167	167	167	-
61-80% Regulated Units	-	-	-	-	-	-	-	-

* Production pipeline, Fall 2017

Oregon Convention Center

Lloyd District Housing Strategy, 2003

Established 1989 Complete 2013



Policy & Production Targets

- ✘ ▶ 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% AMI, to meet the goal of preserving or replacing 1,200 units.
Status—The City currently maintains 222 regulated affordable rental units at or below 60% AMI.

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017*
Housing Units: Total Units	1,077	1,077	1,137	1,137	1,137	1,980	2,027	2,027
Housing Units: Single-Family	21	21	21	21	21	21	21	21
Housing Units: Multifamily	1,056	1,056	1,116	1,116	1,116	1,959	2,006	2,006
Regulated Affordable Housing Units: Total Units	175	175	175	175	175	175	222	-
0-30% Regulated Units	-	-	-	-	-	-	1	-
31-50% Regulated Units	175	175	175	175	175	175	203	-
51-60% Regulated Units	-	-	-	-	-	-	18	-
61-80% Regulated Units	-	-	-	-	-	-	-	-

* Production pipeline, Fall 2017

River District

River District Housing Implementation Strategy, June 1999, Resolution No. 35802

Established 1998 Complete 2021

Projects	# of Affordable Units
----------	-----------------------

Under Construction

14th & Glisan	46
14th & NW Raleigh	93



Policy & Production Targets

- ✔
 - ▶ Retain 359 regulated affordable rental housing units between 0-30% AMI by the year 2020.
Status—The City currently maintains 371 regulated affordable rental units between 0-30% AMI.
- ✔
 - ▶ Retain 365 regulated affordable rental housing units between 31-50% AMI by the year 2020.
Status—The City currently maintains 378 regulated affordable rental units between 31-50% AMI.
- ✔
 - ▶ Retain 440 regulated affordable rental housing units between 51-80% AMI by the year 2020.
Status—The City currently maintains 510 regulated affordable rental units between 51-60% AMI.

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017*
Housing Units: Total Units	4,564	4,859	5,049	5,179	5,662	6,763	7,705	8,448
Housing Units: Single-Family	-	-	-	-	-	-	-	-
Housing Units: Multifamily	4,564	4,859	5,049	5,179	5,662	6,763	7,705	8,448
Regulated Affordable Housing Units: Total Units	691	959	1,001	1,081	1,081	1,133	1,260	1,260
0-30% Regulated Units	232	361	361	361	361	363	371	-
31-50% Regulated Units	321	321	321	321	321	351	378	-
51-60% Regulated Units	119	258	300	380	380	400	492	-
61-80% Regulated Units	19	19	19	19	19	19	19	-

* Production pipeline, Fall 2017

South Park Blocks

Downtown Target Area Housing Implementation Strategy, 2001

Established 1985 Complete 2008

Projects # of Affordable Units

Opened

Broadway Tower 20



Policy & Production Targets

- ✔ ▶ Preserve or replace 25-50 regulated affordable rental housing units between 0-30% AMI within the South Park Blocks and Downtown Waterfront Urban Renewal Areas.
Status—The City currently maintains 668 regulated affordable rental units between 0-30% AMI.
- ✔ ▶ Preserve or replace 175-200 regulated affordable rental housing units between 31-50% AMI within the South Park Blocks and Downtown Waterfront Urban Renewal Areas.
Status—The City currently maintains 1,021 regulated affordable rental units between 31-50% AMI.
- ✔ ▶ Preserve or replace 75-100 regulated affordable rental housing units between 51-60% AMI within the South Park Blocks and Downtown Waterfront Urban Renewal Areas.
Status—The City currently maintains 916 regulated affordable rental units between 51-60% AMI.
- ✔ ▶ Produce and preserve 50-100 regulated affordable rental housing units between 61-80% AMI within the South Park Blocks and Downtown Waterfront Urban Renewal Areas.
Status—The City currently maintains 133 regulated affordable rental units between 61-80% AMI.

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017*
Housing Units: Total Units	2,794	2,794	2,794	2,794	2,794	2,997	2,997	2,997
Housing Units: Single-Family	3	3	3	3	3	3	3	3
Housing Units: Multifamily	2,791	2,791	2,791	2,791	2,791	2,994	2,994	2,994
Regulated Affordable Housing Units: Total Units	602	602	685	774	990	990	1,029	-
0-30% Regulated Units	130	130	213	213	213	213	213	-
31-50% Regulated Units	320	320	320	320	320	320	320	-
51-60% Regulated Units	111	111	111	200	416	416	416	-
61-80% Regulated Units	41	41	41	41	41	41	80	-

* Production pipeline, Fall 2017

City of Portland Programming

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Section 1

Rental Housing

Guide to Rental Housing

Asset Portfolio

New Construction & Preservation

New Construction

The City invests in the construction of new multifamily rental housing to increase the supply of affordable rental units. Sixty-six percent of the projects in the City's asset portfolio are new construction projects.

City Regulated Rental Units by Financing Structure*	30%AMI	40%AMI	50%AMI	60%AMI	80%AMI	Total
Total Units	1,441	346	2,092	3,508	421	7,808
Basic Financing	475	129	622	1,075	125	2,406
+ Section II Project	285	144	620	583	39	1,651
+ Tax Abatement	-	-	-	138	114	252
+ 4% Tax Credit	115	-	103	497	26	741
+ 5% Tax Credit	73	33	269	610	72	1,057
+ 4% Tax Credit and Section II	195	28	119	231	25	598
+ 5% Tax Credit and Section II	222	12	208	185	-	628
+ 4% Tax Credit and Tax Abatement	-	-	-	80	-	80
+ 5% Tax Credit and Tax Abatement	-	-	-	128	-	128
+ 4% Tax Credit, Section II, and Tax Abatement	75	-	81	-	19	175
+ 5% Tax Credit, Section II, and Tax Abatement	-	-	-	-	-	-

*Expressed as a percentage of area median income AMI=Area Median Income

Preservation

Renovating and retrofitting affordable rental properties provides safer and more sustainable homes for low-income households, and preserves the affordability of renovated units by placing a regulatory agreement on properties that might otherwise be susceptible to market pressures. Preservation projects account for forty-four percent of the City's portfolio.

City Regulated Rental Units by Financing Structure*	30%AMI	40%AMI	50%AMI	60%AMI	80%AMI	Total
Total Units	733	297	1,898	2,823	191	5,942
Basic Financing	157	18	473	1,075	132	1,855
+ Section II Project	247	155	413	543	25	1,383
+ Tax Abatement	87	-	108	314	10	519
+ 4% Tax Credit	77	38	221	128	13	477
+ 5% Tax Credit	31	6	107	97	9	250
+ 4% Tax Credit and Section II	134	80	301	302	-	817
+ 5% Tax Credit and Section II	-	-	275	354	2	631
+ 4% Tax Credit and Tax Abatement	-	-	-	-	-	-
+ 5% Tax Credit and Tax Abatement	-	-	-	-	-	-
+ 4% Tax Credit, Section II, and Tax Abatement	-	-	-	-	-	-
+ 5% Tax Credit, Section II, and Tax Abatement	-	-	-	-	-	-

*Expressed as a percentage of area median income AMI=Area Median Income

Asset Portfolio

All rental units with affordability regulated by the City of Portland (i.e., 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 area median 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 area median 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.

All Buildings

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

The City contributes to the development of affordable rental housing by providing direct financing to nonprofit housing providers, as well as property tax and development fee exemptions to for-profit developers who include affordable units within market-rate projects.

City Regulated Rental Units by Financing Structure*	30% AMI	40% AMI	50% AMI	60% AMI	80% AMI	Total
Total Units	2,174	643	3,990	6,331	612	13,750
Basic Financing	632	147	1,165	2,150	257	4,351
+ Section 8 Project	532	299	1,033	1,106	64	3,034
+ Tax Abatement	87	0	108	452	124	771
+ 4% Tax Credits	192	38	324	625	39	1,218
+ 9% Tax Credits	104	39	376	707	81	1,307
+ 4% Tax Credits and Section 8	329	108	420	533	25	1,415
+ 9% Tax Credits and Section 8	222	12	483	550	3	1,270
+ 4% Tax Credits and Tax Abatement	-	-	-	80	-	80
+ 9% Tax Credits and Tax Abatement	-	-	-	128	-	128
+ 4% Tax Credits, Section 8, and Tax Abatement	76	-	81	-	19	176
+ 9% Tax Credits, Section 8, and Tax Abatement	-	-	-	-	-	-

*Expressed as a percentage of area median income

AMI=Area Median Income

City Regulated Rental Unit Production	30% AMI		40% AMI		50% AMI		60% AMI		80% AMI		Total	
	NC	P	NC	P	NC	P	NC	P	NC	P	NC	P
2017	54	54	-	-	-	29	350	62	107	-	511	145
2016	9	49	-	-	57	-	241	-	-	-	362	49
2015	8	2	-	-	-	54	174	100	-	-	182	156

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

NC=New Construction P=Preservation & Rehabilitation

New Construction & Preservation

New Construction

The City invests in the construction of new multifamily rental housing to increase the supply of affordable rental units. Sixty-six percent of the projects in the City's asset portfolio are new construction projects.

City Regulated Rental Units by Financing Structure*	30% AMI	40% AMI	50% AMI	60% AMI	80% AMI	Total
Total Units	1,441	346	2,092	3,508	421	7,808
Basic Financing	475	129	692	1,075	125	2,496
+ Section 8 Project	285	144	620	563	39	1,651
+ Tax Abatement	-	-	-	138	114	252
+ 4% Tax Credits	115	-	103	497	26	741
+ 9% Tax Credits	73	33	269	610	72	1,057
+ 4% Tax Credits and Section 8	195	28	119	231	25	598
+ 9% Tax Credits and Section 8	222	12	208	186	-	628
+ 4% Tax Credits and Tax Abatement	-	-	-	80	-	80
+ 9% Tax Credits and Tax Abatement	-	-	-	128	-	128
+ 4% Tax Credits, Section 8, and Tax Abatement	76	-	81	-	19	176
+ 9% Tax Credits, Section 8, and Tax Abatement	-	-	-	-	-	-

*Expressed as a percentage of area median income

AMI=Area Median Income

Preservation

Renovating and retrofitting affordable rental properties provides safer and more sustainable homes for low-income households, and preserves the affordability of renovated units by placing a regulatory agreement on properties that might otherwise be susceptible to market pressures. Preservation projects account for forty-four percent of the City's portfolio.

City Regulated Rental Units by Financing Structure*	30% AMI	40% AMI	50% AMI	60% AMI	80% AMI	Total
Total Units	733	297	1,898	2,823	191	5,942
Basic Financing	157	18	473	1,075	132	1,855
+ Section 8 Project	247	155	413	543	25	1,383
+ Tax Abatement	87	-	108	314	10	519
+ 4% Tax Credits	77	38	221	128	13	477
+ 9% Tax Credits	31	6	107	97	9	250
+ 4% Tax Credits and Section 8	134	80	301	302	-	817
+ 9% Tax Credits and Section 8	-	-	275	364	2	641
+ 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 area median income

AMI=Area Median Income

0-30% AMI & Mixed Income

0-30% AMI

Sixteen percent City-regulated units are targeted to serve the lowest-income households, including those exiting or at risk of homelessness. In order to provide units with rents restricted at or below 30 percent of Area Median Income, greater levels of subsidy are needed to cover a project's operating costs. Leveraging other sources of funding such as federal Low-Income Housing Tax Credits and rent assistance through Project Based Section 8 and Veterans Affairs Supportive Housing (VASH) vouchers, often help projects achieve deeper affordability.

City Regulated Rental Units by Financing Structure*	30% AMI	40% AMI	50% AMI	60% AMI	80% AMI	Total
Total Units	2,174	138	1,229	1,421	88	5,050
Basic Financing	632	39	314	380	19	1,384
+ Section 8 Project	532	51	189	178	-	950
+ Tax Abatement	87	-	-	139	-	226
+ 4% Tax Credits	192	37	160	92	25	506
+ 9% Tax Credits	104	11	169	279	-	563
+ 4% Tax Credits and Section 8	329	-	170	180	25	704
+ 9% Tax Credits and Section 8	222	-	146	173	-	541
+ 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 area median income

AMI=Area Median Income

Mixed Income

Buildings that offer housing units at a range of income levels serve neighborhoods and communities by helping to mitigate residential segregation and concentrated pockets of poverty. For building owners, the mix of income levels can help off-set the lower rents charged for units regulated at 60 percent of area median income and below.

City Regulated Rental Units by Financing Structure*	30% AMI	40% AMI	50% AMI	60% AMI	80% AMI	Total
Total Units	116	16	424	1,318	287	2,161
Basic Financing	15	16	93	314	159	597
+ Section 8 Project	34	-	117	45	-	196
+ Tax Abatement	-	-	100	145	124	369
+ 4% Tax Credits	56	-	48	579	4	687
+ 9% Tax Credits	11	-	66	107	-	184
+ 4% Tax Credits and Section 8	-	-	-	233	-	233
+ 9% Tax Credits and Section 8	-	-	-	-	-	-
+ 4% Tax Credits and Tax Abatement	-	-	-	-	-	-
+ 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 area median income

AMI=Area Median Income

Building Profile

Hill Parks Apartment

Building Profile

Project Type	New Construction
Location	Central City
Regulated Units	39
Total Units	39
Status	Grand Opening July 2017

Units

By Type		By Income Level	
Studio	17	30% AMI	4
1-Bedroom	22	40% AMI	-
2-Bedroom	-	50% AMI	-
3-Bedroom	-	60% AMI	35
		80% AMI	-
		Market Rate	-

AMI = Area Median Income

Estimated Development Cost

Total Project Cost	\$10,840,188
Portland Housing Bureau	\$3,200,000

Development Team

Central City Concern, *Sponsor*
 Carlton Hart, *Architect*
 Colas Construction Inc., *General Contractor*
 Gerding Edlen, *Project Manager*
 Central City Concern, *Property Manager*



Hill Park Apartments is located on the southwest corner of SW First Avenue and Arthur Street in southwest Portland in the Lair Hill neighborhood which has a mix of residential and commercial use zonings. The project is located across the street from the western boundary of the North Macadam URA, .5 miles from the SW First and Harrison stop on the Portland Streetcar. It has close proximity to the South Waterfront district with parks, cafes, and retail and is conveniently close to downtown and Portland State University. It has good access to I-405, close proximity to parks, supportive services, transportation systems, schools and medical facilities.

The three story apartment building is located along the northern portion of the site and surface parking and street access will be on the southeastern portion of the site with access from First Avenue. The Project has brick masonry exterior with some metal accents, an elevator, lobby, a community lounge, a leasing office, common restroom, laundry facilities, secure access, 8 surface parking spaces, 43 bicycle spaces, and was built to Gold Earth Advantage standards. The Project has 17 studio units, and 22 one-bedroom units. It will have 31 units for workforce housing. An award of 10 Project Based Section 8 rental assistance vouchers results in 36% of the Project serving extremely low income residents.

Building Profile

St. Francis Park Apartments

Building Profile

Project Type	New Construction
Location	Central Eastside
Regulated Units	106
Total Units	106
Status	Grand Opening May 2017

Units

By Type		By Income Level	
Studio	77	30% AMI	10
1-Bedroom	28	40% AMI	-
2-Bedroom	1	50% AMI	-
3-Bedroom	-	60% AMI	96
		80% AMI	-
		Market Rate	-

AMI = Area Median Income



Estimated Development Cost

Total Project Cost	\$23,251,384
Portland Housing Bureau HOME	\$3,500,000
Portland Housing Bureau Central Eastside TIF	\$3,000,000

Development Team

Catholic Charities/Caritas Housing Initiatives, *Sponsor*
 Home Forward, *Sponsor*
 Home Forward Development Enterprises, *Developer*
 MWA Architects, *Architect*
 O’Neill/Walsh Community Builders, *General Contractor*
 Cascade Management, *Property Manager*

The St. Francis Park Apartments is located in inner Southeast Portland provides new affordable housing in a high opportunity neighborhood with easy access to employment, transportation and other Portland amenities. The project has 106 affordable residential units including 25 units reserved for households at risk of homelessness (20 units) and for individuals escaping domestic violence (5 units). All units will be for households earning not more than 60% MFI, with ten units reserved for very low income tenant households earning not more than 30% MFI.

The apartments comprise the full block between SE 11th and 12th Avenues with SE Oak St. to the north and SE Stark to the south, which is .25 mile of several frequent service bus line stops and close to a specialty grocery, bakery and hardware store. The project includes a large community room, outdoor space and a resident services office.

The property was formerly owned by St. Francis of Assissi Parish of the Catholic Archdiocese which was instrumental in making the development possible through its decision to sell the land at very favorable rate and terms for this project.

Building Profile

The Ellington

Building Profile

Project Type	Acquisition
Location	NE Portland
Regulated Units	263
Total Units	263
Status	Closed February 2017

Units

By Type		By Income Level	
Studio	2	30% AMI	80
1-Bedroom	10	40% AMI	-
2-Bedroom	211	50% AMI	-
3-Bedroom	40	60% AMI	183
		80% AMI	-
		Market Rate	-

AMI = Area Median Income

Estimated Development Cost

Total Acquisition Cost	\$47,000,000
<i>Portland Housing Bureau Housing Bond</i>	<i>\$37,000,000</i>

Development Team

Portland Housing Bureau, *Sponsor*
Affinity, *Property Manager*



The Ellington Apartments is a 263-unit multifamily project consisting of 28 buildings on a 10.7-acre lot. The key property feature is it contains more family-sized and larger units than market-rate units currently being offered or developed in the City. The property is built in the late 1940s and located in the Madison South neighborhood, about 6 miles from downtown with good access to MAX lines.

The property had been low-income housing since 1991 but previous owners were released from its affordability obligations in 2016. By October 2016 when the time the property was offered for sale, it was aggressively marketed toward higher-income clientele and existing residents were given notices of significant rent increases. PHB purchased the property in a competitive bidding process and through its ownership, all units will remain affordable in perpetuity.

80 deeply affordable units for household earning up to 30% MFI will be set aside for families and the rest will remain affordable to those earning no more than 60% MFI.

Rental Unit Production

Fall 2017 Snapshot

City Regulated Rental Unit Production Pipeline

	30% AMI	50% AMI	60% AMI	80% AMI	Market*	Total Affordable	Total Units	Project Type
Construction								
106 Halsey	4	-	36	-	-	40	40	NC
14 th & Glisan	-	-	-	46	184	46	230	NC
14 th & Raleigh	5	14	74	-	-	93	93	NC
54 Woodstock	-	-	3	-	35	3	38	NC
5955 SE Milwaukie	-	-	11	-	43	11	54	NC
6012 SE Yamhill	-	-	-	7	38	7	45	NC
72 nd & Foster	20	-	81	-	-	101	101	NC
9101 Foster	-	-	16	-	38	16	54	NC
Beatrice Morrow	4	3	73	-	-	80	80	NC
Block 45	20	3	217	-	113	240	353	NC
Cathedral Flats	-	-	5	-	19	5	24	NC
Charlotte Rutherford	3	28	20	-	-	51	51	NC
Eastside Health Center	-	-	151	-	-	151	151	NC
Hazelwood Plaza	-	-	25	-	36	25	61	NC
Interstate Apartments	-	-	4	-	47	4	51	NC
KOTI—Block 290	-	-	-	30	120	30	150	NC
KOZ 1299 SE Ankeny	-	-	-	13	74	13	87	NC
KOZ 16 th & Marshall	-	-	26	-	101	26	127	NC
KOZ 4 th & Grant	-	-	21	-	87	21	108	NC
KOZ SW Yamhill	-	-	6	-	24	6	30	NC
New Meadows	-	14	-	-	1	14	15	NC
NW 17 th & Kearney	-	-	-	28	111	28	139	NC
NW 17 th & Pettygrove	-	-	-	40	157	40	197	NC
Oliver Station	6	-	120	-	-	126	126	NC
Pettygrove Apartments	-	-	8	-	32	8	40	NC
Powell Apartments	-	-	6	-	24	6	30	NC
Redwood Apartments	-	-	10	-	40	10	50	NC
Redwood Apartments	-	-	10	-	40	10	50	NC
Riverplace Parcel 3 West	90	-	113	-	161	203	364	NC
Stark I & II	8	30	115	-	-	153	153	NC
The Jade	3	27	17	-	-	47	47	NC
Vancouver Avenue Apartments	-	-	-	27	109	27	136	NC
Woolsey Corner	-	-	-	2	13	2	15	NC
Pre-Development								
106 Halsey	4	-	36	-	-	40	40	NC
3 rd & Ash	-	-	-	27	106	27	133	NC
Argyle	20	-	130	15	-	165	165	NC
Atomic Orchard Lofts	-	-	-	18	70	18	88	NC
Block 33	-	-	-	33	134	33	167	NC
Fairfield Killingsworth	-	-	-	28	112	28	140	NC
Framework	-	-	60	-	-	60	60	NC
Hawthorne Boulevard	-	-	-	12	47	12	59	NC
Ivanhoe 4	-	-	-	1	18	1	19	NC
King Park	24	-	45	-	1	69	70	NC
Magnolia 2	-	-	-	-	-	-	50	NC
N Williams Center	40	4	17	-	-	61	61	NC
St. J's Apartments	-	-	5	-	17	5	22	NC
SW Park & Columbia Apartments, Broadway Tower II	-	-	-	24	49	24	73	NC
The Henry	-	58	95	-	-	153	153	P
Woody Guthrie	16	-	-	21	29	37	66	NC
Parcel 3- East	-	-	177	-	-	177	177	NC
Total Units	267	181	1,733	372	2,230	2,553	4,783	

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 Services

The Portland Housing Bureau Office of Rental Services provides information on local landlord-tenant and fair housing laws, coordinates legal aid services, and tenant protections. Through the Office, the Bureau funds programs designed to protect the rights of all renters and to protect rental households vulnerable to the negative impacts of displacement or eviction. These programs are provided through contracts with various non-governmental and other public entities, who perform a range of services that address the diverse needs of people experiencing rental housing instability. Funded services include a renter hotline, a Fair Housing hotline, Fair Housing training, Fair Housing testing, landlord/tenant education, legal aid, advocate support, and emergency housing placement. Most clients served, for all rental service programs, are below 50% MFI. Compliance, policy and program development is done by the Portland Housing Bureau Office of Rental Services. The Bureau links these rental service programs to its funded rental housing, supportive services, and regulatory agreements.

	Fair Housing Education	Renter Advocacy & Education	Legal Aid	Renter Habitability
Numbers Served, FY 2016-17	Year-to-Date	Year-to-Date	Year-to-Date	Year-to-Date
Racial Composition: Total	521	1,550	92	106
White	137	982	49	31
Black	67	205	20	39
Asian	9	35	2	6
Hispanic-Latino	39	166	7	14
Hawaiian-Pacific Islander	2	25	1	1
Native American	15	86	4	6
African, Middle Eastern or Slavic	12	16	1	4
Declined to Answer	240	35	8	5
Gender Composition: Total	198	1,442	92	105
Female	148	966	61	64
Male	50	476	31	36
Other	-	-	-	-

Source: Homeless Management Information System (HMIS); Accessed December 2017

Renters in Regulated Units

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%

Head of Households	
Male	51%
Female	49%

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

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

Section 2

Homeownership

Guide to Homeownership

Loan Portfolio

Homeownership

Through programs and investments focused on increasing access to homeownership and retention of owned homes, the City of Portland helps low- and moderate-income households realize the many benefits of owning a home. Since 2010, the City has issued down payment assistance loans for first-time homebuyers and home repair loans to support existing homeowners struggling to manage the costs of maintaining a home. These loans generally require no payments and accrue no interest, in order to maximize financial stability for low-income households.

The City also funds education and counseling programs to create mortgage-ready households, support first-time homebuyers, and prevent foreclosure, as well grants to improve the health and livability of owned homes. These programs are administered through community-serving organizations to reach underserved populations.

The City also directly administers several federal and local programs to promote homeownership and increase the supply of affordable homes. These include the Mortgage Credit Certificate (MCC) program, which increases the buying power of first-time homebuyers by reducing their federal income tax obligation, as well as System Development Charge (SDC) and property tax exemptions to incentivize the development of new affordable ownership homes.

Homeownership Loans by Financing Instrument	Below 50% AMI	55-80% AMI	81%+ AMI	Total
Total Homeownership Loans	423	230	25	678
Home Buyer Assistance Loan	67	157	24	248
Home Repair Loan	356	82	1	439

AMI=Area Median Income

Homeownership Production by Program	Below 50% AMI				55-80% AMI				81%+ AMI				Total			
	2013	2014	2015	2016	2013	2014	2015	2016	2013	2014	2015	2016	2013	2014	2015	2016
Home Buyer Assistance Loan	3	12	4	3	16	27	7	10	-	-	-	5	19	35	17	18
Home Repair Loan	10	8	9	13	11	8	21	12	-	-	-	-	21	16	30	25
Home Repair Grant	528	476	600	541	67	59	92	43	-	-	1	-	595	532	693	561
Lead Hazard Reduction	227	N/A	N/A	30	14	N/A	N/A	23	-	N/A	N/A	-	241	N/A	N/A	53
Mortgage Credit Certificate	3	3	-	-	27	20	23	16	59	57	81	41	89	80	104	57
SDC Exemption Program	43	33	14	15	38	51	24	30	61	56	30	40	142	138	68	85
Homeownership Tax Exemption	45	24	23	12	38	41	26	22	55	44	32	30	138	109	81	64

AMI=Area Median Income

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 area median income).

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

Homeownership

Through programs and investments to increase access to homeownership and retention of owned homes, the City of Portland helps low- and moderate-income households realize the many benefits of owning a home. Since 2010, the City has issued down payment assistance loans for first-time homebuyers and home repair loans to support existing homeowners struggling to manage the costs of maintaining a home. These loans generally require no payments and accrue no interest, in order to maximize financial stability for low-income households.

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Homeownership Loans by Financing Instrument	Below 50% AMI	51-80% AMI	81%+ AMI	Total
Total Homeownership Loans	423	239	25	687
Home Buyer Assistance Loan	67	157	24	248
Home Repair Loan	356	82	1	439

AMI=Area Median Income

Homeownership Production by Program	Below 50% AMI				51-80% AMI				81%+ AMI				Total			
	2013	2014	2015	2016	2013	2014	2015	2016	2013	2014	2015	2016	2013	2014	2015	2016
Home Buyer Assistance Loan	3	12	4	3	16	27	7	10	-	-	-	5	19	35	17	18
Home Repair Loan	10	8	9	13	11	8	21	12	-	-	-	-	21	16	30	25
Home Repair Grant	528	476	600	541	67	59	92	43	-	-	1	-	595	532	693	561
Lead Hazard Reduction	227	N/A	N/A	30	14	N/A	N/A	23	-	N/A	N/A	-	241	N/A	N/A	53
Mortgage Credit Certificate	3	3	-	-	27	20	23	16	59	57	81	41	89	80	104	57
SDC Exemption Program	43	33	14	15	38	51	24	30	61	56	30	40	142	138	68	85
Homeownership Tax Exemption	45	24	23	12	38	41	26	22	55	44	32	30	138	109	81	64

AMI=Area Median Income

Homeownership

	■ Home Buyer Assistance Loan				■ Home Repair Loan				■ Home Repair Grant				■ Lead Hazard Reduction			
	2013	2014	2015	2016	2013	2014	2015	2016	2013	2014	2015	2016	2013	2014	2015	2016
White	46%	54%	24%	33%	78%	71%	34%	48%	64%	58%	52%	54%	86%	N/A	N/A	40%
Black	23%	37%	53%	50%	17%	21%	59%	48%	28%	24%	27%	24%	3%	N/A	N/A	32%
Asian	-	3%	-	-	6%	7%	-	8%	3%	4%	4%	4%	6%	N/A	N/A	2%
Hispanic-Latino	23%	23%	18%	11%	-	-	7%	-	3%	4%	5%	6%	1%	N/A	N/A	6%
Hawaiian-Pacific Islander	-	3%	-	-	-	-	-	-	1%	-	1%	1%	-	N/A	N/A	-
Native American	4%	3%	-	6%	-	-	-	4%	4%	8%	10%	10%	3%	N/A	N/A	-
African, Middle Eastern or Slavic	N/A	-	5%	-	N/A	-	-	-	-	2%	1%	1%	N/A	N/A	N/A	-

	■ Mortgage Credit Certificate				■ SDC Exemption				■ Homeownership Tax Exemption			
	2013	2014	2015	2016	2013	2014	2015	2016	2013	2014	2015	2016
White	52%	81%	84%	74%	42%	46%	49%	36%	40%	38%	32%	30%
Black	34%	7%	4%	7%	7%	6%	2%	5%	8%	7%	8%	3%
Asian	4%	1%	7%	9%	40%	33%	42%	51%	41%	36%	49%	58%
Hispanic-Latino	-	6%	5%	11%	6%	8%	4%	11%	7%	9%	2%	11%
Hawaiian-Pacific Islander	-	-	-	-	1%	-	-	1%	2%	1%	-	2%
Native American	-	5%	-	-	1%	1%	1%	4%	1%	1%	1%	2%
African, Middle Eastern or Slavic	N/A	15%	-	-	N/A	8%	2%	2%	N/A	9%	8%	2%

Source: Homeless Management Information System (HMIS); Accessed December 2017

Section 3

Homelessness

Guide to Homelessness

Program Demographics

Homelessness

The City of Portland funds programs designed to prevent and end homelessness for families and individuals. 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. Funded services including 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. Beginning in July 2016, an inter-governmental agreement with Multnomah County brought homeless services staff from the City and County together to create the Joint Office of Homeless Services (JOHS), housed within Multnomah County. The Joint Office will receive funding and policy direction from both the City of Portland and Multnomah County. Management of City homeless services contracts is carried out through the JOHS. In October 2017 the City Council passed a resolution to develop a plan to add 2,000 units of supportive housing in next 10 years. The Joint Office and PHB are working on this plan and are set to have a draft by summer 2018.

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.

Services by Program	Housing								Transitional Housing				Shelter Beds			
	Short Term Rent Assistance				Permanent Supportive Housing				Transitional Housing Units				Emergency / Winter Shelter			
	2013	2014	2015	2016	2013	2014	2015	2016	2013	2014	2015	2016	2013	2014	2015	2016
TOTAL	5,580	4,814	4,062	5,182	2,716	2,686	3,996	4,214	3,306	2,897	1,910	1,701	3,051	3,022	4,022	6,000
White	1,736	1,436	2,365	2,012	1,549	1,496	2,879	2,510	1,732	1,629	1,473	1,178	1,663	1,889	3,301	4,310
Black	1,574	1,483	1,274	1,127	597	658	1,067	820	689	690	413	319	705	979	1,109	1,126
Asian	151	146	201	234	52	50	82	84	43	57	33	17	56	101	110	69
Hispanic/Latino	1,020	129	1,289	1,407	331	54	497	543	371	67	162	172	343	218	562	530
Hawaiian/Pacific Islander	292	199	148	125	44	54	95	64	70	67	26	14	112	218	198	152
Native American	488	487	512	277	298	292	520	193	264	343	190	61	297	426	640	304

Source: Homeless Management Information System (HMIS) Accessed December 2017

Homelessness

The City of Portland funds programs designed to prevent and end homelessness for families and individuals. 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. Funded services including 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. Beginning in July 2016, an intergovernmental agreement with Multnomah County brought homeless services staff from the City and County together to create the Joint Office of Homeless Services (JOHS), housed within Multnomah County. The Joint Office will receive funding and policy direction from both the City of Portland and Multnomah County. Management of City homeless services contracts is carried out through the JOHS.

Policy Update

Permanent supportive housing pairs affordable housing with services, such as mental and physical health care and prevention services, so that community members with little to no income can receive the wholistic support they need to live safe and dignified lives. The Corporation for Supportive Housing, a national leader in the field of affordable housing and homelessness projected a need for 2,800 new supportive housing units in Multnomah County. Recognizing that these services stabilize vulnerable households and are more humane and cost effective than emergency health care or incarceration the City of Portland has partnered with Multnomah County to usher in an increase of permanently supportive units. In October 2017 the City Council passed a resolution to develop a plan to add 2,000 units of supportive housing in next 10 years. The Joint Office and PHB are working on this plan and are set to have a draft by summer 2018.

Services by Program	Housing								Transitional Housing				Shelter Beds			
	■ Short Term Rent Assistance				■ Permanent Supportive Housing				■ Transitional Housing Units				■ Emergency / Winter Shelter			
	2013	2014	2015	2016	2013	2014	2015	2016	2013	2014	2015	2016	2013	2014	2015	2016
TOTAL	5,560	4,814	4,062	5,182	2,716	2,685	3,996	4,214	3,306	2,897	1,910	1,761	3,051	3,592	4,692	6,900
White	1,736	1,436	2,365	2,012	1,549	1,496	2,879	2,510	1,732	1,629	1,473	1,178	1,663	1,889	3,301	4,310
Black	1,574	1,483	1,274	1,127	597	658	1,057	820	689	690	413	319	705	979	1,169	1,135
Asian	151	146	201	234	52	50	82	84	43	57	33	17	56	101	110	69
Hispanic-Latino	1,660	199	1,289	1,407	331	54	497	543	371	67	162	172	343	218	562	930
Hawaiian-Pacific Islander	292	199	148	125	44	54	95	64	70	67	26	14	112	218	198	152
Native American	488	487	512	277	298	292	520	193	264	343	190	61	297	426	640	304

Source: Homeless Management Information System (HMIS); Accessed December 2017

City of Portland Program Funding

Contents

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133	Bureau Revenue Forecast
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Summary of Bureau Budget

Resources	Actual FY 2014-15	Actual FY 2015-16	Actual* FY 2016-17	Adopted FY 2017-18
External Revenues				
Taxes	-	-	\$1,824,101	\$4,557,101
Charges for Services	\$515,911	\$580,353	\$3,590,659	\$6,071,306
Intergovernmental	\$37,442,139	\$31,299,757	\$65,613,859	\$99,589,873
Bond & Note	\$3,515,000	-	\$84,701,266	\$53,131,848
Miscellaneous	\$15,261	\$8,036,728	\$13,448,491	\$10,306,470
Total External Revenues	\$56,734,289	\$39,916,838	\$169,178,376	\$173,656,598
Internal Revenues				
General Fund Discretionary	\$13,127,076	\$17,783,088	\$27,301,382	\$29,819,349
Fund Transfers - Revenue	\$1,070,000	\$2,674,554	\$3,256,237	\$1,183,543
Interagency Revenue	\$79,701	\$51,054	\$98,270	\$115,838
Total Internal Revenues	\$14,276,777	\$20,508,696	\$30,655,889	\$31,118,730
Beginning Fund Balance	\$10,001,301	\$22,747,502	\$27,880,115	\$9,334,940
TOTAL RESOURCES	\$81,012,367	\$83,173,036	\$227,714,380	\$214,110,268

Requirements

Bureau Expenditures				
Personnel Services	\$5,727,573	\$6,264,010	\$6,386,638	\$7,807,095
External Materials & Services	\$51,263,561	\$45,221,400	\$67,514,056	\$176,109,053
Internal Materials & Services	\$144,488	\$1,532,834	\$1,606,480	\$1,620,822
Capital Outlay	-	-	\$68,159,705	\$11,510,600
Total Bureau Expenditures	\$58,135,622	\$53,018,244	\$143,666,879	\$197,047,570
Fund Expenditures				
Debt Services	\$1,381,301	\$1,512,023	\$39,011,753	\$12,511,374
Contingency	-	-	-	\$3,166,976
Fund Transfers - Expenses	\$624,487	\$762,654	\$3,661,322	\$1,384,348
Total Fund Expenditures	\$2,005,788	\$2,274,677	\$42,673,075	\$17,062,698
Ending Fund Balance	\$20,870,957	\$27,880,115	\$35,375,057	-
TOTAL REQUIREMENTS	\$81,012,367	\$83,173,036	\$221,715,011	\$214,110,268

Programs

Administration & Support	\$6,047,872	\$5,879,901	\$8,079,284	\$7,794,035
Affordable Multifamily Housing	\$28,219,802	\$19,901,038	\$135,608,754	\$133,129,872
Economic Opportunity	\$2,271,157	\$2,143,736	\$2,100,136	\$2,100,136
Renter-Owner Services	-	-	\$30,239,607	\$1,678,076
Homeless Services	\$15,924,277	\$19,371,524	\$27,724,606	\$28,142,465
Homeowner Access & Retention	\$5,672,514	\$5,722,045	\$1,968,786	\$24,202,986
TOTAL PROGRAMS	\$58,135,622	\$53,018,244	\$205,721,173	\$197,047,570

*Unaudited

Bureau Revenue Forecast

	Actual FY 2014-15	Actual FY 2015-16	Actual FY 2016-17	Adopted FY 2017-18
Tax Increment Financing	\$22,368,089	\$15,712,530	\$50,772,939	\$95,112,036
Federal: CDBG	\$14,390,482	\$9,730,245	\$7,972,245	\$11,240,514
Federal: HOME	\$3,269,749	\$5,088,444	\$3,463,490	\$4,200,823
Federal: Other	\$4,422,663	\$3,505,191	\$2,799,784	\$2,064,894
Housing Investment Fund	\$2,673,136	\$2,263,729	\$5,277,296	\$9,199,302
General Fund One-Time	\$1,192,501	\$5,942,913	\$9,649,147	\$10,028,112
General Fund Ongoing	\$11,630,960	\$11,840,172	\$16,597,511	\$19,907,075
Housing Bond			\$37,452,716	\$30,471,248
Construction Excise Tax			\$1,828,604	\$4,559,401
Building Operations			\$2,945,693	\$7,956,955
Other Financing			\$10,150,786	\$18,550,000

Tax Increment Revenue

		Actual FY 2016-17	Adopted FY 2017-18
Central Eastside	Cumulative Housing	\$6,774,003	\$8,904,546
	Cumulative Set-Aside Base	\$47,596,127	\$53,190,578
	Percent of Set-Aside Base	14%	17%
Downtown Waterfront	Cumulative Housing	\$17,314,207	\$18,286,117
	Cumulative Set-Aside Base	\$91,402,338	\$91,402,338
	Percent of Set-Aside Base	19%	20%
Gateway	Cumulative Housing	\$9,434,392	\$11,110,974
	Cumulative Set-Aside Base	\$32,486,814	\$36,948,746
	Percent of Set-Aside Base	29%	30%
Interstate	Cumulative Housing	\$44,783,214	\$74,599,303
	Cumulative Set-Aside Base	\$134,857,658	\$161,719,418
	Percent of Set-Aside Base	33%	46%
Lents Town Center	Cumulative Housing	\$34,944,276	\$53,480,480
	Cumulative Set-Aside Base	\$92,687,047	\$132,995,527
	Percent of Set-Aside Base	38%	40%
North Macadam	Cumulative Housing	\$30,639,863	\$41,402,311
	Cumulative Set-Aside Base	\$86,359,254	\$100,657,113
	Percent of Set-Aside Base	35%	41%
Convention Center	Cumulative Housing	\$15,329,889	\$20,452,728
	Cumulative Set-Aside Base	\$78,564,626	\$78,564,626
	Percent of Set-Aside Base	20%	26%
River District	Cumulative Housing	\$95,220,029	\$106,512,879
	Cumulative Set-Aside Base	\$261,867,365	\$289,203,365
	Percent of Set-Aside Base	36%	37%
South Park Blocks	Cumulative Housing	\$35,676,561	\$36,820,781
	Cumulative Set-Aside Base	\$61,090,678	\$61,090,678
	Percent of Set-Aside Base	58%	60%
Education	Cumulative Housing	\$82,875	\$82,875
	Cumulative Set-Aside Base	\$978,808	\$978,808
	Percent of Set-Aside Base	8%	8%
TOTAL	Cumulative Housing Expenditures	\$290,199,310	\$371,652,995
	Cumulative Set-Aside Base	\$887,890,716	\$1,006,751,198
	Total Percent of Set-Aside Base		

Methodology & Sources

Contents

138	Methodology
139	Citywide Data Sources
140	Neighborhood Data Sources
141	Neighborhood Area Geographies

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 2010-2014 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 2010-2014 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 2015.

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

2014 Median Household Income

US Census Bureau 2010-2014

ACS 5-Year Estimates

2000 Poverty Rate

US Census Bureau 2000 Decennial Census

2010 Poverty Rate

US Census Bureau 2010 Decennial Census

2014 Poverty Rate

US Census Bureau 2010-2014

ACS 5-Year Estimates

2000 Households

US Census Bureau 2000 Decennial Census

2010 Households

US Census Bureau 2010 Decennial Census

2014 Households

US Census Bureau 2010-2014

ACS 5-Year Estimates

2000 Single-person Households

US Census Bureau 2000 Decennial Census

2010 Single-person Households

US Census Bureau 2010 Decennial Census

2014 Single-person Households

US Census Bureau 2010-2014

ACS 5-Year Estimates

2000 Households with Children

US Census Bureau 2000 Decennial Census

2010 Households with Children

US Census Bureau 2010 Decennial Census

2014 Households with Children

US Census Bureau 2010-2014

ACS 5-Year Estimates

2000 Foreign-born Individuals

US Census Bureau 2000 Decennial Census

2010 Foreign-born Individuals

US Census Bureau 2010 Decennial Census

2014 Foreign-born Individuals

US Census Bureau 2010-2014

ACS 5-Year Estimates

2000 Persons Experiencing Disabilities

US Census Bureau 2000 Decennial Census

2010 Persons Experiencing Disabilities

US Census Bureau 2010 Decennial Census

2014 Persons Experiencing Disabilities

US Census Bureau 2010-2014

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

2014 Persons 65 and Older

US Census Bureau 2010-2014

ACS 5-Year Estimates

2000 Homeownership Rate

US Census Bureau 2000 Decennial Census

2010 Homeownership Rate

US Census Bureau 2010 Decennial Census

2014 Homeownership Rate

US Census Bureau 2010-2014

ACS 5-Year Estimates

2011 Homelessness

2013 Point-in-time Count of Homelessness

2013 Homelessness

2013 Point-in-time Count of Homelessness

2015 Homelessness

2015 Point-in-time Count of Homelessness

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

2014 Population

US Census Bureau 2010-2014
ACS 5-Year Estimates

2000 Median Household Income

US Census Bureau 2000 Decennial Census

2010 Median Household Income

US Census Bureau 2010 Decennial Census

2014 Median Household Income

US Census Bureau 2010-2014
ACS 5-Year Estimates

2000 Poverty Rate

US Census Bureau 2000 Decennial Census

2010 Poverty Rate

US Census Bureau 2010 Decennial Census

2014 Poverty Rate

US Census Bureau 2010-2014
ACS 5-Year Estimates

2000 Households

US Census Bureau 2000 Decennial Census

2010 Households

US Census Bureau 2010 Decennial Census

2014 Households

US Census Bureau 2010-2014
ACS 5-Year Estimates

2000 Single-person Households

US Census Bureau 2000 Decennial Census

2010 Single-person Households

US Census Bureau 2010 Decennial Census

2014 Single-person Households

US Census Bureau 2010-2014
ACS 5-Year Estimates

2000 Households with Children

US Census Bureau 2000 Decennial Census

2010 Households with Children

US Census Bureau 2010 Decennial Census

2014 Households with Children

US Census Bureau 2010-2014
ACS 5-Year Estimates

2000 Foreign-born Individuals

US Census Bureau 2000 Decennial Census

2010 Foreign-born Individuals

US Census Bureau 2010 Decennial Census

2014 Foreign-born Individuals

US Census Bureau 2010-2014
ACS 5-Year Estimates

2000 Persons Experiencing Disabilities

US Census Bureau 2000 Decennial Census

2010 Persons Experiencing Disabilities

US Census Bureau 2010 Decennial Census

2014-Persons Experiencing Disabilities

US Census Bureau 2010-2014
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

2014-Persons 65 and Older

US Census Bureau 2010-2014
ACS 5-Year Estimates

2000 Homeownership Rate

US Census Bureau 2000 Decennial Census

2010 Homeownership Rate

US Census Bureau 2010 Decennial Census

2014 Homeownership Rate

US Census Bureau 2010-2014
ACS 5-Year Estimates

2011 Homelessness

2013 Point-in-time Count of Homelessness

2013 Homelessness

2013 Point-in-time Count of Homelessness

2015 Homelessness

2015 Point-in-time Count of Homelessness

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 Area Geography

	Census Tracts (FIPS Code)
122nd-Division	41051008302, 41051008400, 41051008500, 41051009000
Belmont-Hawthorne-Wilkes	41051000801, 41051001202, 41051001301, 41051000901, 41051001302, 41051001201, 41051001400
Centennial-Glenfair-Wilkes	41051009301, 41051009804, 41051009101, 41051009701, 41051009702
Central City	41051005600, 41051002100, 41051010600, 41051002303, 41051001102, 41051005500, 41051005200, 41051005100, 41051005700, 41051001101
Forest Park-Northwest Hills	41051004300, 41051007000
Gateway	41051008002, 41051009400, 41051009302, 41051009202, 41051008100, 41051008201, 41051008202, 41051008001, 41051009201
Hayden Island-Bridgeton	41051007300, 41051007202, 41051007201
Hillsdale-Multnomah-Barbur	41051006602, 41051006702, 41051006502, 41051006200, 41051006100, 41051006002
Hollywood	41051001900, 41051002000, 41051002402, 41051002501, 41051002502, 41051002600, 41051002701, 41051002702
Interstate Corridor	41051003701, 41051003401, 41051003402, 41051003501, 41051003502, 41051002203, 41051003702, 41051003801, 41051003902, 41051003803, 41051003901, 41051003802
Lents-Foster	41051000702, 41051008600, 41051000402, 41051000501, 41051008902, 41051000502, 41051000601, 41051008301, 41051008700, 41051000602, 41051008800
MLK-Alberta	41051003000, 41051003603, 41051003602, 41051003601, 41051003302, 41051003301, 41051003100, 41051002401, 41051003200
Montavilla	41051001801, 41051001601, 41051001500, 41051001602, 41051001701, 41051001702, 41051000701, 41051001802
Northwest	41051004500, 41051005000, 41051004900, 41051004800, 41051004700, 41051004602, 41051004601
Parkrose-Argay	41051009501, 41051009502, 41051007900
Pleasant Valley	41051008901, 41051009102
Raleigh Hills	41051006601, 41051006701, 41051006802, 41051006801, 41051006900
Roseway-Cully	41051002802, 41051002901, 41051002902, 41051002903, 41051007600, 41051007700, 41051007500, 41051007400
Sellwood-Moreland-Brooklyn	41051000100, 41051001000, 41051000200
South Portland-Marquam Hill	41051006001, 41051005800, 41051005900
St. Johns	41051004200, 41051004102, 41051004101, 41051004002, 41051004001
Tryon Creek-Riverdale	41051006300, 41051006402
West Portland	41051006403, 41051006501, 41051006404
Woodstock	41051000301, 41051000902, 41051000802, 41051000302, 41051000401

Portland Housing Bureau

Mayor Ted Wheeler

Interim Director Shannon Callahan

421 SW 6th Avenue, Suite 500

Portland, OR 97204

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

Agenda No.
REPORT
Title

Accept the ~~submission of the~~ *State of Housing in Portland 2017 Report (Report)*

<p>INTRODUCED BY Commissioner/Auditor: Mayor Wheeler</p>	<p>CLERK USE: DATE FILED <u>APR 24 2018</u></p>
<p>COMMISSIONER APPROVAL</p> <p>Mayor—Finance & Administration - Wheeler <i>KC</i></p> <p>Position 1/Utilities - Fritz</p> <p>Position 2/Works - Fish</p> <p>Position 3/Affairs - Saltzman</p> <p>Position 4/Safety - Eudaly</p>	<p>Mary Hull Caballero Auditor of the City of Portland</p> <p>By: <u><i>Mary Hull Caballero</i></u> Deputy</p>
<p>BUREAU APPROVAL</p> <p>Bureau: Housing Bureau Head: Shannon Callahan <i>SC</i></p> <p>Prepared by: Victoria James Date Prepared: 12/4/17</p> <p>Impact Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/></p> <p>City Auditor Office Approval: required for Code Ordinances</p> <p>City Attorney Approval: required for contract, code, easement, franchise, charter, Comp Plan</p> <p>Council Meeting Date 05/03/18</p>	<p>ACTION TAKEN: MAY 03 2018 ACCEPTED</p>

AGENDA

TIME CERTAIN
Start time: 4:00 PM
Total amount of time needed: 30 minutes *1 hr*
(for presentation, testimony and discussion) *Mustafa w*

CONSENT

REGULAR
Total amount of time needed: _____
(for presentation, testimony and discussion)

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:	
	YEAS	NAYS
1. Fritz	✓	
2. Fish	✓	
3. Saltzman	_____	
4. Eudaly	✓	
Wheeler	✓	