



2017 State of Housing in Portland



Portland Housing Bureau

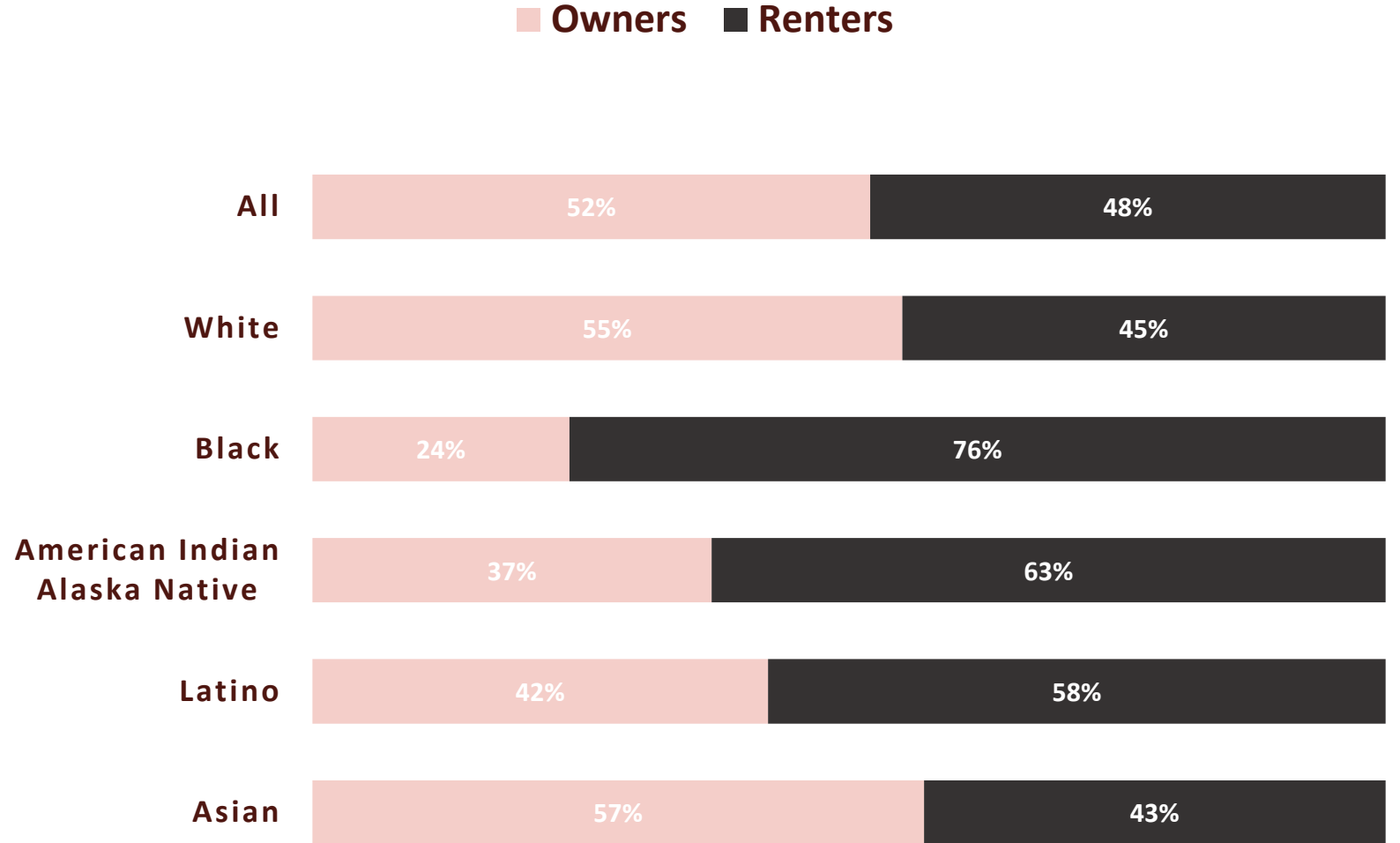
Mayor Ted Wheeler • Interim Director Shannon Callahan

Rents and Renters in Portland

Rents and Renters in Portland

Communities of Color rent at much higher rates

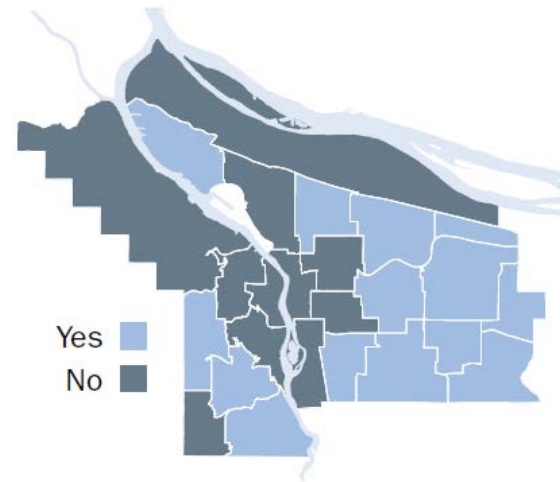
264,000 Households



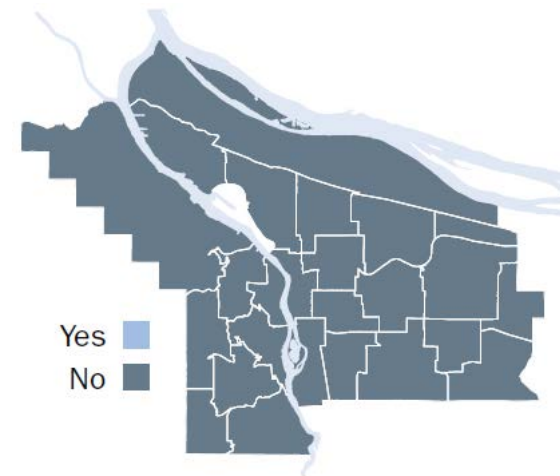
Rents and Renters in Portland

Affordability for the average Household of Color is almost non-existent

2-Bedroom Neighborhood Affordability



Average Portland Household
\$55,000 per year

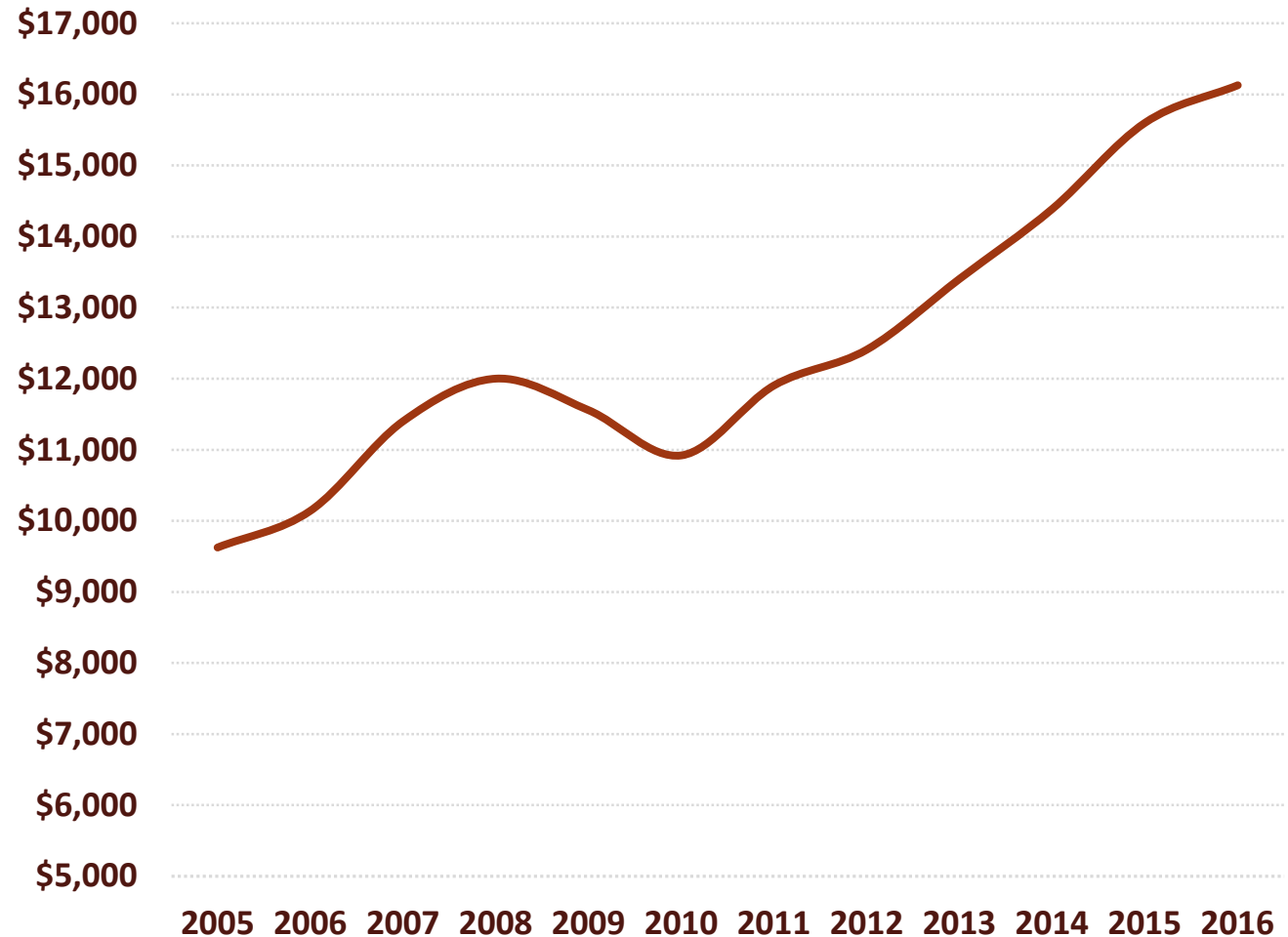


Average Black, Latino, and American Indian Alaska Native Household
\$27,000-\$39,000 per year

Rents and Renters in Portland

Rents have increased **70%** from 2005 to 2016

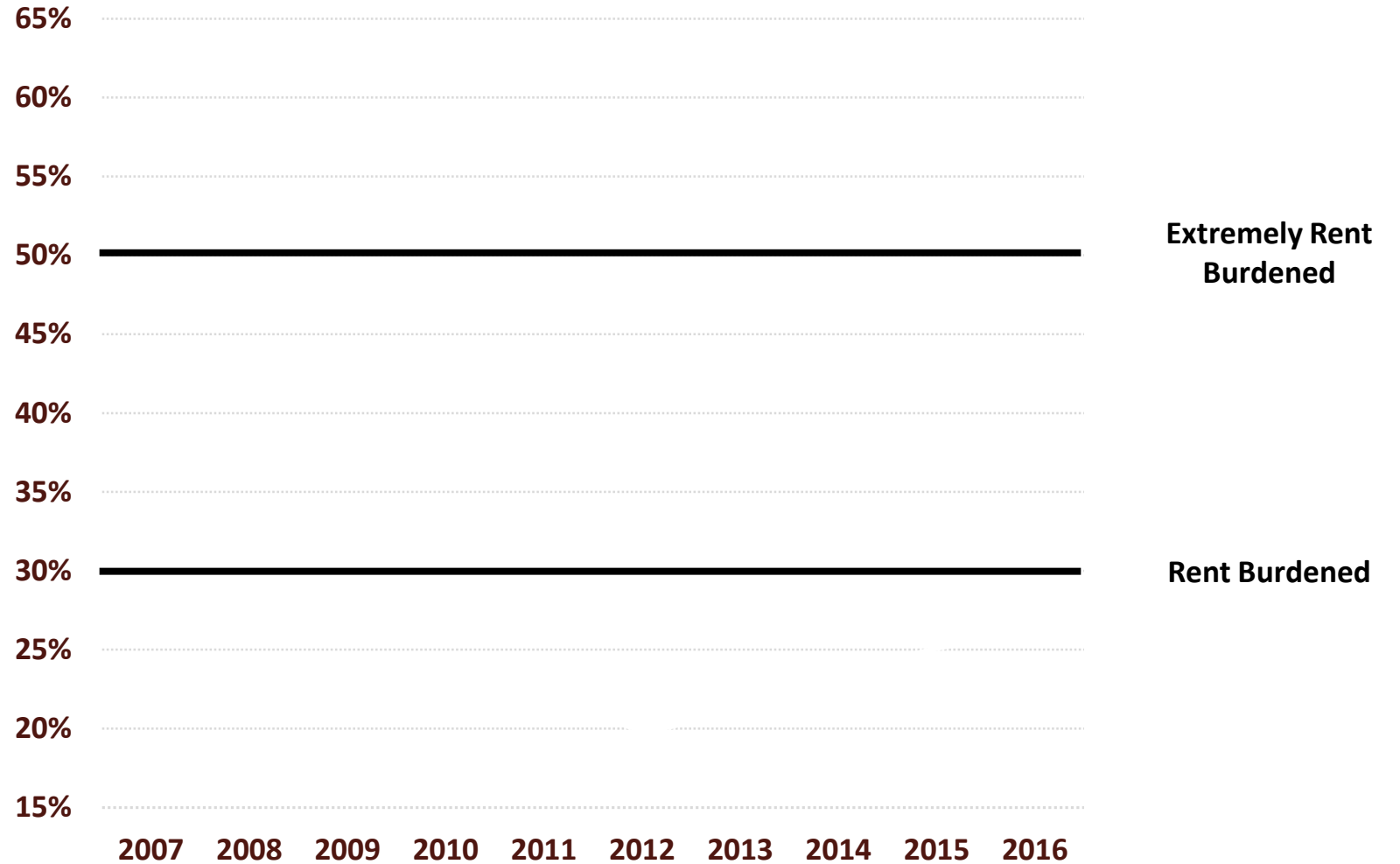
Average Annual Rent



Rents and Renters in Portland

Rent burdened households spend more than 30% of income on rent

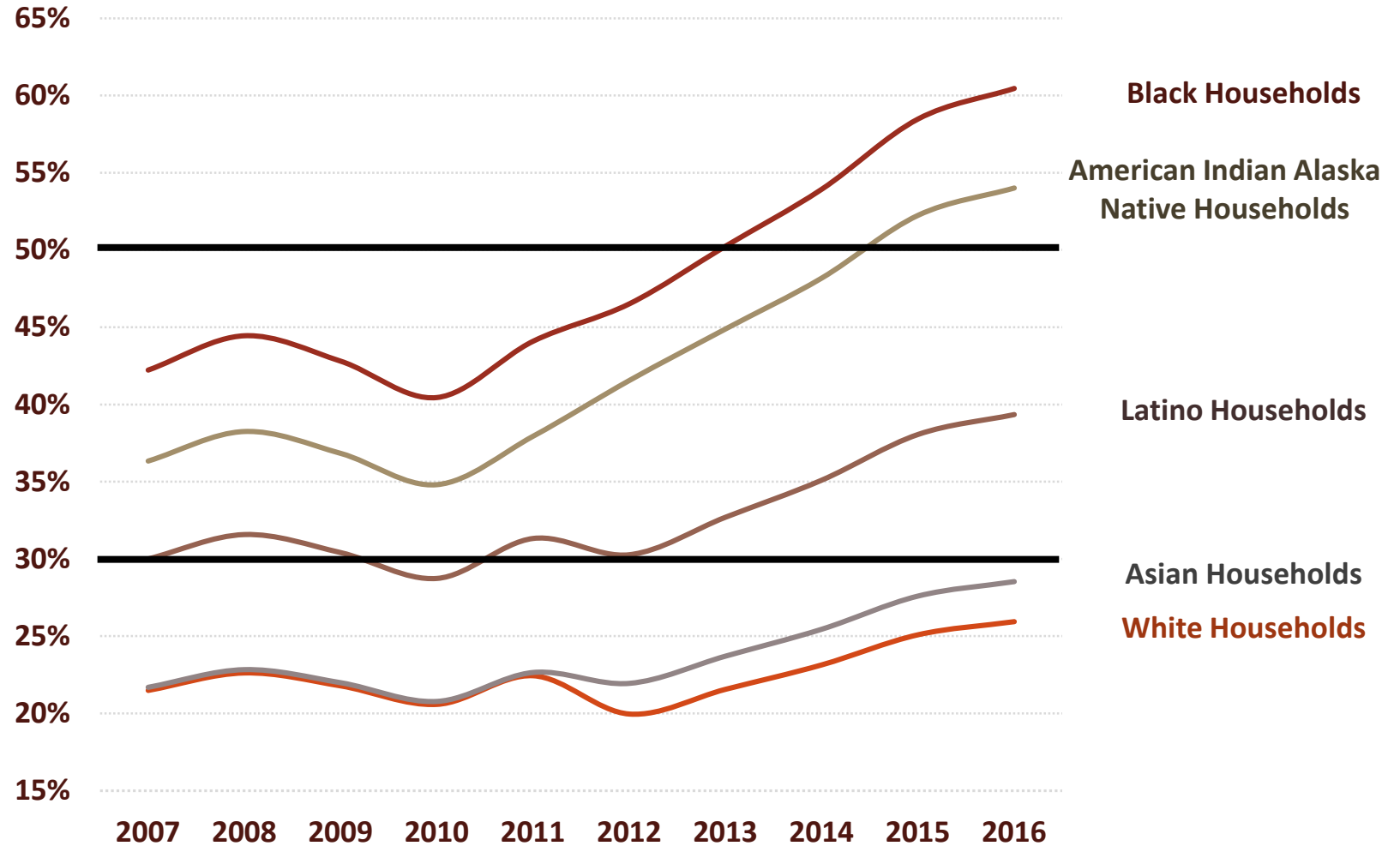
% of Income to Afford Average Rents



Rents and Renters in Portland

Rents consume an increasing % of income for Communities of Color

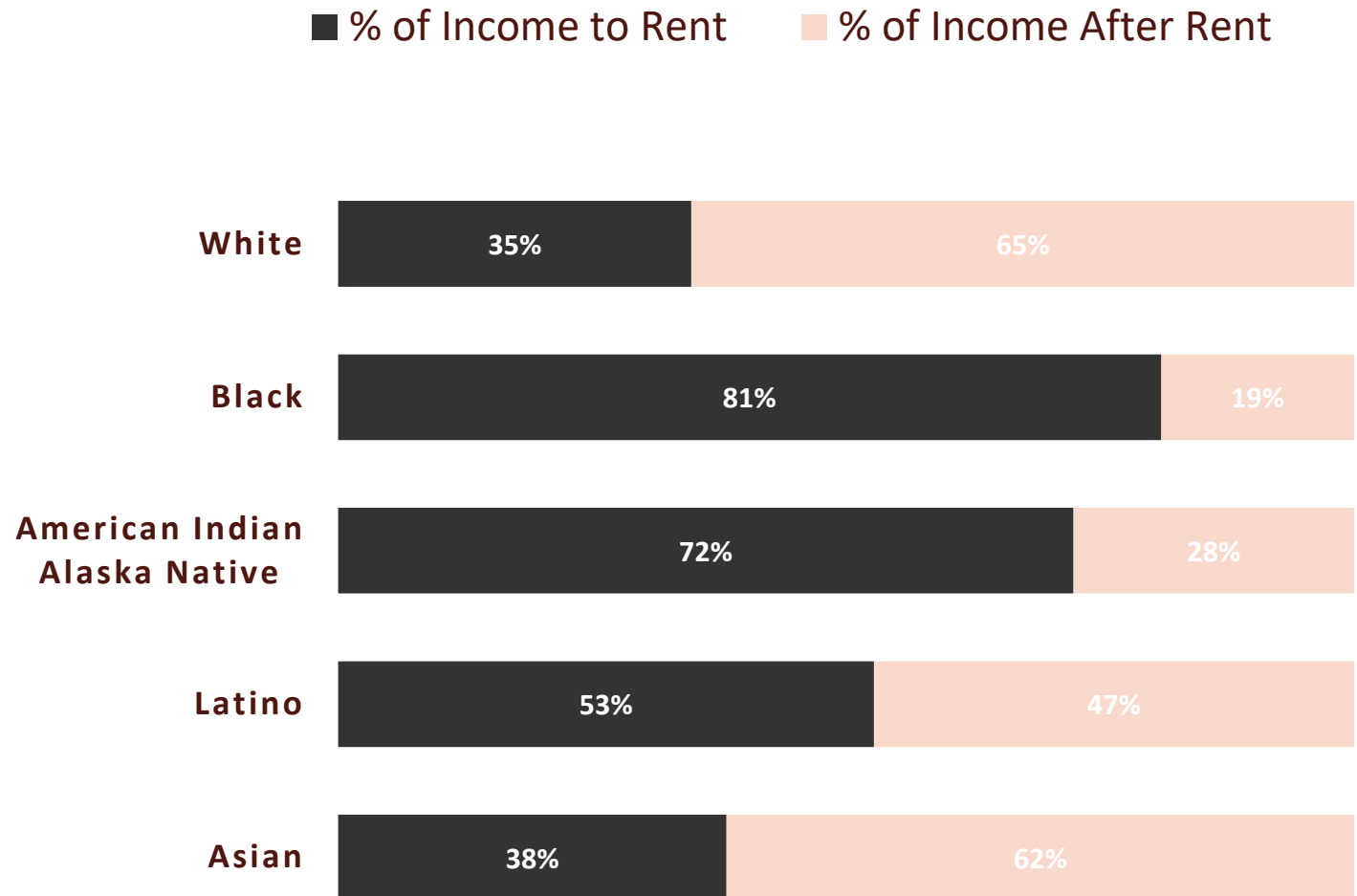
% of Income to Afford Average Rents



Rents and Renters in Portland

Communities of Color can afford new units only if a majority of income is used

% of Income to Afford New Rental Units



Rents and Renters in Portland

3 in 5 households that rent are below 80% of the area median income

Rent Burdened Households

Non-Cost Burdened Renters

51%

Cost Burdened Renters

22%

Extremely Cost Burdened Renters

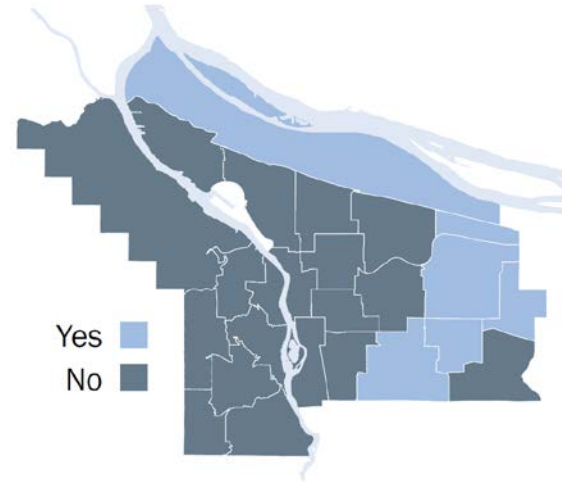
27%

Homeowners in Portland

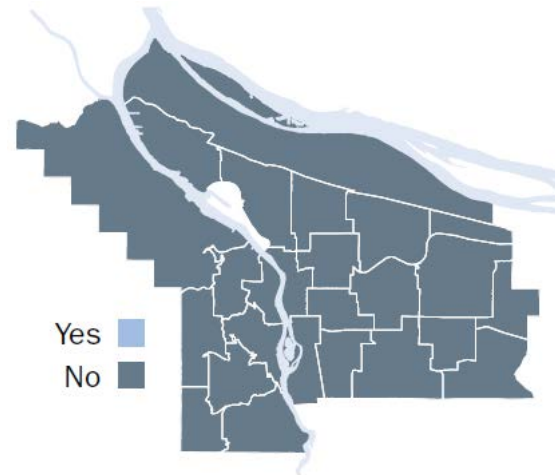
Homeowners in Portland

Affordability for
the average
Household of
Color is almost
non-existent

Neighborhood Affordability



**Average Portland
Household**
\$55,000 per year

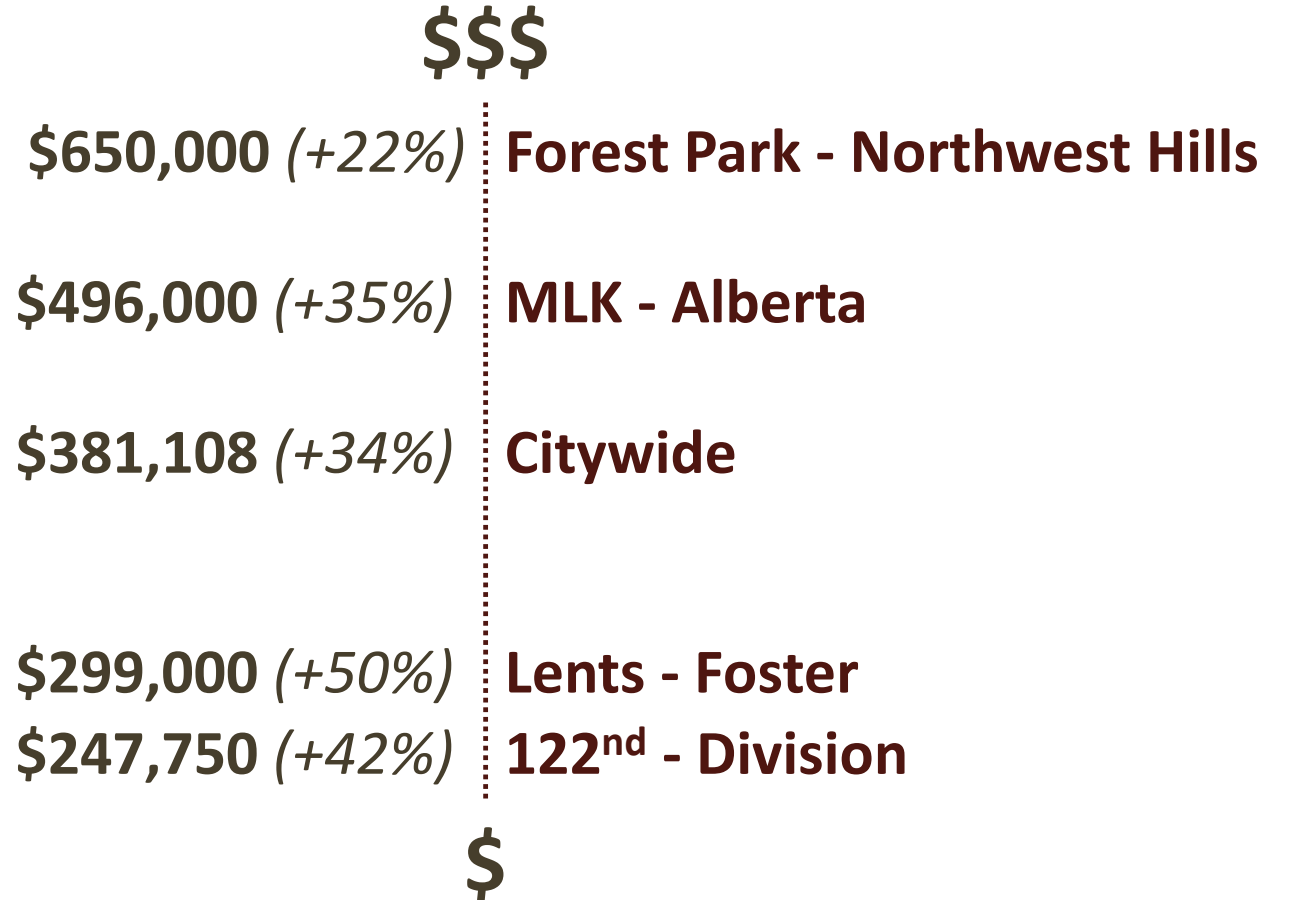


**Average Black, Latino, and
American Indian Alaska
Native Household**
\$27,000-\$39,000 per year

Homeowners in Portland

Home prices
are up 22% to
50% over 5
years

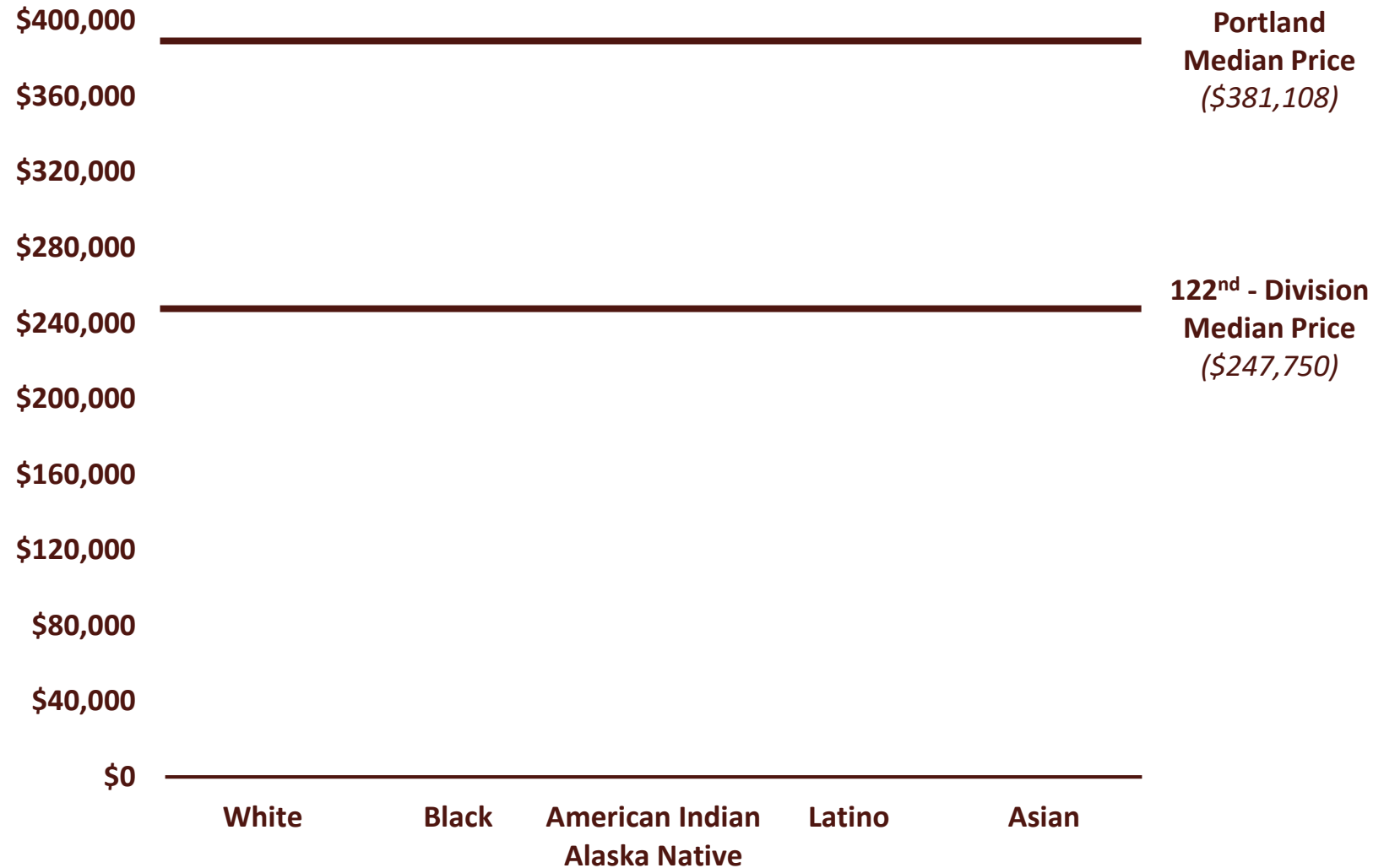
Median Home Sales Price



Homeowners in Portland

122nd - Division
is the most
affordable
neighborhood
for buying a
home

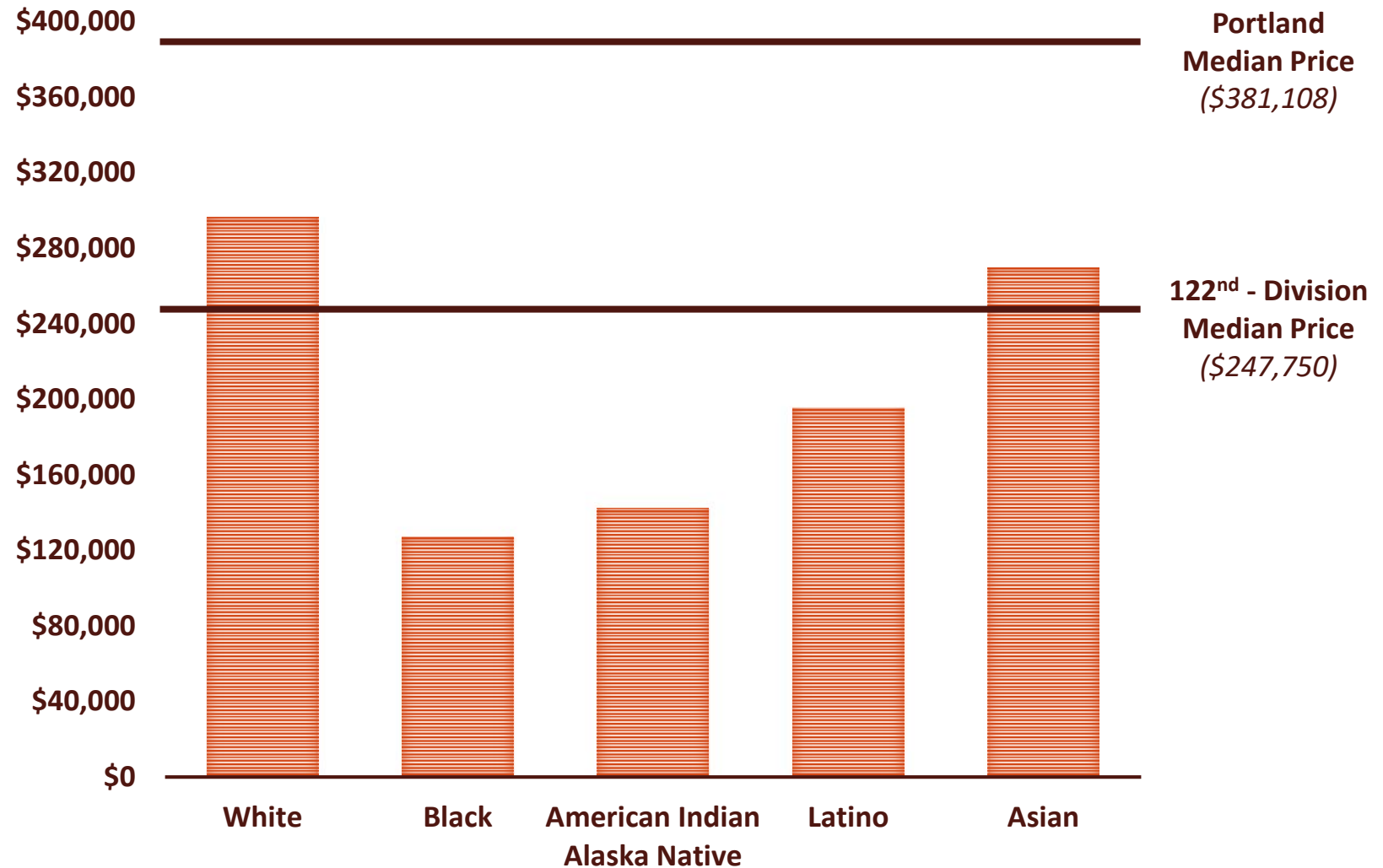
Homeownership Affordability



Homeowners in Portland

Mortgage
affordability
non-existent
for the average
Household of
Color

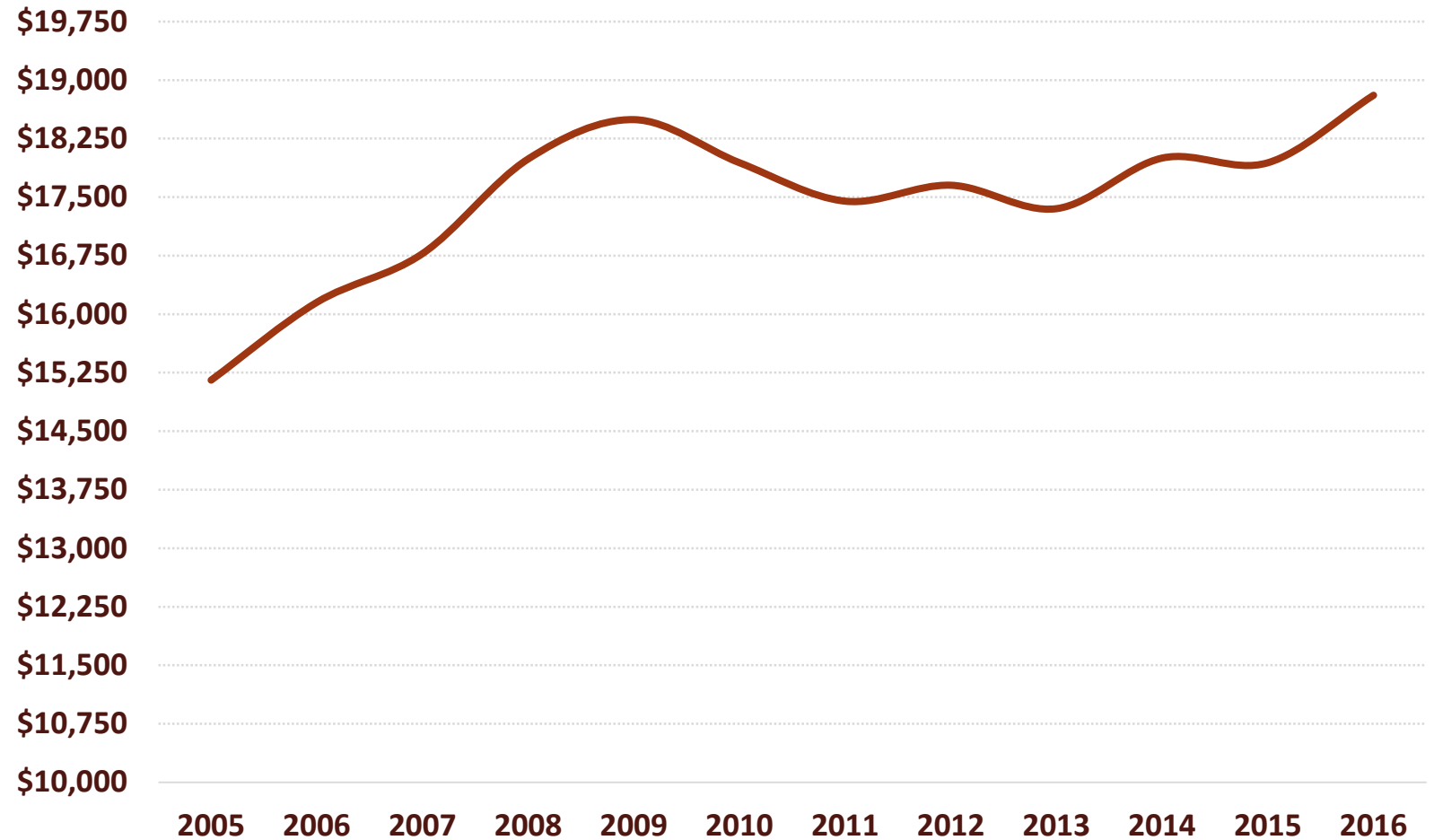
Homeownership Affordability



Homeowners in Portland

Owner costs
have increased
25% from 2005
to 2016

Average Annual Homeowner Cost

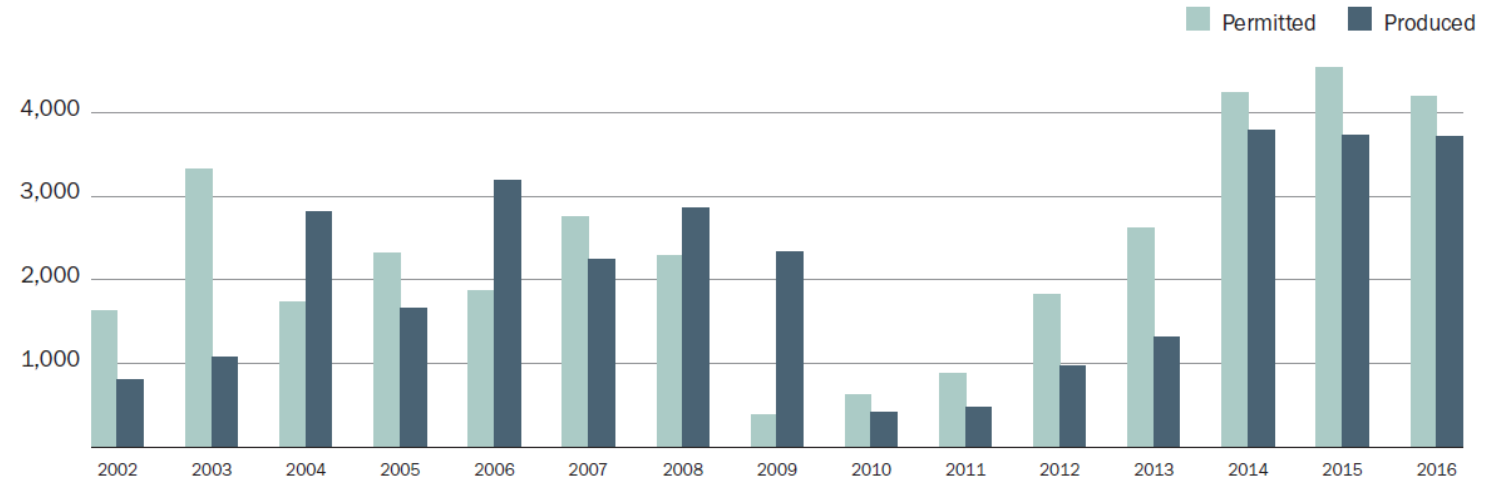


Permitting & Production

Permitting & Production

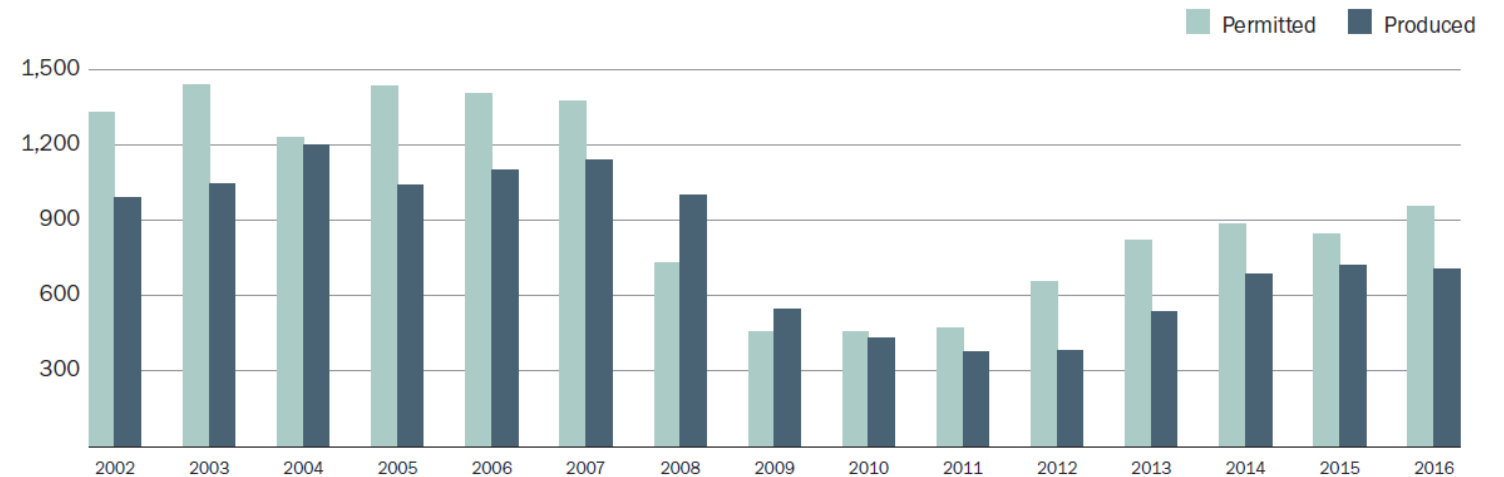
Annual units permitted and produced held at the recent 20-year highs

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

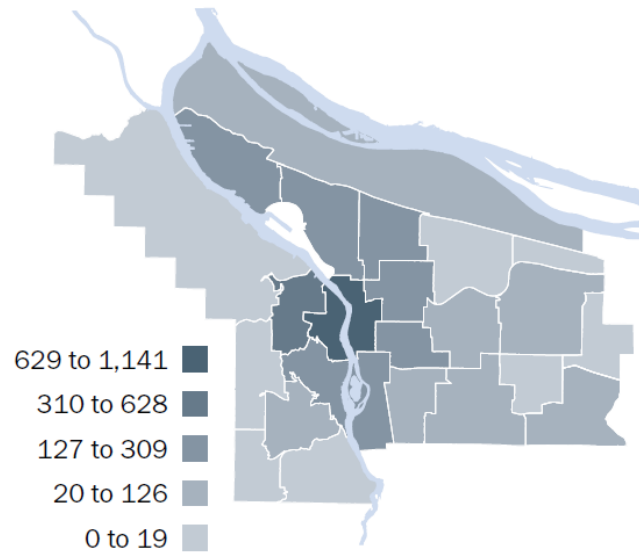


Source: Source: Multnomah County, Portland Tax Lot Data 2016

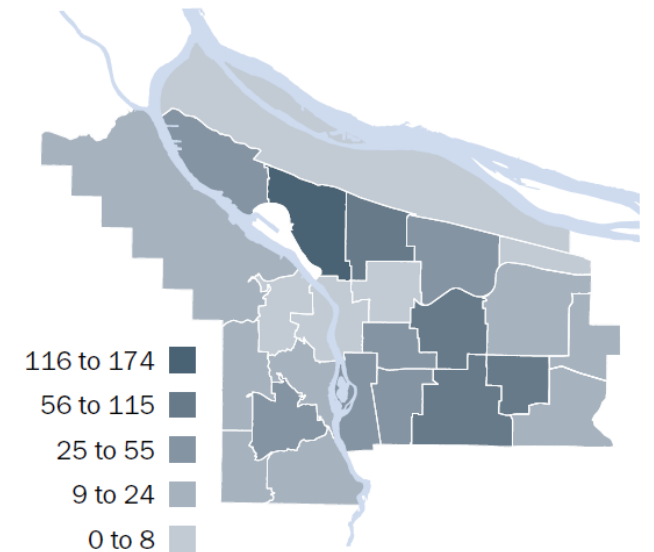
Permitting & Production

Permitting continues to be focused in the Central City and surrounding area

**Multifamily Permitting
2016**



**Single-Family Permitting
2016**



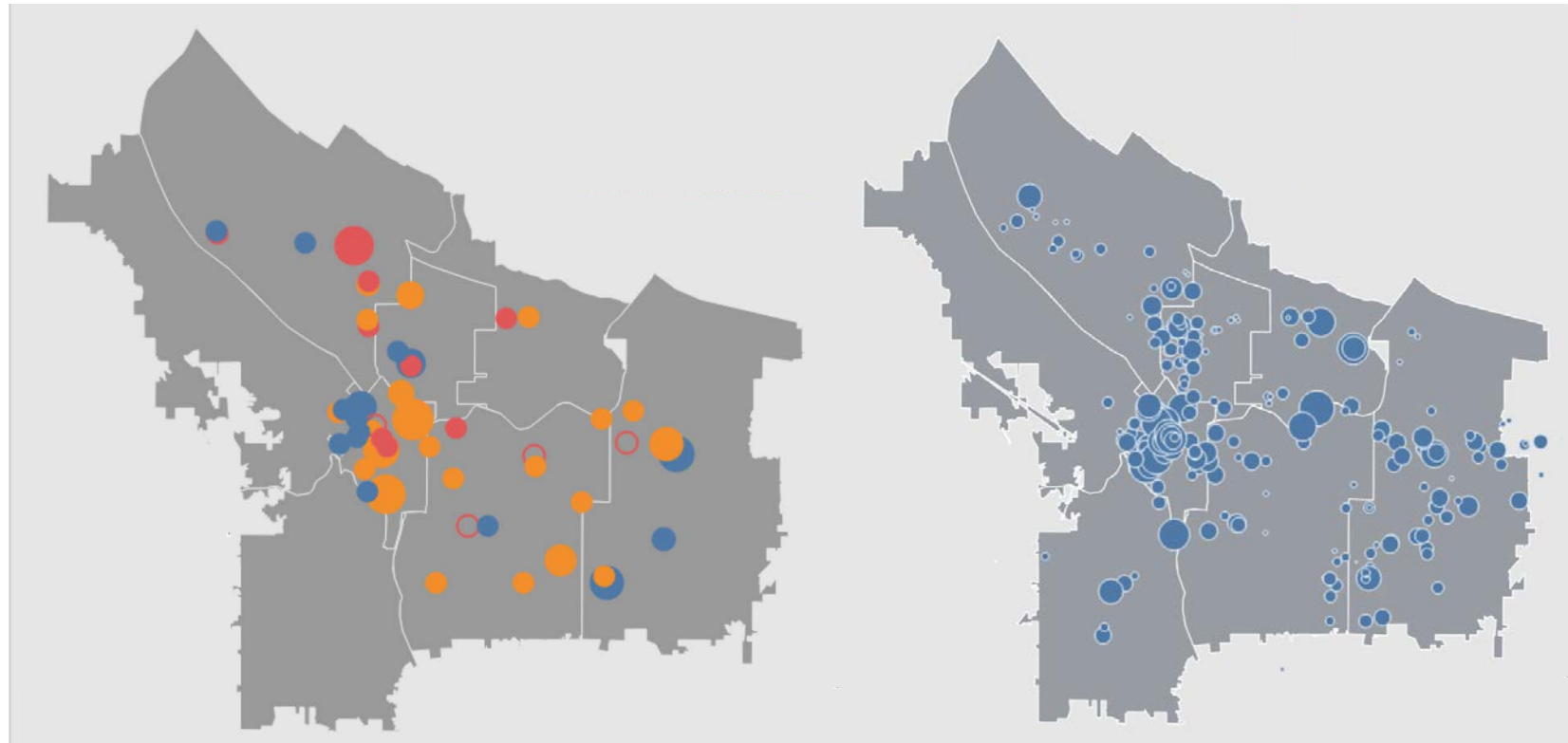
Housing Bureau Programs

Housing Bureau Programs

511 new units
and 145
preserved

Increase in 30%
AMI units by 12%
in production

Affordable Unit Portfolio & Production



**2,500 Units in
Production**

**13,750 Units in the
Portfolio**

Housing Bureau Programs

192 PSH units
added to pipeline
and portfolio in
the last year, a
24% increase

Permanent Supportive Housing

Current Portfolio

- 800 units pre-2017
- +20 units in the Ellington
- +6 units in Oliver Station

In Production Pipeline

- +40 units at 30th and Powell
- +30 units at Parcel 3
- +3 units at Magnolia 2
- +93 units in pending Portland Housing Bond projects

Housing Bureau Programs

30 Inclusionary
Housing projects
in process, 180+
affordable units
in pipeline

Inclusionary Housing

Permitted or in application:

- 1,660 total units in 30 projects
- 180+ inclusionary units

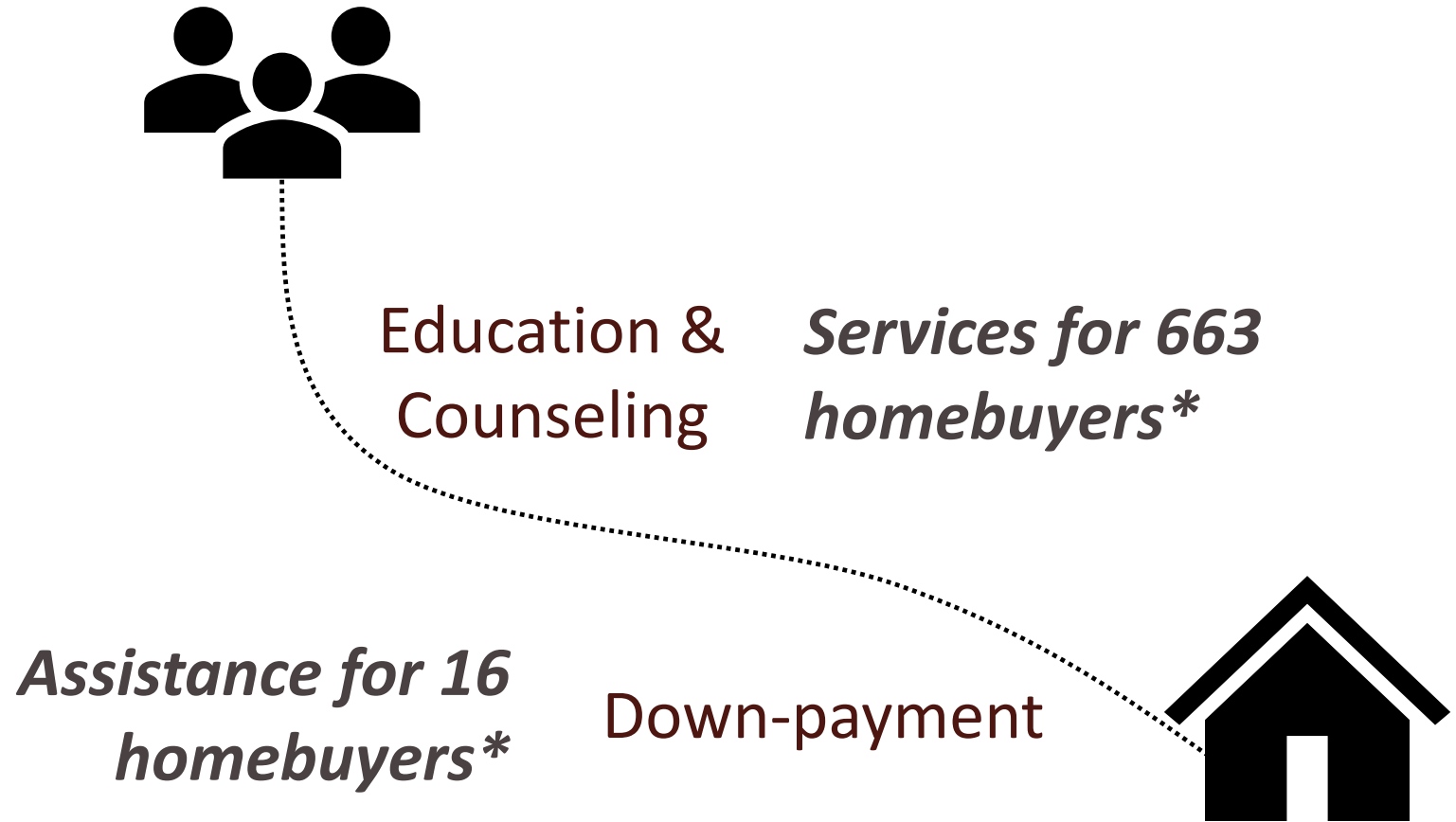
In pre-application/early assistance:

- 49 additional projects
- Includes 9 projects in the Central City – 1,250+ units

Housing Bureau Programs

Over 993
Portlanders
provided services
to help buy a
home last fiscal
year

Becoming a Homeowner

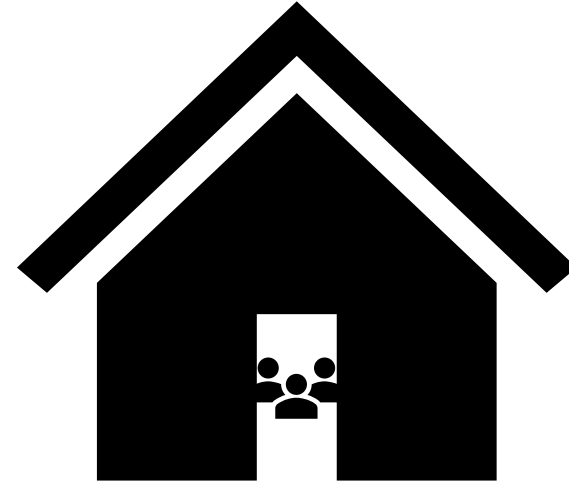


**Year to Date Outcomes*

Housing Bureau Programs

Over 942
Portlanders
provided services
to help stay in a
home last fiscal
year

Staying a Homeowner



**Home Repair
Loans**

14 Loans*

**Home Repair
Grants**

269 Grants*

**Foreclosure
Prevention**

158 Households*

Housing Bureau Programs

2,100 Portlanders
provided with
education and
legal services last
fiscal year

Rental Services Office

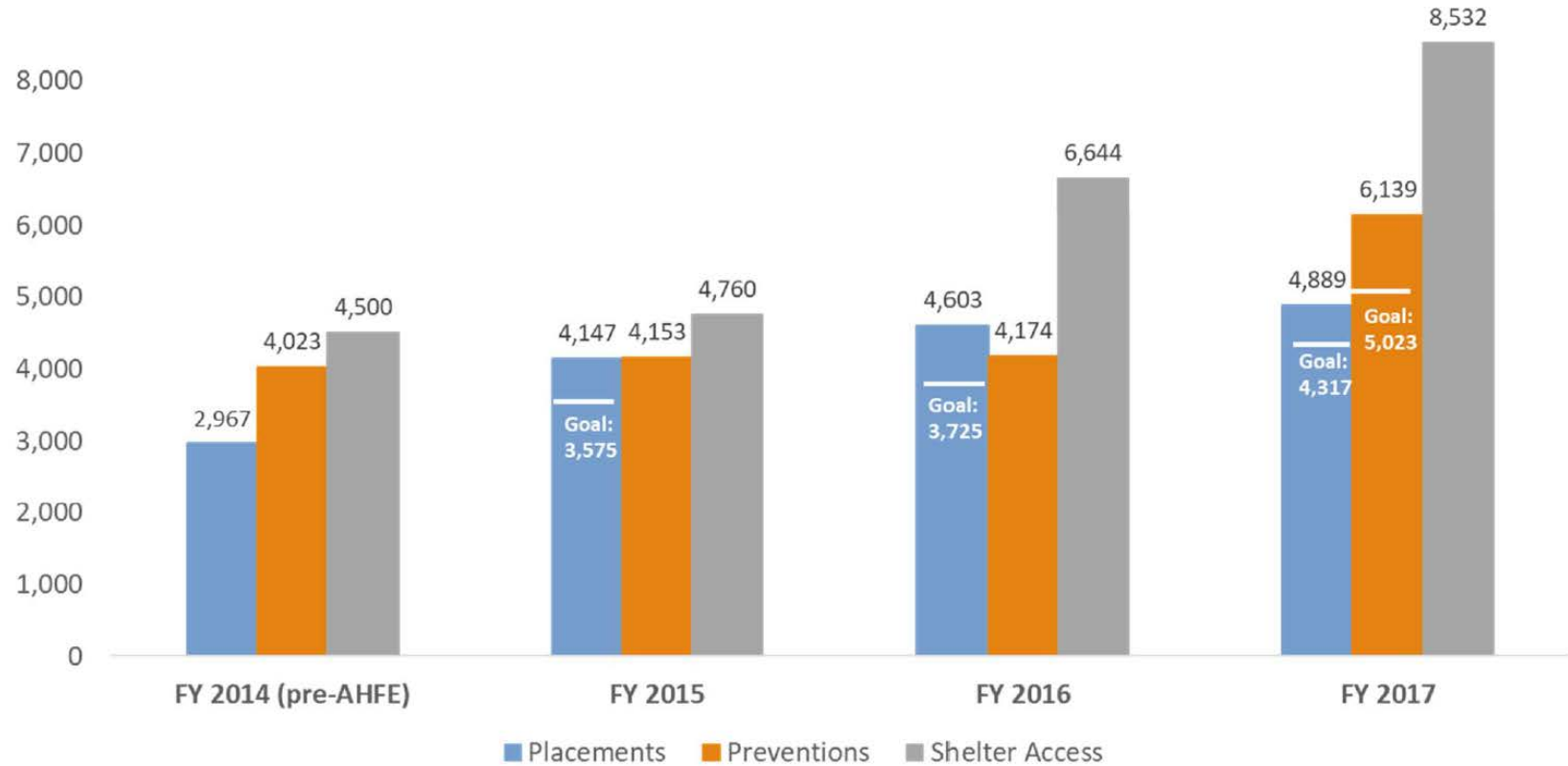
Measure	FY 17-18 Actual Q1 + Q2	Annual Target
Renter clients provided information/referrals	935	2000
Renter clients provided direct services	206	465

Housing Bureau Programs

Plan for 2,000 additional supportive housing units to be complete in 2018

Joint Office of Homeless Services

Exceeding Goals in Housing Placement, Eviction Prevention, & Shelter



Questions?
