

2020

State of Housing in Portland



**Portland
Housing Bureau**

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Foreword from Commissioner Dan Ryan

Dear Portlanders—

I am pleased to present the 2020 State of Housing report. Since 2015, this report, published annually by the Portland Housing Bureau, has provided local leaders and policy-makers with the most comprehensive resource on housing and affordability in our city, offering us critical insights into who the housing market is serving and who is being left behind.

Over the last year, the COVID-19 pandemic has brought unprecedented challenges, exacerbating our housing and homelessness crisis, and deepening race and income disparities. This year's report examines these impacts on Portland's housing landscape as well as how the City is responding.

A nimble and urgent pandemic response has called on us as local government to take on new roles. As part of our 2020 relief response, the City of Portland launched new programs to deploy emergency financial assistance, rent and mortgage assistance, and opening of new shelters. All of these programs led with a racial equity focus to ensure critical assistance was reaching Black, Indigenous, and People of Color (BIPOC) communities, who have been the hardest hit by the pandemic.

Yet with eviction and foreclosure moratoriums ending, and rent arrears mounting, we are at a critical juncture. Our resilience and recovery will all depend upon how we handle this crisis long-term. I believe using data to make decisions is how we get results. Now more than ever, we need accurate information about where we are and where we're headed to solve the complex challenges we face. We also need to understand which of our investments are working, and which are not.

The report also shows that we have set ambitious goals to meet our toughest challenges. In partnership with Multnomah County and the Joint Office of Homeless Services, we achieved significant progress with more than 1,000 new units of Permanent Supportive Housing (PSH) opened or in development at the end of last year to address chronic homelessness in our community. Portland's Housing Bond has contributed to this robust response. Twelve projects, totaling more than 1,490 units of permanently affordable housing, are either open or in progress across the city since voters overwhelmingly approved the city's first bond for affordable housing in 2016.

We are leveraging community partnerships and aligning with the homeless services system and culturally specific agencies to better serve those disproportionately impacted by the housing shortage, including Communities of Color, immigrant and refugee populations, and families facing homelessness.

My thanks to the Portland Housing Bureau for their work producing this exhaustive report and providing a valuable resource to guide us in our work to make Portland a city where we all have the opportunity to live, work, and thrive.

Sincerely,

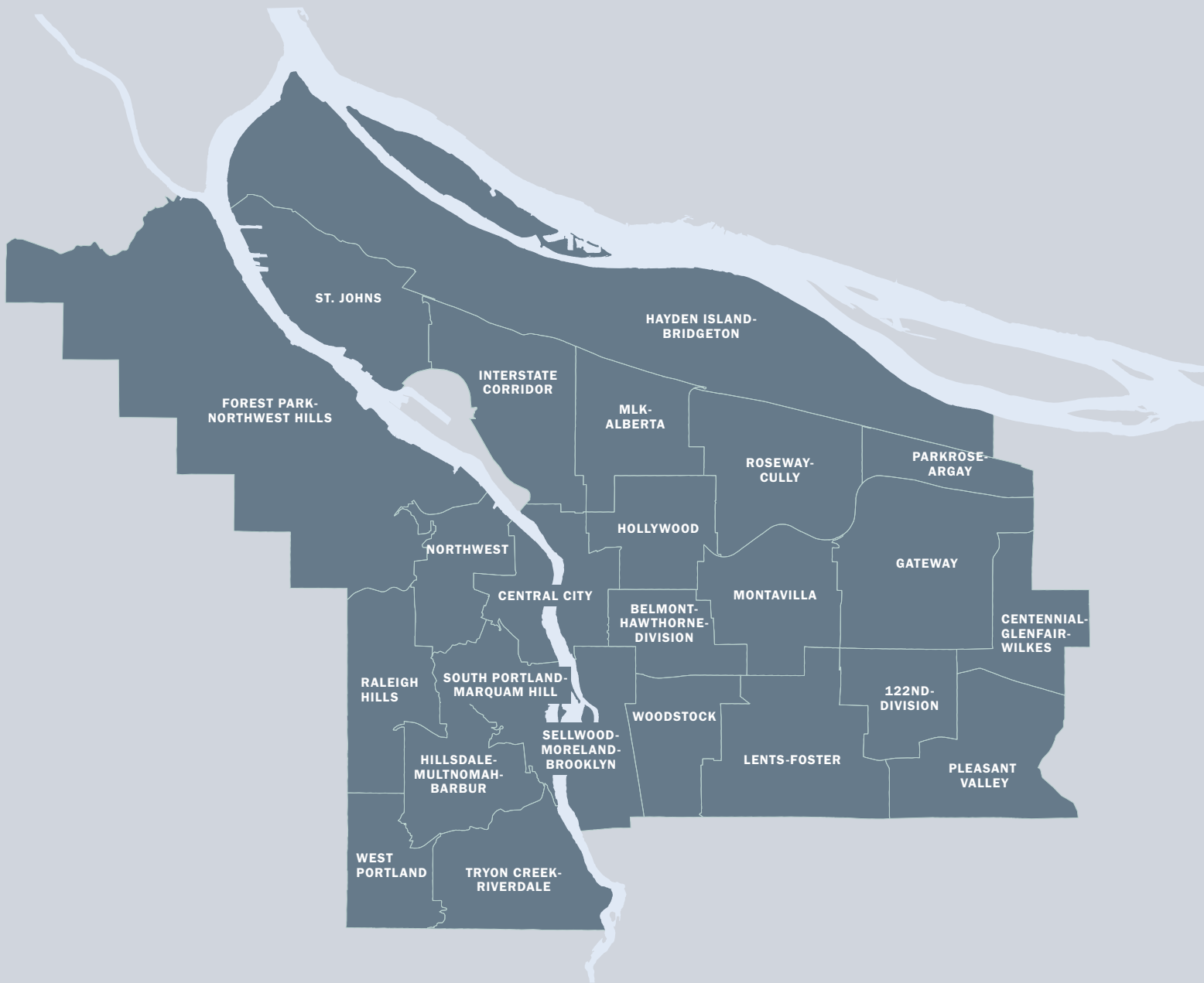
A handwritten signature in black ink that reads "Dan Ryan". The signature is fluid and cursive, with a long horizontal stroke at the end.

Commissioner Dan Ryan

Contents

7	Executive Summary
15	Special Section: COVID-19 Impacts on Housing
Part 1	Portland Demographics & Housing Stock
24	1.01 Population, Households & Income
33	1.02 Housing Stock & Production
Part 2	Housing Market Affordability
40	2.01 Rental Housing Affordability
56	2.02 Homeownership Affordability
Part 3	City & Neighborhood Profiles
75	Portland
76	122nd-Division
77	Belmont-Hawthorne-Division
78	Centennial-Glenfair-Wilkes
79	Central City
80	Forest Park-Northwest Hills
81	Gateway
82	Hayden Island
83	Hillsdale-Multnomah-Barbur
84	Hollywood
85	Interstate Corridor
86	Lents-Foster
87	MLK-Alberta
88	Montavilla
89	Northwest
90	Parkrose-Argay
91	Pleasant Valley
92	Raleigh Hills
93	Roseway-Cully
94	Sellwood-Moreland-Brooklyn
95	South Portland-Marquam Hill
96	St. Johns
97	Tryon Creek-Riverdale
98	West Portland
99	Woodstock
Part 4	City of Portland Policies & Programs
102	4.01 City Plans & Policies
107	4.02 Focus Areas
108	4.03 Bureau Plans
109	4.04 Renter Portfolio & Programs
115	4.05 Strategic Initiatives
127	4.06 Housing Production & Pipeline
Part 5	City of Portland Program Funding
Part 6	Definitions, Methodology & Sources

Neighborhood Analysis Areas



Executive Summary

The *State of Housing in Portland* report is published annually to provide stakeholders and policy makers 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 addressing rental and homeownership affordability, tenant protections, and homelessness. Given the nature of the changes and COVID-19 impacts in the city, this year's report is split into two periods; a) one focusing on demographic and housing trends during the five-year period ranging from 2013 to 2018 (Pre-COVID), and b) the changes seen in 2020 during the COVID period. The actual demographic and housing changes in Portland will only be much more clearer in late 2021 when the most current American Community Survey estimates will be available from the Census Bureau.

The *2020 State of Housing in Portland Report* continues to show that housing affordability (both rental and homeownership) remains a challenge as rents and home prices continue to climb—outpacing incomes. After a period of high population growth and steep increases in rents and home sales prices, a detailed look at the 2018 population and housing data is signaling that Portland was entering a period of stable growth in population and housing costs.

Portland ranks as the 26th most populous city in the United States and the sixth largest city on the West Coast. During the 2013–2018 five-year period, Portland added close to 44,700 new residents. It grew at an annual rate of 1.5 percent, higher than early 2000s when it grew annually by 1.2 percent. It is noteworthy that the Interstate Corridor, a designated Town Center, and the Central City have remained major areas for population growth in the city.

Since the growth in population impacts housing need and demand, the City's housing permits and production data show continuing activity. In 2019, 2,889 new units were added to the city's housing stock and 5,294 permits were approved. Compared to 2017, this is a significant drop in unit production, but it should be noted that the 2017 production levels were unusually high as the market was reacting to legislative changes, particularly the implementation of Inclusionary Housing. The 2018 and 2019 data are more in line with the sustained rate of housing production that will be needed to meet expected growth by 2035—as laid out in Portland's Comprehensive Plan.

As the city continues to grow, Portland is becoming wealthier and more educated. 31.5 percent of households were making more than \$100,000 per year in 2018. Also, almost 50 percent of people over 18 years of age had bachelor's degrees or higher. It still remains the most affordable city among the six largest West Coast cities. Unfortunately, the fortunes of a robust economy are not evenly shared and hence disparities in income and educational attainment by race and ethnicity continue to persist. This is evident in the disparity between median income of renters and owners as well as disparities in the income of Whites and People of Color. The gap between household income and housing costs continues to burden households and demands that we continue to address housing affordability. In 2019, 878 newly affordable units were produced, the highest ever recorded for one year. The units are expected to house close to 1,500 people. In 2020, given the unusual year affected by the COVID-19 pandemic, the production of newly affordable units showed a decrease. This year still saw the opening of 654 newly affordable units with capacity to house estimated 1,200 people.

Local revenue sources like Portland's Housing Bond and Urban Renewal Funds have been critical for building new affordable housing and impending changes to revenue sources like expiration of URAs will likely impact production of affordable housing. The Housing Bureau will track and report on the production and preservation of affordable housing units under changing state and local legislation.

Demographic Drivers

Population & Households

Portland continues to add more residents than other cities in Oregon. Portland's population grew by 44,700 individuals (or by 7.5 percent) and more than 14,295 households (5.7 percent) between 2013 and 2018, according to the latest available American Community Survey (ACS) estimates of the U.S. Census Bureau. During this period Portland grew at an average annual growth rate of 1.5 percent. The number of households, however, grew by 5.7 percent (at an annual rate of 1.1 percent). Most of the growth has been in households without children. The current population is over 639,387.

The Central City, North/Northeast, and East Portland neighborhoods continue to show the largest population increases, accounting for more than 50 percent of the city's population growth. In terms of household growth, the Central City, Interstate Corridor, Northwest, and South Portland-Marquam Hill gained the most households, the majority of which were households without children. These four neighborhoods made more than 6,900 households in gain. The Parkrose-Argay neighborhood seems to be losing population, and Hayden Island decreased number of households.

Income

The 2018 data indicates that incomes are beginning to rise overall. Continued job growth and increase in minimum wages was fueling this increase. The share of households making more than \$100,000 has increased significantly from 21.5 percent to 31.5 percent. However, the income gains are not being shared by everyone. A closer look reveals a different picture for many Portlanders depending upon race and household type. The income gains by Portlanders in the top 20 percent were remarkably higher in contrast to those in the middle and lower income groups. Most People of Color showed smaller increases compared to White households.

Median income levels for renters and homeowners in Portland have grown since 2013. The median income for Portland homeowners of nearly \$92,205 per year is more than double that of renters, whose income is almost \$42,659 per year. Portland homeowners have surpassed income levels from before the 2007 recession.

Housing Stock & Production

In 2017, annual production and permitting levels peaked higher than at any point in the last 16 years. Multifamily permitting in 2017 set a historic high at over 6,000 permits. Production peaked to 8,000 in 2017. In 2018, both permits and production saw a decrease. In 2019, the multifamily production decreased further to 2,343 in spite of higher number of permits. This decrease resembles the pre-2017 and pre-recessionary levels. It is more likely that increasing construction and labor costs and tariff uncertainties were contributing to declining unit production and permitting. This phenomenon was not only seen in Portland but also in surrounding cities in Washington County and Clackamas County. Single-family permits and production have remained consistent with recent years and have not risen to the pre-recessionary level. In 2019, there were 693 permits and 546 units produced.

Most of the new multifamily units continue to be focused in the Hollywood, Interstate Corridor, and Northwest neighborhoods. In 2019, there was dramatic decrease in the units produced in the Central City. In 2019, single-family units are focused in the Interstate Corridor and Lent-Foster neighborhoods.

In total, the composition of the city's housing stock consists of 294,853 units with 154,968 in single-family and 139,885 multifamily homes.

Rentership

Rentership continues to increase steadily in Portland as seen in the increase from 46.6 percent in 2013 to 46.9 percent in 2018. Portland appears to be heading toward an equal split between renter and homeowner households.

Rentership rates vary by race and ethnicity. African American, Hawaiian-Pacific Islander, Hispanic-Latinx and Native Americans comprise the majority of renter households. Rentership rates have increased among African American households, while staying the same for White, Asian, and Hawaiian-Pacific Islanders, and decreasing among Hispanic-Latinx, and Native American households.

In 2018, eleven out of 24 neighborhoods showed increases in rentership with Hollywood, Hayden Island, and the Central City leading with increases above 3 percent.

Homeownership Rate

Homeownership rates on the other hand have decreased in the last few years from 53.4 percent in 2013 to 53.1 percent in 2018. This decrease varies by race and ethnicity. All communities, except for Hispanic-Latinx and Native American, experienced decreases in homeownership rate from 2013 to 2018.

Pleasant Valley, Sellwood-Moreland-Brooklyn, Hillsdale-Multnomah-Barbur, West Portland, St. Johns are neighborhoods that show more than a 3 percent increase in homeownership.

Racial Diversity

The City of Portland continues to diversify racially. All neighborhoods have grown more than ten percent in non-White populations with 7 neighborhoods at more than 25 percent.

Citywide, racial diversity as measured by the percent change in the share of Communities of Color, increased in nearly every neighborhood between 2013 and 2018 with the exception of Interstate Corridor, St. Johns, MLK-Alberta, Interstate Corridor, Roseway-Cully, Northwest, and Montavilla, where the proportional share of the Communities of Color showed slight decrease during this period.

Homelessness

In 2019, 4,015 people were counted as experiencing homelessness on a single night in winter. This Point-In-Time Count of Homelessness (PIT Count) is conducted every two years and is based on a federal definition of homelessness (“HUD homeless”) that includes people staying in emergency shelter, transitional housing, or living on the street. The 2019 number is comparable to the number of people counted in both 2015 and 2017. The 2019 data showed a new trend in the distribution of people experiencing homelessness. There was a decline in the percentage of people living in transitional housing and also a decline from 2017 to 2019 in the share of people staying in shelter. Conversely, there was an increase in the share of people who were unsheltered for the same time period. From 2015 to 2019, the percentage of people experiencing chronic homelessness increased. Correspondingly, the percentage of unsheltered people who were chronically homeless also increased. People experiencing chronic homelessness reported having a range of disabling conditions, including mental health issues, substance abuse disorders, physical disabilities and chronic health conditions. The PIT count shows three communities of color—members from

American Indian-Alaska Native, Native Hawaiian-Pacific Islander, and African American communities—are overrepresented in the population experiencing homelessness in comparison to their representation in the general population.

Affordability

Rental Affordability

The softening of rent increases seen in 2017 and 2018 began to slow in 2019. During 2017 and 2018, average rents increased only by 2 percent. This softening has slowed in 2019, as the second quarter growth has increased to 4.3 percent. In 2019, the average rental unit charged \$1,491 per month, which is \$61 higher than the previous year. All unit types have increased in rents however the increases seem to be greater among the larger units. Two- and 3-bedroom units on average increased by 4.7 and 4.5 percent, respectively. The vacancy rates on average decreased from 7.1 percent in 2018 to 6.4 percent in 2019.

However, the second quarter of 2020 shows rents decreasing from previous year by -1.6 percent. In 2020, the average rental unit charges \$1,461 per month, which is \$14 lower than the previous year. The changes in average rents were different for different unit types, the increases were mostly among larger units. Two- and 3-bedroom units have increased on average by 1.0 and 4.5 percent respectively. On average the vacancy rates have increased from 6.4 percent in 2019 to 11.1 percent in 2020. The vacancy rates were higher for the studio and 1-bedroom units compared to 2-bedroom and 3-bedroom units.

The following neighborhoods across the city saw decreases in average rents: Belmont-Hawthorne-Division, Central City, Forest Park, Northwest, South Portland and Woodstock. Four neighborhoods had rent increases above 5 percent: Hayden Island, Parkrose, Raleigh Hills and West Portland. On average, rent for 3-bedroom units increased the most (more than 5 percent) in Belmont, Parkrose, Pleasant Valley, Raleigh Hills and St. Johns. Woodstock was the only neighborhood to see a significant decline in this category (by 10 percent).

Introduction

Fig. 0.01 Percent Change in Rent per Year, 2011-2020 (Quarterly Data)

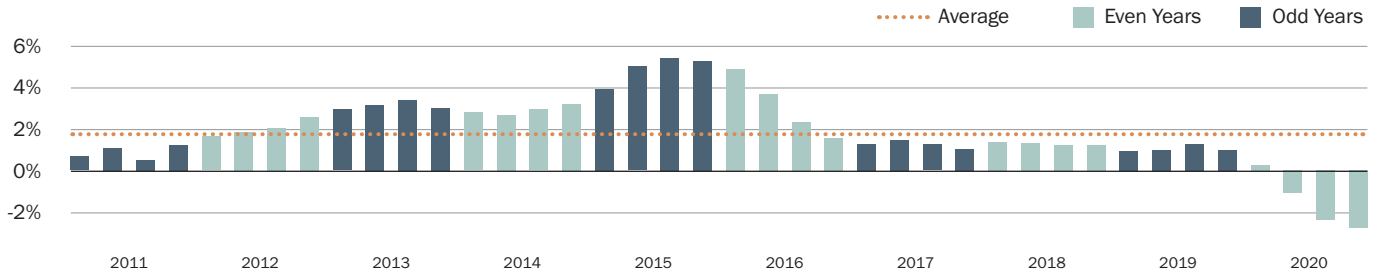


Fig. 0.02 Vacancy Rates, 2011-2020 (Quarterly Data)

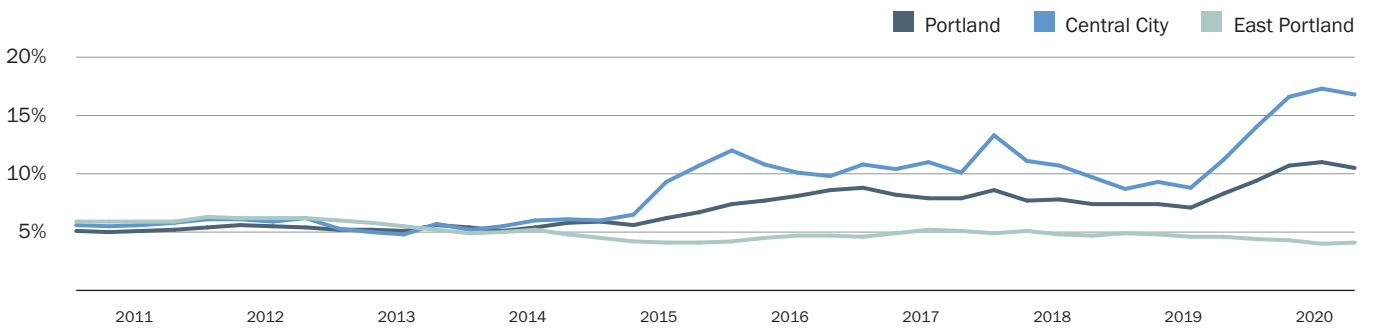


Fig. 0.03 Asking Rents, 2011-2020 (Quarterly Data)

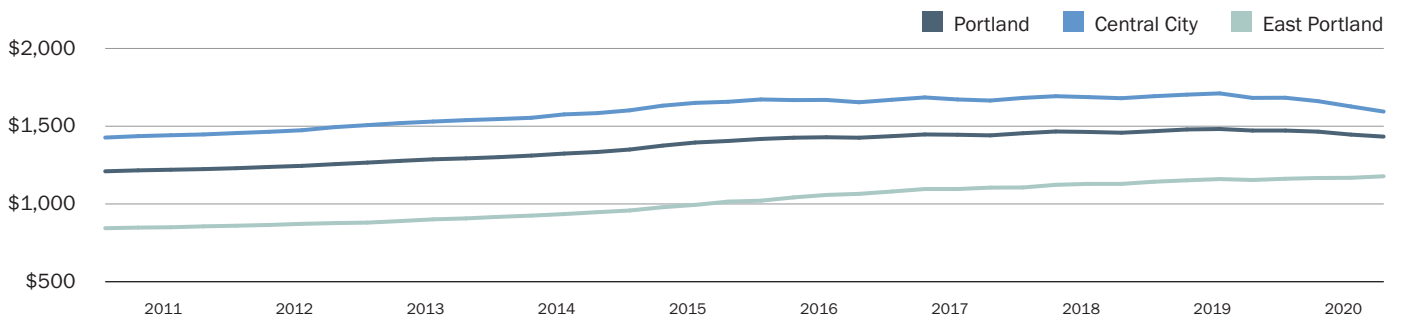
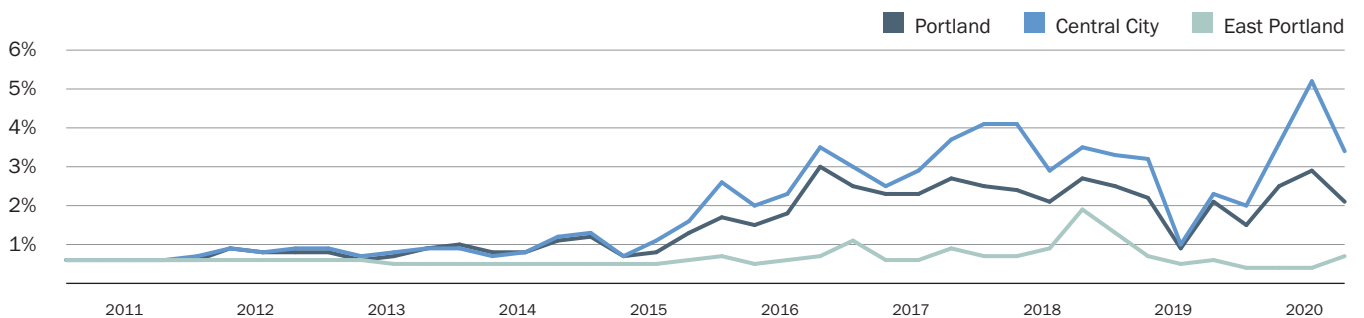


Fig. 0.04 Rent Concession Rates, 2011-2020 (Quarterly Data)



Source: CoStar 2021

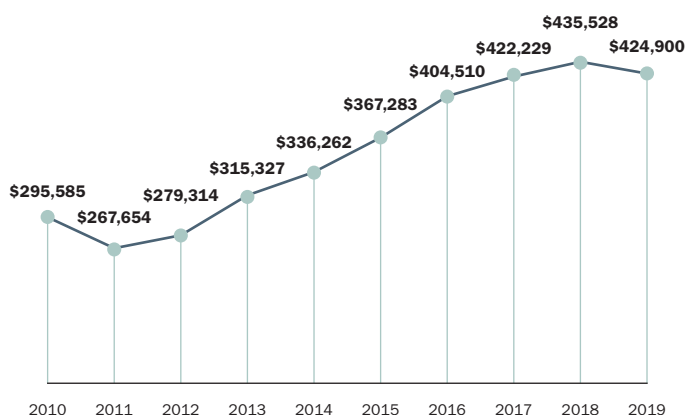
Homeownership Affordability

The median home sales price exceeded \$400,000 in close to two-thirds of the neighborhoods in the city in 2019 compared to under half of the neighborhoods in 2016 when measured in 2019 dollars. A homebuyer looking to own a home below \$300,000 would have only one neighborhood to buy—Hayden Island-Bridgeton—in 2019 whereas the buyer would have found two neighborhoods in East Portland in 2018.

Between 2014 and 2019, the median home sales price citywide increased 26 percent or over \$88,638. As in 2018, the neighborhoods in East Portland and near east: 122nd-Dvision, Centennial-Glenfair-Wilkes, Gateway, and Lents-Foster showed the most significant increase in median home sales price (between 43 to 57 percent). Hayden Island, Parkrose-Argay, Pleasant Valley, and St. Johns neighborhoods also showed significant increase.

Increases in home prices in the last five years in many East Portland neighborhoods raises serious concerns about displacement and housing stability. Most of the home prices increased by more than 32 percent in the last five years. Three neighborhoods with already high home prices—Central City, Forest Park-Northwest Hills, and Northwest—showed slower increase as they increased only by 3, 7 and 6 percent, respectively.

Fig. 0.05 Increase in Home Prices (2019\$)



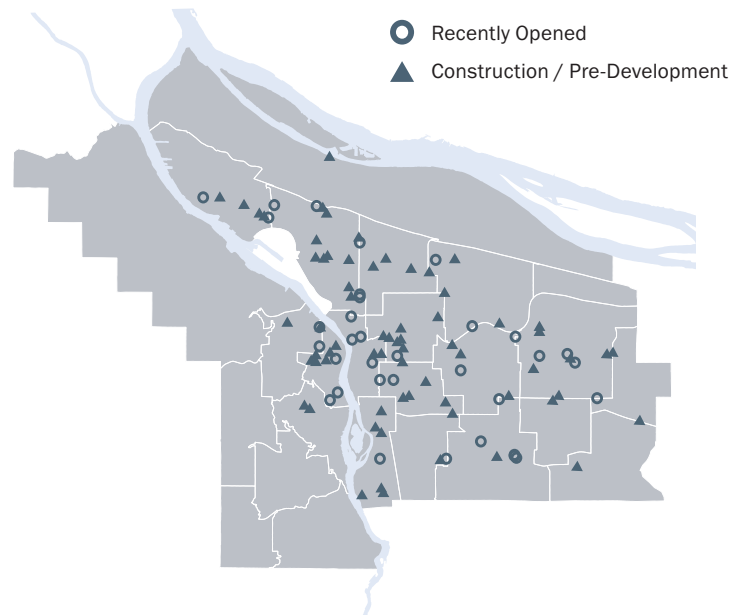
Source: RMLS 2021

City of Portland: Since Housing Emergency Declaration in 2015

On October 7, 2015, the Portland City Council declared a housing emergency to help address the city’s growing homeless and affordable housing crisis. The declaration by Council allowed for the expedited development of affordable housing projects and made it easier to provide service locations to people experiencing homelessness. This has allowed the Portland Housing Bureau to pursue several strategic initiatives; the foremost being Portland’s Housing Bond, which is a \$258.4 million voter-backed initiative to create more affordable housing in Portland—now and for the future. Other strategies are the North/Northeast Neighborhood Housing Strategy for addressing displacement, Inclusionary Housing to develop affordable units through the private market, development of the Supportive Housing plan to create 2,000 new supportive housing units by 2028, opening of the Rental Services office, and last but not the least the creation of the Joint office of Homeless Services, which is a City-County venture to solve homelessness in Multnomah County.

State and local legislative changes, such as limitations on rent increases and zoning changes, have expanded renter protections and opportunities for small-scale housing development. Also, Metro recently allocated \$211 million for the development of affordable housing within the City of Portland, which will add to the City’s ongoing efforts. These initiatives along with new policies, programs, and revenue sources will support the creation of thousands of new units of affordable housing and tenant protections for Portlanders in coming years. The Housing Bureau will track and report on the production and preservation of affordable housing units developed by direct financing to nonprofit providers as well as property tax and development fee exemptions to for-profit developers under the above-mentioned Council approved initiatives.

City Regulated Units by Location Since 2015



5,858 Affordable Units	7,309 Affordable Bedrooms	11,038 Est. People Housed
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COVID-19 Impacts on Housing & Beyond

Since March 12, 2020 when the City of Portland declared the COVID-19 emergency, the City has seen major economic and social disruptions. The COVID-19 pandemic has changed—and will continue to change—the future of work, transit, and social equity. More importantly, it has exposed income, housing, and health disparities, all of which in turn affect the City’s response to the pandemic. This section provides a snapshot of the impacts of the COVID-19 pandemic on the state of housing in Portland, comparing data from December 2019 and 2020 (shown as observations and not causal statements). More research is needed to understand the relative severity of the issues raised by the pandemic.

The lockdown and closing of many businesses and institutions affected all Portlanders but the low-income Portlanders and the BIPOC community members were severely affected as they tend to work in retail, hospitality, and other service sectors. They were more likely to be affected by the pandemic virus, underemployment, and unemployment.

The pandemic affected all aspects of residential housing in Portland but the rental market (especially multifamily) was the most affected by changing pandemic landscape as seen from the vacancy rates, asking rents, and concession rates, etc. These measures varied geographically also—Central City was more affected than East Portland. The neighboring cities such as Beaverton, Hillsboro, and Vancouver showed similar rates as East Portland than City of Portland as a whole.

Housing stability remains a concern for renters and homeowners who continue to experience unemployment or income loss due to the pandemic—again, with disproportionate impact on BIPOC communities. Similar to national trends, the non-payment and deferrals of rents are staying between 12-15 percent per month adding to the rent arrears and also impacting landlords and property owners in the long run. The long-term impacts on rental housing are unpredictable and depend on many factors such as a return to office space, business opening, economic resilience, and government policy. So far, renters are protected from evictions based on non-payment of rent through mid-2021.

The homeownership market remained stable throughout the year, and the median home price remained higher in 2020 compared to 2019. Reasons for strong residential home market is because of low inventory, low mortgage rates, and possibly demands for the privacy and office space.

Fig. 0.06 Vacancy Rate in Portland

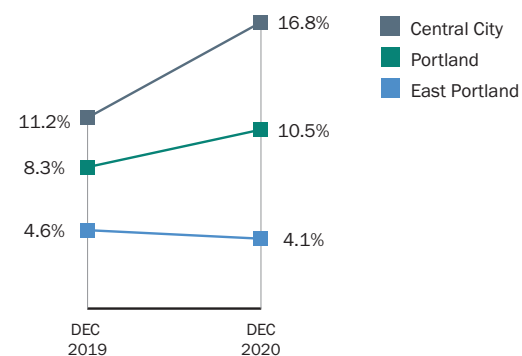


Fig. 0.07 Asking Rent in Portland

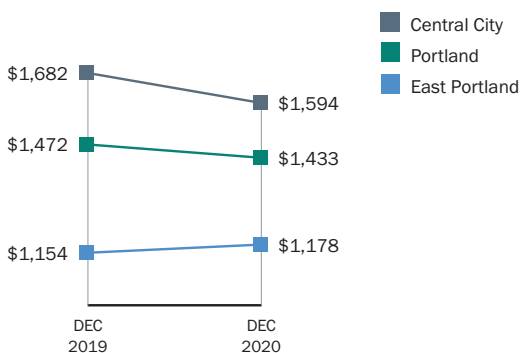
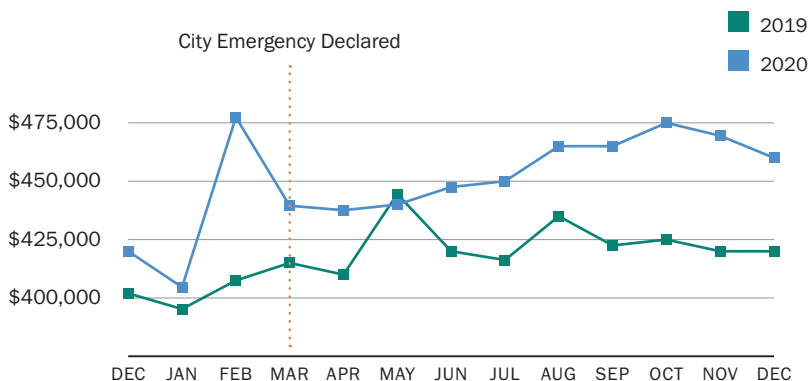


Fig. 0.08 Residential Median Sale Price by Month (Dec 1, 2019–Dec 31, 2020)



Housing Policy & Initiatives

During the pandemic and its resulting economic disruption, multiple levels of government have stepped in with a myriad of relief policies aimed at stabilizing the economy and housing—payroll protection, economic disaster loans, unemployment assistance, emergency and rental assistance, eviction and foreclosure prevention, and more.

Federal

In March 2020, the federal government took unprecedented steps to fight COVID-19 and resulting economic turmoil. The Coronavirus Aid, Relief, and Economy Security (CARES Act) provided economic stimulus payments, an expansion of unemployment insurance benefits, an eviction and forbearance moratorium. This initiative provided liquidity to the financial market and has largely kept people housed and the housing financial market functioning. However, CARES Act funding was not enough to meet the needs of the community for the duration of the pandemic. In December, nine months later, an additional federal stimulus package came as a relief bill. The package includes additional rental assistance (the Emergency Rent Assistance Program, with Portland estimated to receive \$19M), and the eviction moratorium was extended.

State

Oregon, as well as many other states, implemented statewide eviction and foreclosure moratoria. Three separate special legislative sessions were convened throughout 2020 to authorize additional emergency assistance spending. A statewide Landlord Compensation Fund was established to help struggling landlords with rent arrears. The \$35 million Fund prioritizes total arrears and smaller portfolios.

Local (City)

Local governments are filling new roles. As a part of PDX-CARES Relief Program, the City of Portland has rolled out \$114 million, which includes \$22.4 million in household assistance, \$16.7 million in housing stability, and \$20.6 million in homeless response. Most of these programs led with racial equity and targeted BIPOC communities.

The PHB has facilitated the distribution of \$38 million in rental and emergency cash assistance to provide housing relief to vulnerable households affected by pandemic in Portland. The City’s three main programs are in the areas of Renter Stabilization (\$19.5 million), Emergency Household Assistance (\$16.9 million), and Homeowner Stabilization (\$1.6 million). All of the programs have been provided through the expanded network of the Congressional Budget Office. The City and PHB will be active in providing housing assistance in near future, with additional funding from the American Rescue Plan.

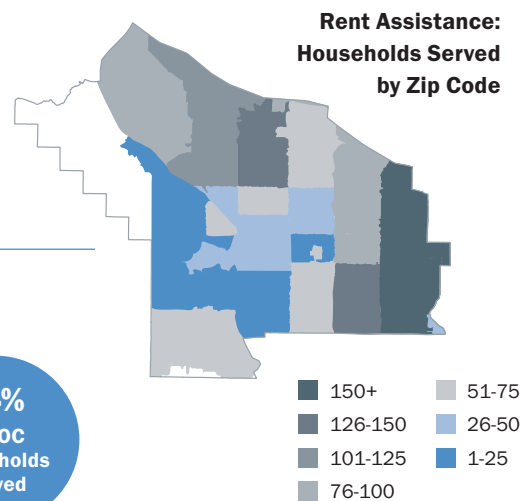
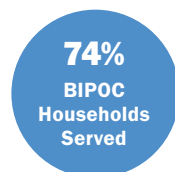
City CARES Funding

Household Assistance Program

provided through expanded partner network



Rent Assistance



Preliminary Data January PHB 2021

Impacts of the COVID-19 Pandemic on Housing in Portland

Since March 12, 2020 when the City of Portland declared the COVID-19 emergency, the City has seen major economic and social disruptions. The COVID-19 pandemic has changed—and will continue to change—the future of work, transit, and social equity. More importantly, it has exposed income, housing, and health disparities, all of which affect the City’s response to the pandemic. This section provides a snapshot of the impacts of the COVID-19 pandemic on the state of housing in Portland, comparing data from December 2019 and 2020 (shown as observations and not causal statements). More research is needed to understand the relative severity of the issues raised by the pandemic.

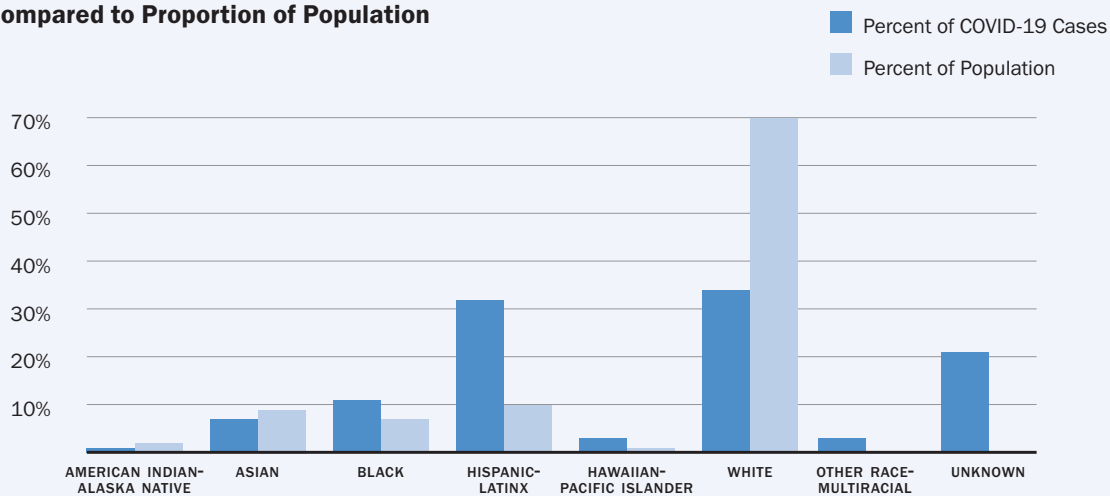
Disproportionate Impact on BIPOC Communities

Since the first incidence of COVID-19 in Oregon (February 2020), nearly 24,705 cases with 10 percent hospitalization and 389 deaths have been reported (as of December 2020). Although most Oregonians have been affected by the pandemic in some way, data shows that BIPOC (black, Indigenous and people of color) communities have been disproportionately impacted.

The figure below shows disparities between infection rates and proportion of population in Multnomah County (which includes City of Portland), by race and ethnicity. BIPOC communities represent 40 percent of COVID-19 cases, but comprise only 30 percent of the total population.

BIPOC communities represent 40 percent of COVID-19 cases, but comprise only 30 percent of the total population.

Percentage of COVID-19 Cases Compared to Proportion of Population



Source: Multnomah County Regional COVID-19 Data Dashboard, November 2020

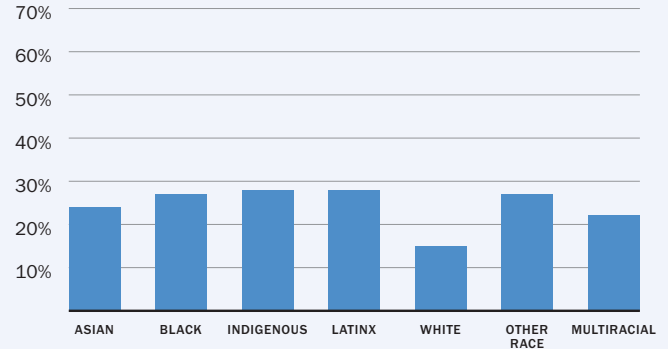
Economy

While all aspects of economy and business were affected when the pandemic and subsequent lock down struck, retail and other service industries such as hospitality and tourism were most affected. Forced lockdown led to loss of income with a dramatic increase in unemployment or under employment for all Portlanders, but BIPOC communities were more deeply affected because they tend to concentrate working in lower paying frontline and service-related industries. As such, many low-income renters and homeowners in the city have struggled to make mortgage and rent payments.

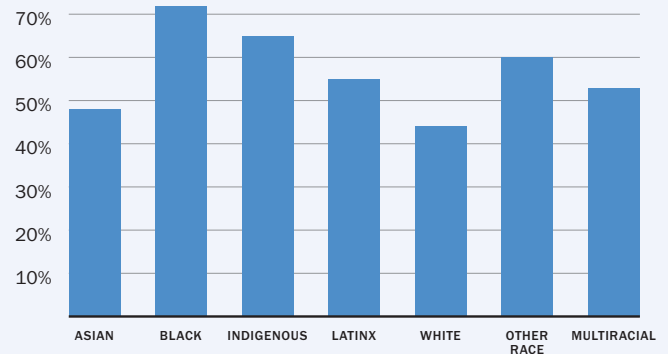
Housing

A major concern during the COVID-19 crisis has been the impact on housing markets, both rental and homeowner (although at different levels). Housing stability remains a concern for renters and homeowners who continue to experience unemployment or income loss due to the pandemic—again, with disproportionate impact on BIPOC communities. The long-term impacts on housing are unpredictable, and depend on many factors such as a return to office space, business opening, economic resilience, and government policy. So far, renters and homeowners are protected from evictions and foreclosures through mid-2021.

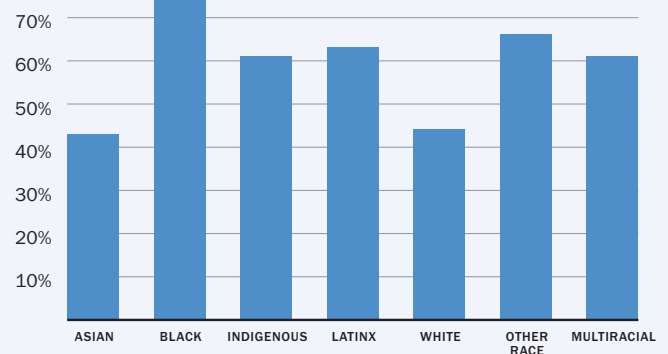
Percentage Working in Service Occupations



Percentage Earning Below \$60,000



Percentage Renting



Rental Market

Prior to the pandemic, Portland’s rental market was stabilizing with increased production of units due to City policies and developer efforts. In 2020, the rental market showed following trends:

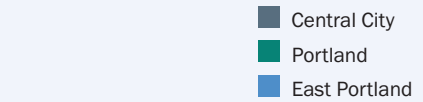
Vacancy & Leasing

CoStar data from multifamily properties show a continued trend of declining rents and increasing vacancies. Overall vacancies increased by 2.2 percent, from 8.3 percent in December 2019 to 10.5 percent in December 2020, over the same time the previous year. Vacancies for high-quality 4- and 5-Star properties have increased over 6 percent over the same period, and CoStar estimates that 16.8 percent of apartments are vacant in Portland’s Central City. Vacancy rates have held steady or decreased in the suburbs, as seen by the decrease in East Portland where the vacancy rate was 4.1 percent in December 2020.

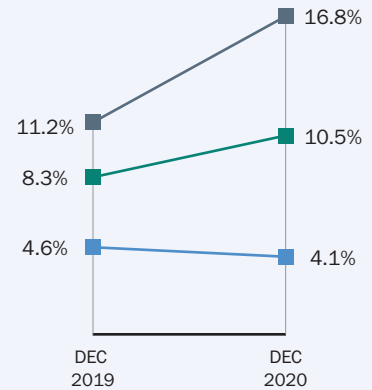
Asking Rent

Before the pandemic, the average asking rent had been stabilizing in Portland. The cost of renting an apartment had gone down during the last three quarters of 2020. This was a reverse of the steep increases that contributed to the city’s housing crisis earlier in the decade. The rent decrease has varied geographically, with the City of Portland—especially the Central City—having decreased the most since the start of the pandemic, and currently 5 percent lower than the same point last year (December 2019). The lower rent has not increased affordability to unemployed Portlanders. Similar to other comparable cities in the West Coast, Portland is one of the top largest cities to see a decrease in asking rent. However, Portland seems to have weathered the pandemic storm somewhat better than other west coast cities. In East Portland, rent has been stable and actually increased somewhat in December 2020.

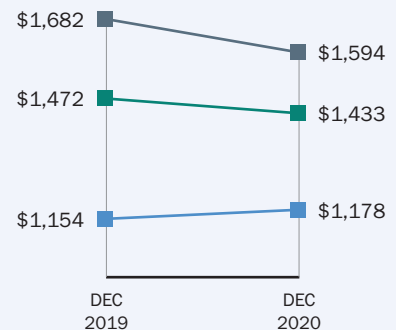
Source: CoStar 2021



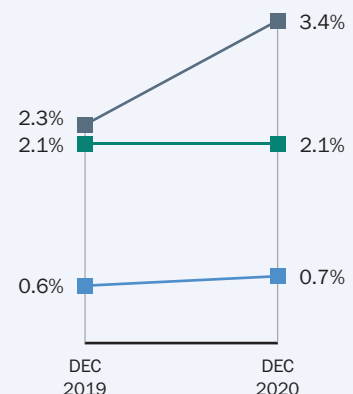
Vacancy Rate in Portland



Asking Rent in Portland



Concession Rates in Portland



Non-Payment or Deferral

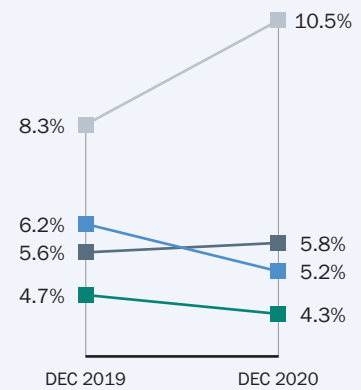
Nationally, end-of-month payment data show that renters have been making payments at a rate higher than 94 percent during each month 2020. Even with loss of employment, many renters have prioritized paying rent. The Cares Act and flexible payment plans have helped households continue to pay. However, there is concern among property managers about decreasing payments, with eviction moratoriums set to expire in mid-2021. Both property owners and renters are relying on the possibility of continued relief packages from the federal government. Portland has been comparable to national trends, with non-payment rates holding at 12 to 15 percent since May of 2020. PHB estimates rent arrears per month to be \$20 to \$25 million.

People Moving to the Suburbs

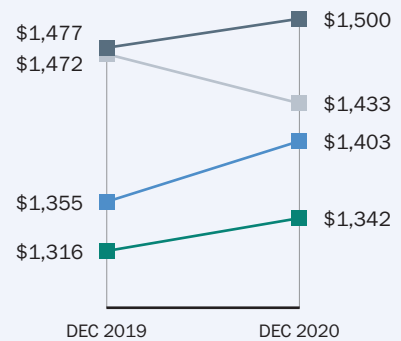
Working from home during COVID-19 created a national trend of urban cores losing renters to lower-cost suburbs with more housing for the money. We cannot answer the question of whether Portland’s Central City is losing renters to the suburbs and neighboring cities, however recent CoStar data shows that there is an increasing preference for neighboring suburbs. Vacancy rate changes from December 2019 to December 2020 in Portland was much higher than in neighboring cities—such as Beaverton, Hillsboro and Vancouver—which saw their vacancy rates decrease or remain steady during the same period. Rents in Beaverton, Hillsboro, and Vancouver held steady during the fourth quarter of 2020. Suburbs are seeing rising demand while the Central City continues to struggle to fill units.



Vacancy Rates in the Portland-Metro Area



Asking Rent in the Portland-Metro Area



Source: CoStar 2021

Homeownership Market

With historic low mortgage rates, home sales in Portland showed a robust launch in the first two months of 2020. On March 12, the City declared the COVID-19 emergency, and April to June sales indicate an initial slowdown. However, in July, despite the economic downturn, the number of home sales started rising and stayed strong through December.

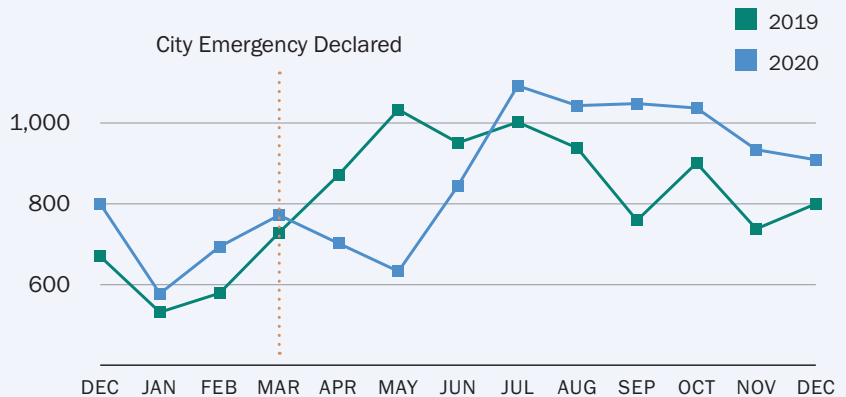
In December 2020, 909 units were sold at a median home sale price of \$460,000—much higher than in December 2019 with 800 units sold at a median sale price of \$420,000. The median sale price has been consistently higher in 2020 compared to the same period in 2019, except for a slight dip in May. And in spite of early dismal forecasts, the condominium market also remained stable in 2020. Number of sales remained strong, except for a noticeable dip during the early months of the pandemic (March to May).

Due to the low inventory of available homes for sale in Portland, the impact of COVID-19 on median home sale price will not be obvious for quite a while.

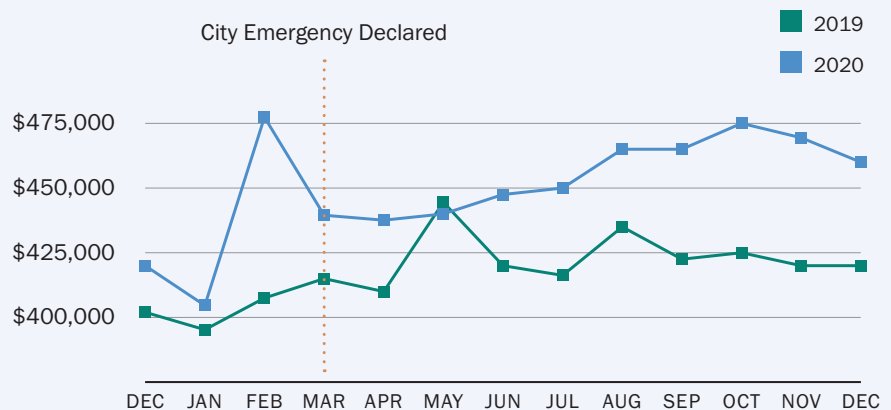
Foreclosure Prevention & Forbearance Programs

At the beginning of the pandemic, the government initiated 12-month forbearance plans, offered by government-enterprise-backed mortgages. Initially, there was an uptick in homeowners with FHA, Fannie Mae and Freddie Mac in forbearance plans. Nationally these started dwindling in the latter part of 2020, and this trend is assumed to be similar in Portland.

Residential Unit Sales by Month (Dec 1, 2019–Dec 31, 2020)



Residential Median Sale Price by Month (Dec 1, 2019–Dec 31, 2020)



Housing Policy & Initiatives

Multiple levels of government have stepped in with a myriad of relief policies aimed at stabilizing the economy and housing—payroll protection, economic disaster loans, unemployment assistance, emergency and rental assistance, eviction and foreclosure prevention, and more.

Federal

In March 2020, the federal government took unprecedented steps to fight COVID-19 and the resulting economic turmoil. The Coronavirus Aid, Relief, and Economy Security (CARES Act) provided economic stimulus payments, an expansion of unemployment insurance benefits, and eviction and forbearance moratoriums. This provided liquidity to the financial market, and has largely kept people housed and the housing financial market functioning. However, CARES Act funding was not enough to meet the country’s needs for the duration of the pandemic. In December, nine months later, an additional federal stimulus package came as a relief bill. The package included additional rental assistance—the Emergency Rent Assistance Program, with Portland estimated to receive \$19 million—and the eviction moratorium was extended.

State

Oregon, as well as many other states, implemented statewide eviction and foreclosure moratoria. Three separate special legislative sessions were convened in 2020 to authorize additional emergency assistance spending. A statewide Landlord Compensation Fund was established to help struggling landlords with rent arrears, and the \$35 million fund prioritizes total arrears and smaller portfolios.

Local (City)

Local governments are filling new roles. As a part of the PDX-CARES Relief Program, the City of Portland has rolled out \$114 million, which includes \$22.4 million in household assistance, \$16.7 million in housing stability, and \$20.6 million in homeless response. Most of these programs led with racial equity and targeted BIPOC communities.

The PHB has facilitated the distribution of \$38 million in rental and emergency cash assistance to provide housing relief to vulnerable Portland households affected by the pandemic. The City’s three main programs are in the areas of Renter Stabilization (\$19.5 million), Emergency Household Assistance (\$16.9 million), and Homeowner Stabilization (\$1.6 million). All of the programs have been provided through the expanded network of the Congressional Budget Office. The City and PHB will be active in providing housing assistance in the near future, with additional funding from the American Rescue Plan.

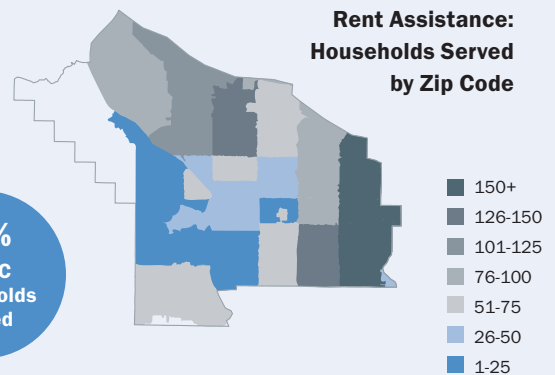
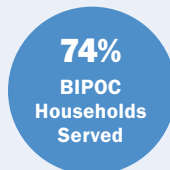
City CARES Funding

Household Assistance Program

provided through expanded partner network



Rent Assistance



Preliminary Data January PHB 2021

Beyond 2020: The Long Shadow of the Pandemic

The pandemic continues. Unemployment claims remain high, businesses are not fully open, and the economic future is uncertain. There is uncertainty as to what will happen when local, state, and national moratoriums on evictions and foreclosures end in mid-2021. The short-term provision of rental and legal assistance by various levels of governments have helped, but they are not a permanent solution. If the economy and businesses do not recover, and if efforts are not made to solve rent arrears and forbearance endings. Yet, the availability of vaccination brings optimism.

Economic hardships wrought by the COVID-19 pandemic will be long-term and many renters and homeowners in Portland alike could still take a serious hit in coming months. It will all depend upon how the governments at state and local levels handle this crisis long-term.

Recent changes in political leadership at the federal level will affect the course of economic recovery. Time will tell what the impact of a \$1.9 trillion stimulus plan—which includes \$37 billion dollars earmarked for renters, homeowners, and those experiencing homelessness—looks like. The extent and impact of these new initiatives will be the subject of the next report.

Portland Demographics & Housing Stock

Contents

1.01 Population, Households & Income

- 25 Population
- 26 Households
- 27 Income
- 28 Rentership
- 29 Homeownership
- 30 Racial Diversity
- 31 Homelessness

1.02 Housing Stock & Production

- 34 Production Totals
- 36 Production by Neighborhood

Section 1

Population, Households & Income

Portland's population grew by 44,700 individuals (or by 7.5 percent) and more than 14,295 households (5.7 percent) between 2013 and 2018, according to the latest available American Community Survey (ACS) estimates of the U.S. Census Bureau. The current population is over 639,387. Population growth has been largely concentrated in the Central City, Interstate Corridor, Belmont-Hawthorne-Division, and 122nd-Division.

- ▶ With a population of 639,387, Portland is still the 26th most populous city in the United States and remains the sixth largest city on the West Coast.
- ▶ Between 2013-2018, Population of Portland grew at an average rate of 1.5 percent per year—a more accelerated growth rate than earlier in the decade. The rate, however, has slowed down in the most recent years.
- ▶ Household growth is increasing at a slower rate of 1.1 percent, with non-family and single-person households representing the majority of Portland households. Households with children constituted 24 percent of all households.
- ▶ Portland is becoming a wealthier city, with 31.5 percent of households making \$100,000 or more (in 2018). At the same time, the number of lower income households has decreased significantly from 2013 to 2018.
- ▶ The median household income increased from \$57,632 in 2013 to \$65,740 in 2018—a 14.1 percent increase of \$8,108.
- ▶ The median income for renter households is \$ 42,659 per year in 2018, less than half the income of homeowners (\$92,205).
- ▶ The income has risen from 2013 to 2018 for all race and ethnic groups. Median income levels rose significantly for White and showed noticeable increase for Hawaiian-Pacific Islanders, Native American and Alaska Native, Hispanic Latinx communities.
- ▶ Communities of Color continue to experience disproportionately low homeownership rate compared to White households or the population as whole.

Population

Portland’s population increased by more than 44,700 individuals (or by 7.5 percent) between 2013 and 2018, with total estimated population of 639,387 individuals as of 2018. The increase in population growth seems to be significant for the City’s White, Asian, Hawaiian Pacific Islanders, and Hispanic-Latinx population. In addition to the six races and ethnicities listed, there was a 35 percent increase among those who identified as belonging to two or more races between 2013 and 2018.

The population is aging as the median age increased from 36.3 years in 2013 to 36.9 years in 2018. Also, the senior population (65+) increased from 10.8 percent to 12.3 percent in 2018. As population continues to age, “aging in place” takes an important role in the housing market. The percentage of people with disabilities increased from 11.7 percent to 12.4 percent.

The percentage of foreign-born population reached 13.9 percent in 2018 slightly up from 13.8 percent in 2013. Also, in terms of educational attainment, people with at least a bachelor’s degree increased from 43.8 percent to 49 percent in 2018.

The Central City, North/Northeast, and East Portland neighborhoods continue to show the largest population increases, accounting for more than 50 percent of the city’s population growth.

Change in Population by Neighborhood 2013-2018

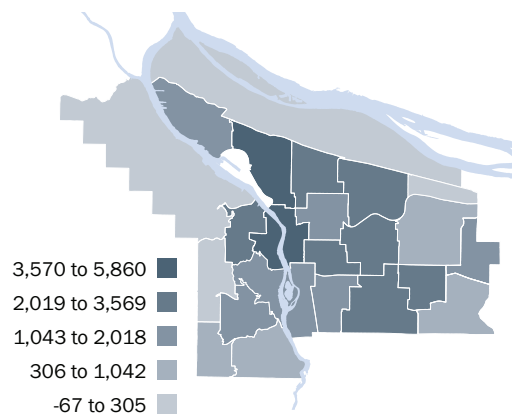
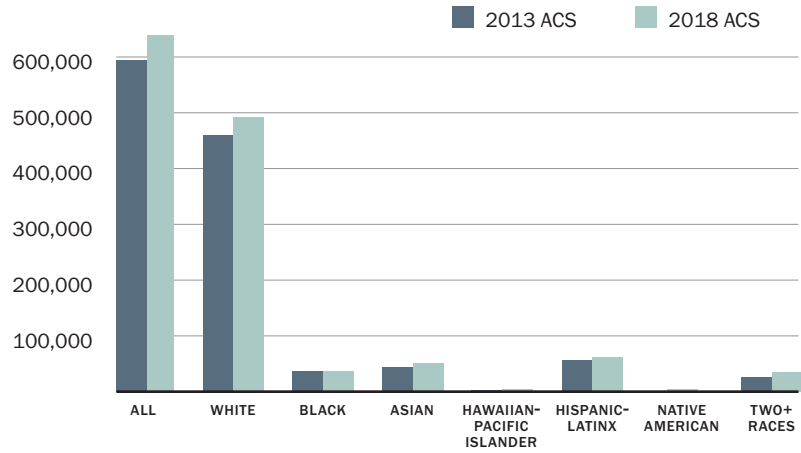
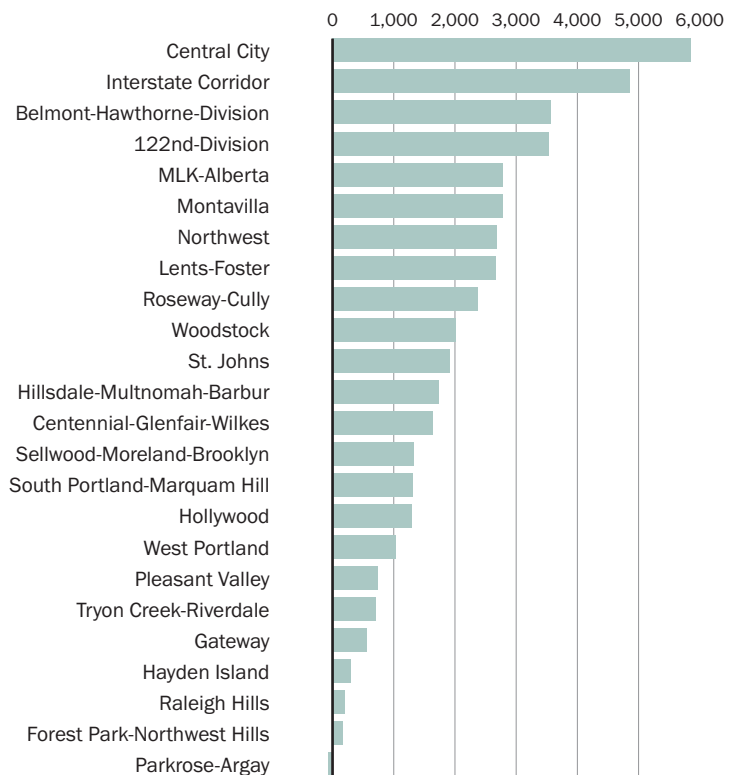


Fig. 1.1 Population by Race & Ethnicity



Source: U.S. Census Bureau—2013 5-year ACS Estimates, 2018 5-year ACS Estimates
Notes: Race Alone Data, Hispanic-Latinx can be of any race

Fig. 1.2 Population Growth by Neighborhood, 2013-2018



Source: U.S. Census Bureau—2013 5-year ACS Estimates, 2018 5-year ACS Estimates

Households

Portland added 14,295 households between 2013 and 2018 for a total of 264,428 households. This is an increase of 5.7 percent in the number of households overall.

Among households that increased, the households without children saw the largest increase (6 percent). The households with children, on the other hand, grew by 4.7 percent. Single-person households continued to represent one-third of Portland’s households during the observed time period which increased by 2.1 percent.

The Central City, Interstate Corridor, Northwest, and South Portland-Marquam Hill gained the most households, the majority of which were households without children. These four neighborhoods made more than 6,900 households in gain.

Growth in Number of Households by Neighborhood 2013-2018

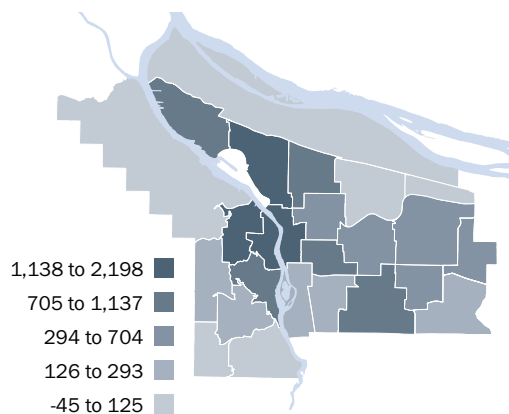
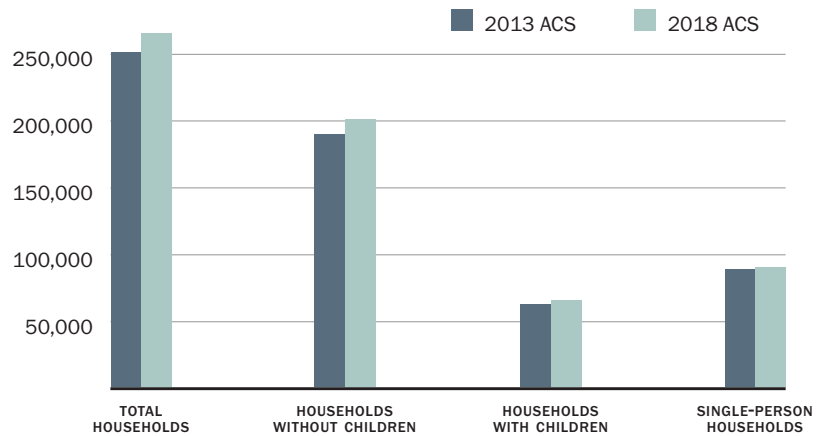
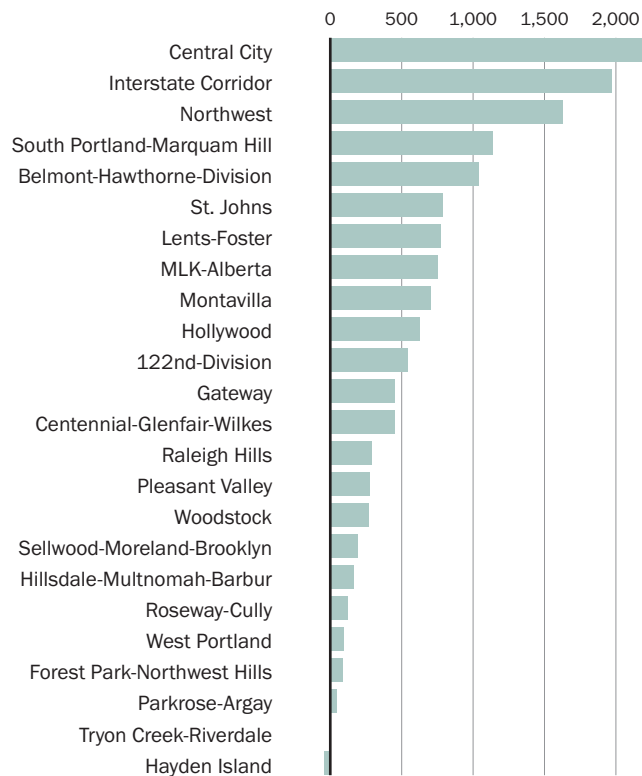


Fig. 1.3 Number of Households



Source: U.S. Census Bureau—2013 5-year ACS Estimates, 2018 5-year ACS Estimates

Fig. 1.4 Household Growth by Neighborhood, 2013-2018



Source: U.S. Census Bureau—2013 5-year ACS Estimates, 2018 5-year ACS Estimates

Income

Portland’s median household income went up by \$8,108 (14.1 percent) between 2013 and 2018.

Median income levels for renters and homeowners in Portland have grown since 2013. Median homeowner household incomes are \$92,205 in 2018, exceeding the 2013 level by approximately \$8,200. Renter households saw their median household income increased by 21.2 percent, they have still lagged behind homeowner incomes. Median homeowner income is more than double that of renters, whose income is almost \$42,659 per year.

While incomes have risen overall from 2013 to 2018 for all race and ethnic groups, the income disparities have continued to persist, with median income levels increasing significantly for White households. Hawaiian-Pacific Islander, Hispanic-Latinx, and Native American household median income increased above the 2013 levels. The median household income for Black and Asian households had minimal increases*.

**Given that reported income data are estimates based on sample of households, any assertions regarding changes to income between 2013 and 2018 need to be statistically verified. The trend in changes to household income by race/ethnicity noted in the section is based on testing for reliability at the 90 percent confidence level.*

Change in Median Income by Neighborhood 2013-2018

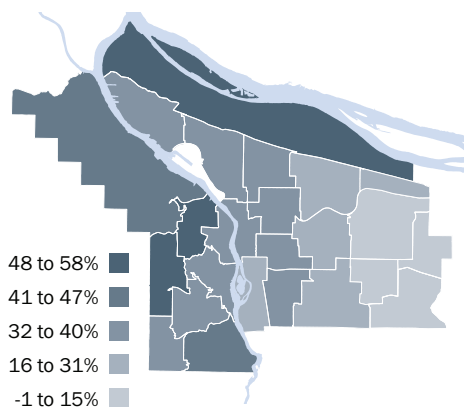
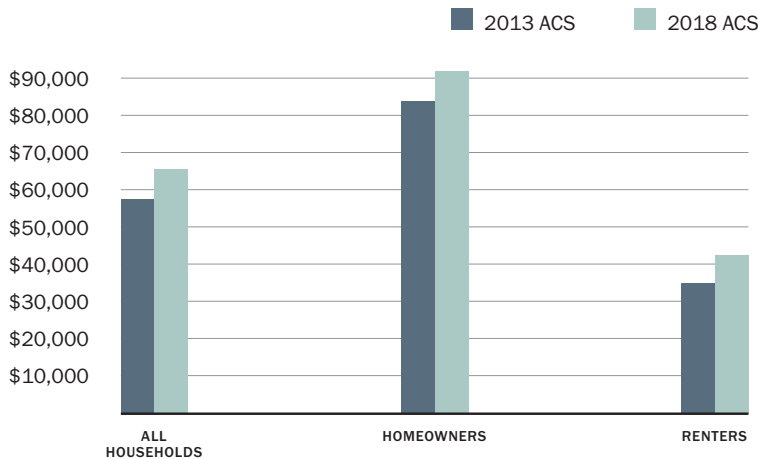
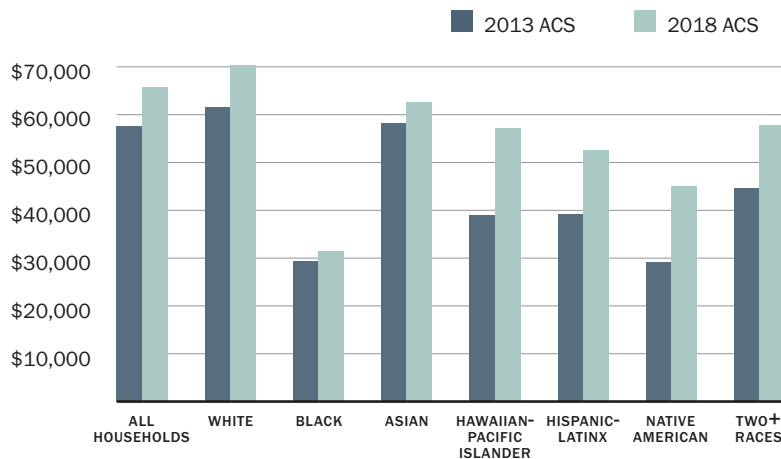


Fig. 1.5 Median Household Income by Housing Tenure (2018 Adjusted \$)



Source: U.S. Census Bureau—2013 5-year ACS Estimates, 2018 5-year ACS Estimates

Fig. 1.6 Median Household Income by Race & Ethnicity (2018 Adjusted \$)



Source: U.S. Census Bureau—2013 5-year ACS Estimates, 2018 5-year ACS Estimates

Rentership

Rentership continues to increase steadily in Portland, from 46.6 percent in 2013 to 46.9 percent in 2018. Portland continues to slowly head towards an even split between renter and homeowner households.

Rentership rates vary by race and ethnicity. African American, Hawaiian-Pacific Islanders, and Native American comprise the majority of renter households. Rentership rates have increased among African American households, while staying the same for White, Asian, and Hawaiian-Pacific Islanders, and decreasing among Hispanic Latinx and Native American households.

Rentership also varies by the location; Central City, Hayden Island, and Hollywood showed a more than 3 percent increase, while Pleasant valley, Sellwood-Moreland-Brooklyn, Hillsdale-Multnomah-Barbur, and West Portland showed a decrease in rentership from 2013-2018.

Change in Rentership by Neighborhood 2013-2018

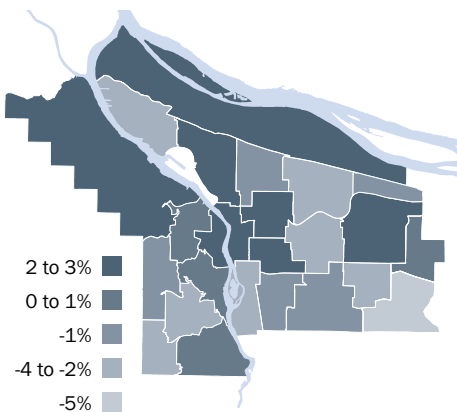
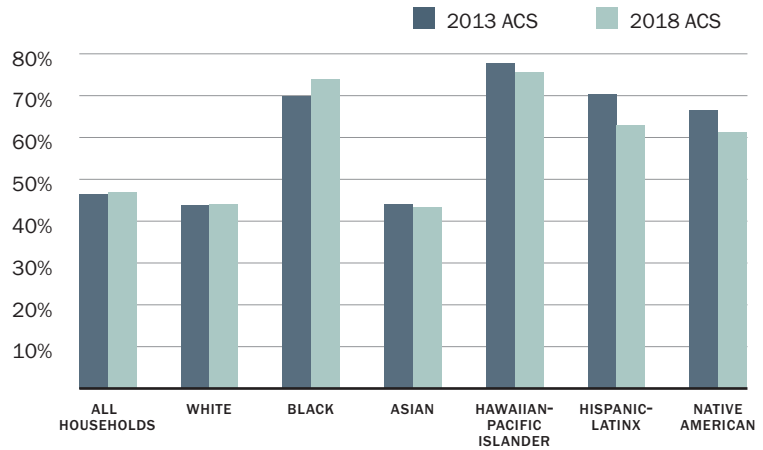
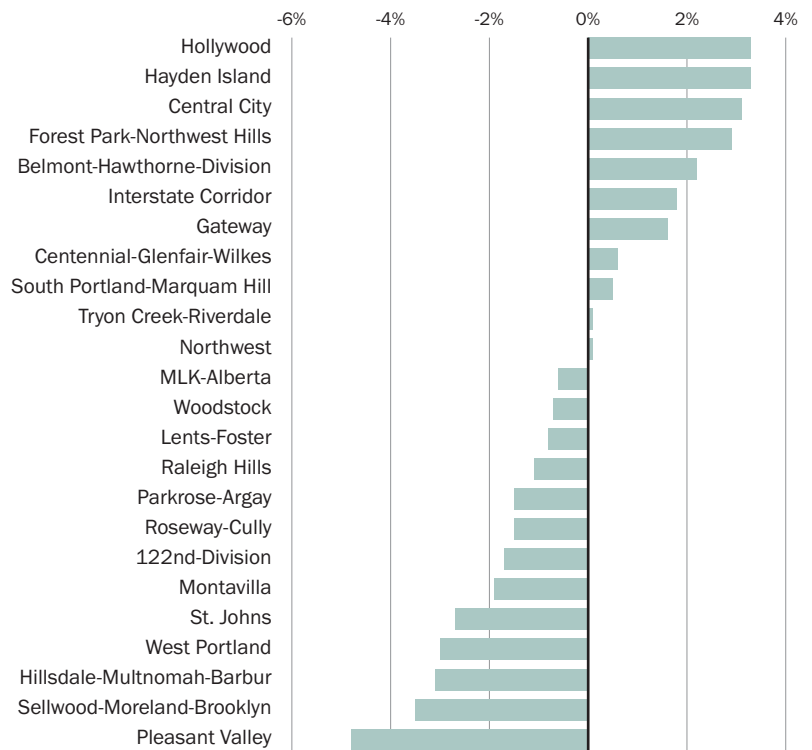


Fig. 1.7 Rentership by Race & Ethnicity



Source: U.S. Census Bureau—2013 5-year ACS Estimates, 2018 5-year ACS Estimates

Fig. 1.8 Change in Rate of Rentership by Neighborhood, 2013-2018



Source: U.S. Census Bureau—2013 5-year ACS Estimates, 2018 5-year ACS Estimates

Homeownership

Homeownership rates have decreased in the last five years, from 53.4 percent to 53.1 percent. This varies by race and ethnicity. All but two population—Hispanic Latinx and Native American—have experienced decreased or steady homeownership rates.

White and Asian populations have the highest rate of homeownership at 55.8 percent and 56.6 percent respectively. The homeownership rate is significantly lower for all other Communities of Color. However, the homeownership rate for the combined Communities of Color has increased from 38.1 percent in 2013 to 40 percent in 2018.

Pleasant Valley, Sellwood-Moreland-Brooklyn, Hillsdale-Multnomah-Barbur, West Portland, St. Johns have seen their homeownership rate increase by more than 3 percent from 2013 to 2018. On other hand, Hollywood, Hayden Island, Central City, and Forest Park-Northwest Hills saw decrease by more than 3 percent at the same period.

Change in Homeownership Rate by Neighborhood 2013-2018

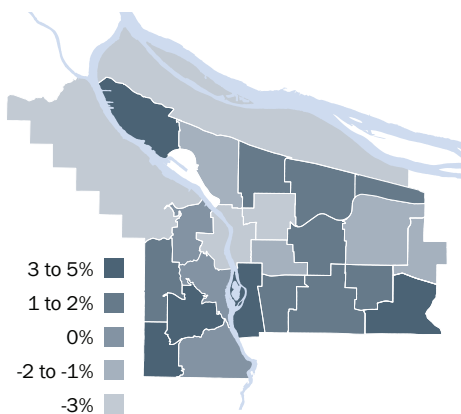
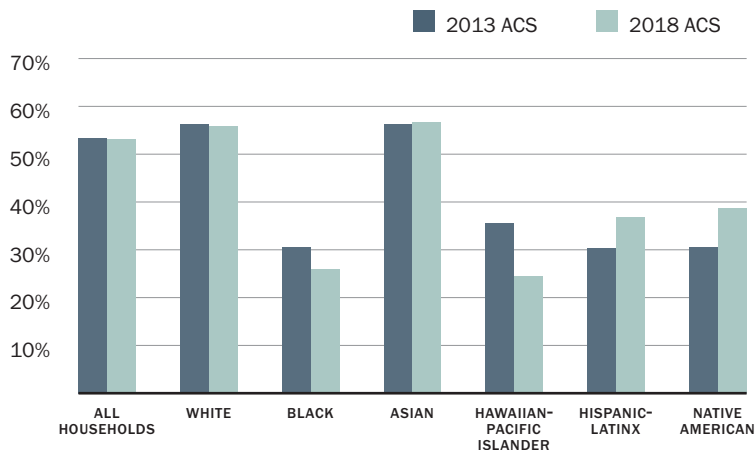
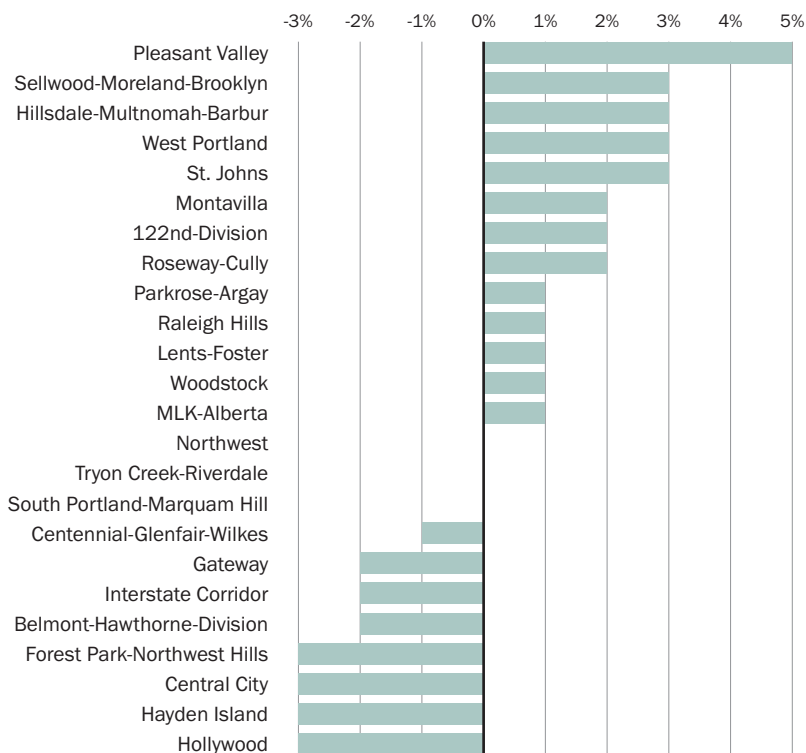


Fig. 1.9 Homeownership Rate by Race & Ethnicity



Source: U.S. Census Bureau—2013 5-year ACS Estimates, 2018 5-year ACS Estimates

Fig. 1.10 Change in Rate of Homeownership by Neighborhood, 2013-2018



Source: U.S. Census Bureau—2013 5-year ACS Estimates, 2018 5-year ACS Estimates

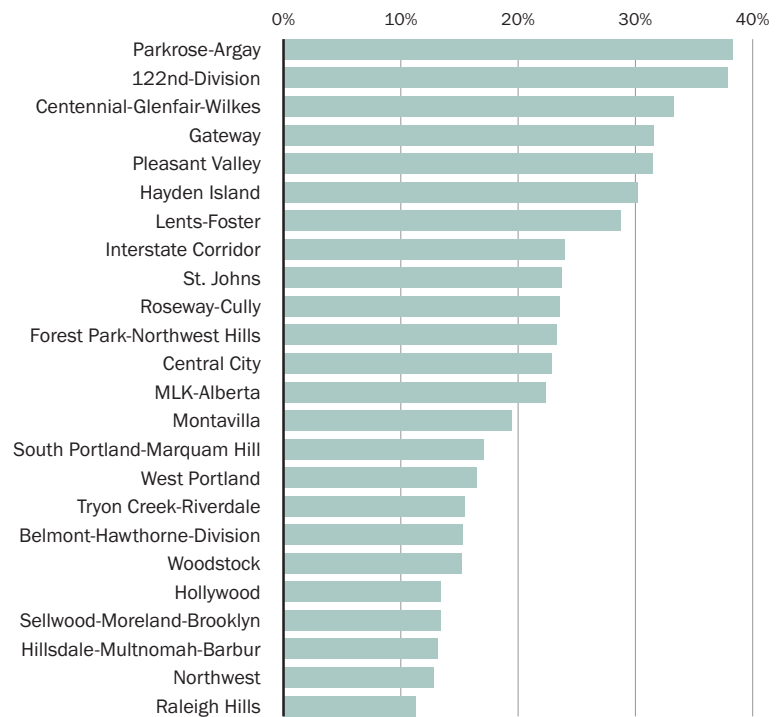
Racial Diversity

Changes in the proportion of the non-White population measured in all 22 neighborhoods between 2013-2018 illustrate a continued significant shift to greater diversity in the racial composition of the city. In 2018, all neighborhoods had more than 10 percent non-White population.

Communities of Color continue to increase in Outer East, Northeast, and Southeast Portland, where the neighborhood composition of Communities of Color in 2018 ranged from 24 percent to close to 40 percent.

Citywide, racial diversity, as measured by the percent change in the share of Communities of Color, has increased in nearly every neighborhood between 2013 and 2018 with the exception of St. Johns, Roseway-Cully, Interstate Corridor, MLK-Alberta, Northwest, and Raleigh Hills, where the proportional share of the Communities of Color showed slight decrease during this period.

Fig. 1.11 Non-White Population by Neighborhood, 2018



Source: U.S. Census Bureau—2017 5-Year ACS Estimates

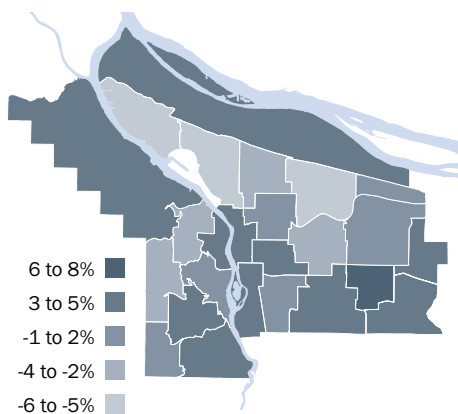
Fig. 1.12 Change in Racial Diversity by Neighborhood, 2013-2018*



Source: U.S. Census Bureau—2013 5-Year ACS Estimates, 2018 5-Year ACS Estimates

*Percent change in share of Communities of Color.

Change in Racial Diversity by Neighborhood 2013-2018



Homelessness

Point-In-Time (PIT) Count of Homelessness

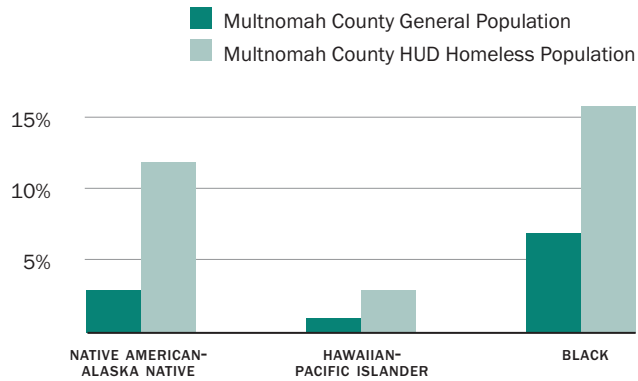
The *Point-in-Time Count of Homelessness* (PIT) is a report of people experiencing homelessness on a single night in winter. The report is published every two years and is based a federal definition of homelessness (“HUD homeless”) that includes people staying in emergency shelter, transitional housing, or living on the street.

In 2019, 4,015 people were counted, which is comparable to the number of people counted in both 2015 and 2017.

From 2015 to 2019 the percentage of people experiencing chronic homelessness has increased. People experiencing chronic homelessness reported having a range of disabling conditions, including mental health issues, substance abuse disorders, physical disabilities, and chronic health conditions.

The PIT count shows that members from the American Indian-Alaska Native, Native Hawaiian-Pacific Islander, and African American communities are overrepresented in the population experiencing homelessness in comparison to their representation in the general population.

Fig. 1.13 People Experiencing Homelessness in 2019



Source: 2019 Point-In-Time Count Reports, U.S. Census Bureau—2013-2017 ACS Estimates

Homelessness

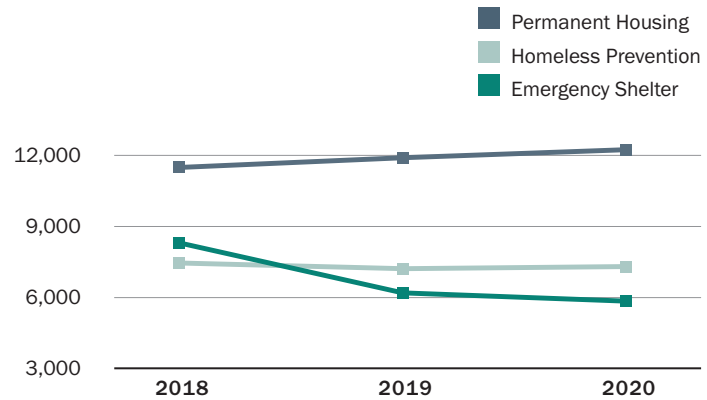
A Home for Everyone/Joint Office of Homeless Services

A City of Portland, Multnomah County and the community collaborative initiative for coordinating homeless services in Multnomah County

JOHS coordinates following three main programs through service providers:

1. **Permanent Housing:** Providing housing through permanent supportive housing and rapid rehousing. Total number of people (newly placed or retained) served in housing increased in last three years.
2. **Homeless Prevention:** Providing short to medium supportive services to households at risk of eviction and homelessness. Total people served in homelessness prevention increased again FY20.
3. **Emergency Shelter:** Providing services in the emergency shelter. Total number of people sheltered within the reporting period decreased overtime reflecting the ongoing policy changes.

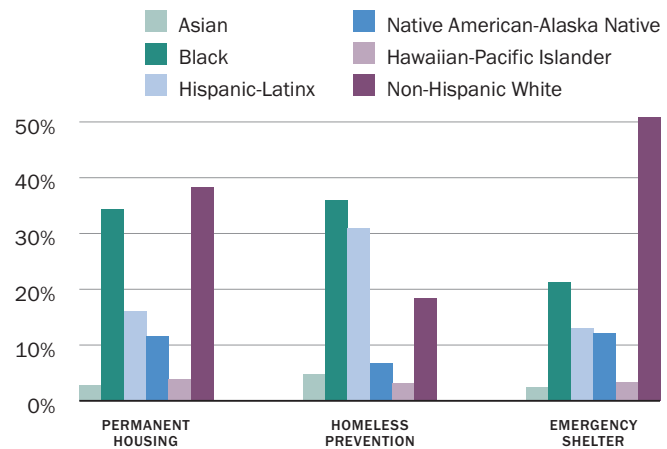
Fig. 1.14 Total People Served in Permanent Housing, Homeless Prevention, and Emergency Shelter Programs, 2018-2020



Source: <http://ahomeforeveryone.net/outcome-reports>

Note: People newly enrolled or retained in above programs within the reporting period

Fig. 1.15 Percentages of Total People Served in Various Programs, FY 2019-2020



Source: <http://ahomeforeveryone.net/outcome-reports>

Note: Other smaller or unreported groups not shown

Section 2

Housing Stock & Production

Portland has experienced four years of strong housing production and permitting in last 18 years, with annual production and permitting peaking in 2017. The annual production and permitting reflects the pre-2017 level. The 2019 data indicate the production and permitting hitting pre-recessionary levels indicating changes in the housing market in Portland.

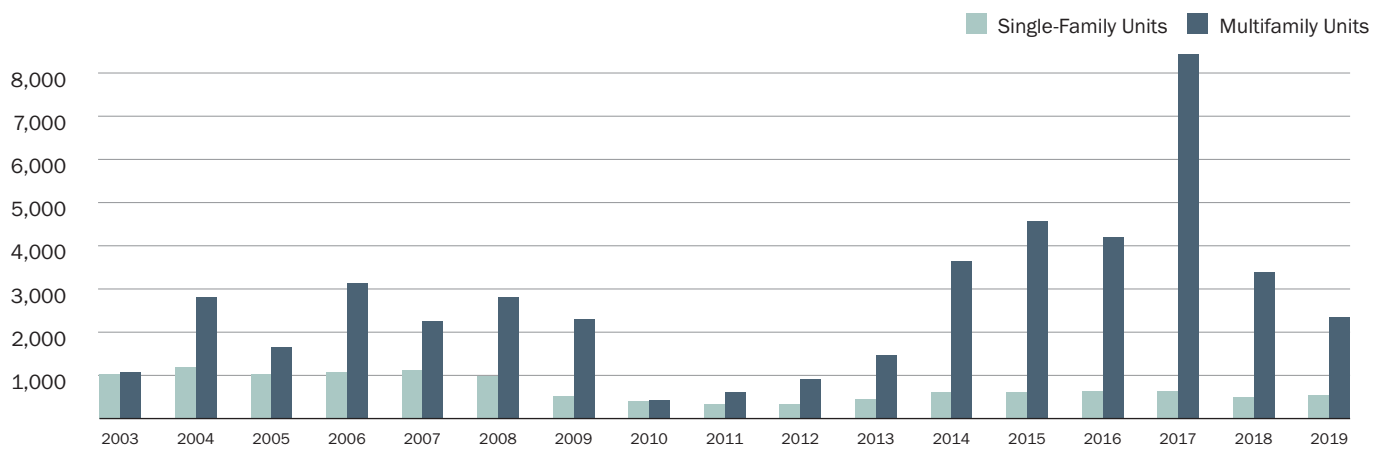
- ▶ Multifamily permitting and production in 2017 set a historic high at 6,023 permits and 8,432 units in production. In 2018 and more substantially in 2019 the number of multifamily units produced decreased to 3,383 and 2,343 resembling pre-2017 and pre-recessionary levels.
- ▶ Single-family permits and production have remained consistent with recent years and have not risen to the pre-recessionary level. In 2019 there 693 permits and 546 units produced.
- ▶ Most of the new multifamily units continue to be focused in the Hollywood, Interstate Corridor, and Northwest neighborhoods. In 2019, there was dramatic decrease in the units produced in the Central City.
- ▶ In 2019, single-family units are focused in the Interstate Corridor and Lent-Foster neighborhoods.
- ▶ In total, the composition of the city's housing stock consists of 294,853 units with 154,968 in single-family and 139,885 multifamily homes.

Production Totals

In 2017, annual production levels were the highest than any point in the last eighteen years; Portland added 9,080 units to the housing stock in 2017—a 3.25 percent increase from the previous year. In 2018 and 2019, production decreased to 3,891 and 2,889 units respectively, showing that only 1.4 percent and 1 percent were added from previous years. Multifamily unit production continues to be a big bulk of new residential development with approximately 92 percent of all new housing units falling within the multifamily category. In total, the composition of the city’s housing stock consists of 294,853 units with 154,968 single family and 139,885 multifamily homes.

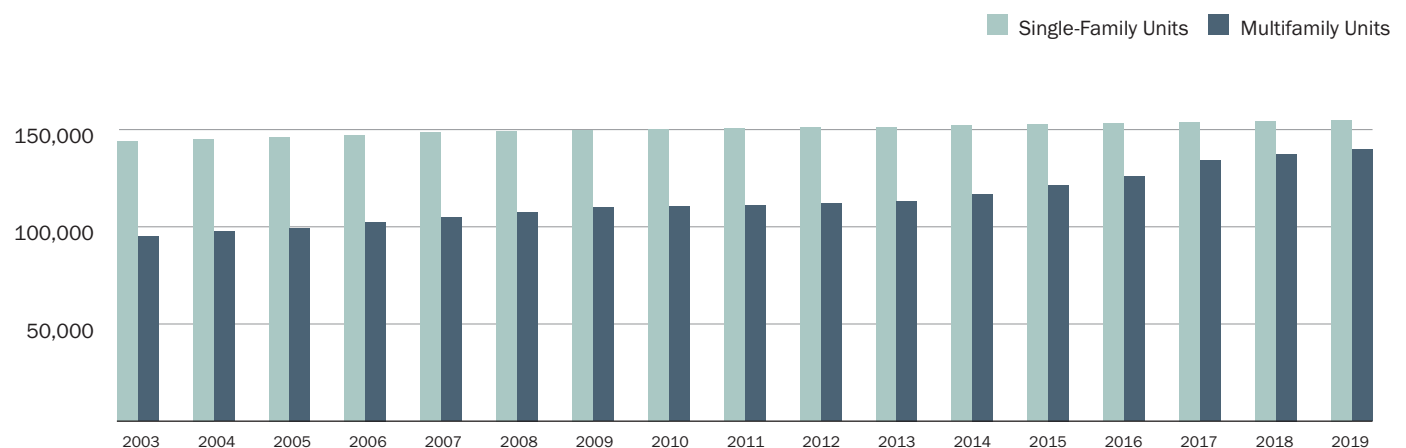
Housing production in 2017 exceeded 2016 levels by an increase of nearly 88 percent. The production in 2018 and 2019 decreased showing patterns closer to pre-2017 production.

Fig. 1.15 Portland Housing Stock Annual Unit Production, 2003-2019



Source: Multnomah County, Portland Tax Lot Data 2020, and Metro Multifamily Inventory 2020

Fig. 1.16 Portland Housing Stock Total Units, 2003-2019



Source: Multnomah County, Portland Tax Lot Data 2020, and Metro Multifamily Inventory 2020

Production Totals, cont.

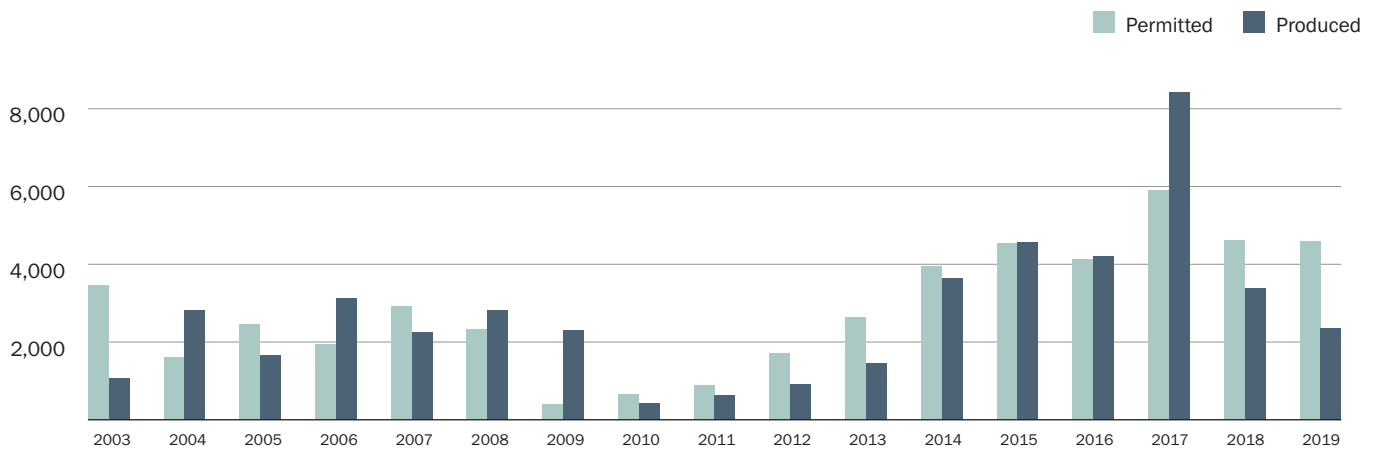
Multifamily

Updated data shows multifamily production from 2015 to 2018 continues to exceed pre-recessionary levels of development. Only 2019 production data is starting to resemble pre-recessionary years. More than 5,910 permits were issued in 2017, for a total of nearly 23,783 permits issued from 2015-2019, showing that permits have remained strong up to this point. Nearly 22,922 units were added to the multifamily housing stock during this time.

Single-Family

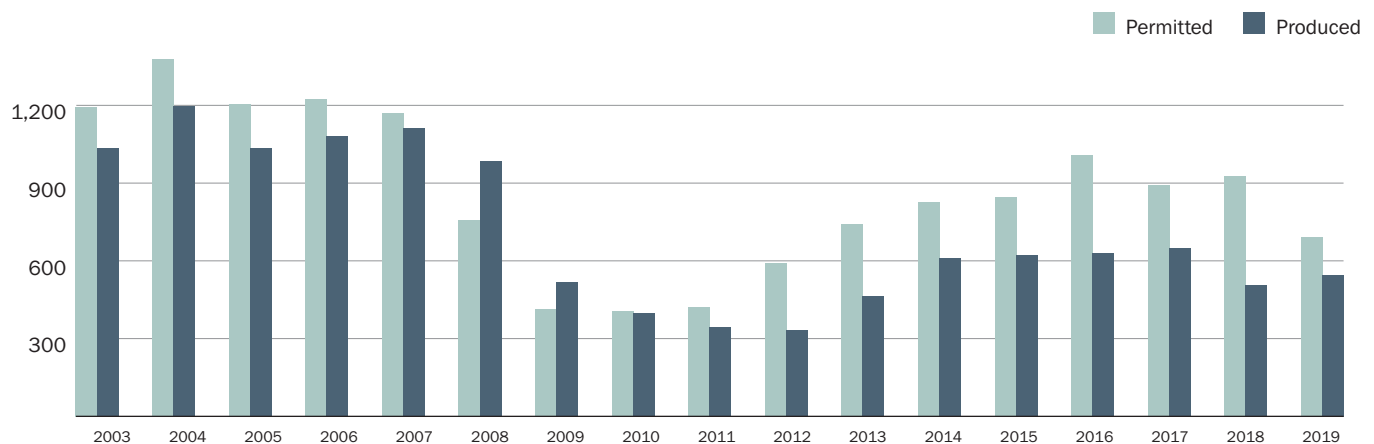
Portland is seeing a leveling of the number of single-family housing units added to the housing stock in the post-recession market. The production of new units has averaged about 590 per year for past five years. Permitting between 2015 and 2019 has remained consistent at around 872 per year, with permits slightly down in 2019 than the previous year

Fig. 1.17 Multifamily Unit Permits & Production, 2003-2019



Source: Multnomah County, Portland Tax Lot Data 2020, Metro Multifamily Inventory 2020, and City of Portland Bureau of Development Services 2020

Fig. 1.18 Single-Family Unit Permits & Production, 2003-2019



Source: Multnomah County, Portland Tax Lot Data 2020, Metro Multifamily Inventory 2020, and City of Portland Bureau of Development Services 2020

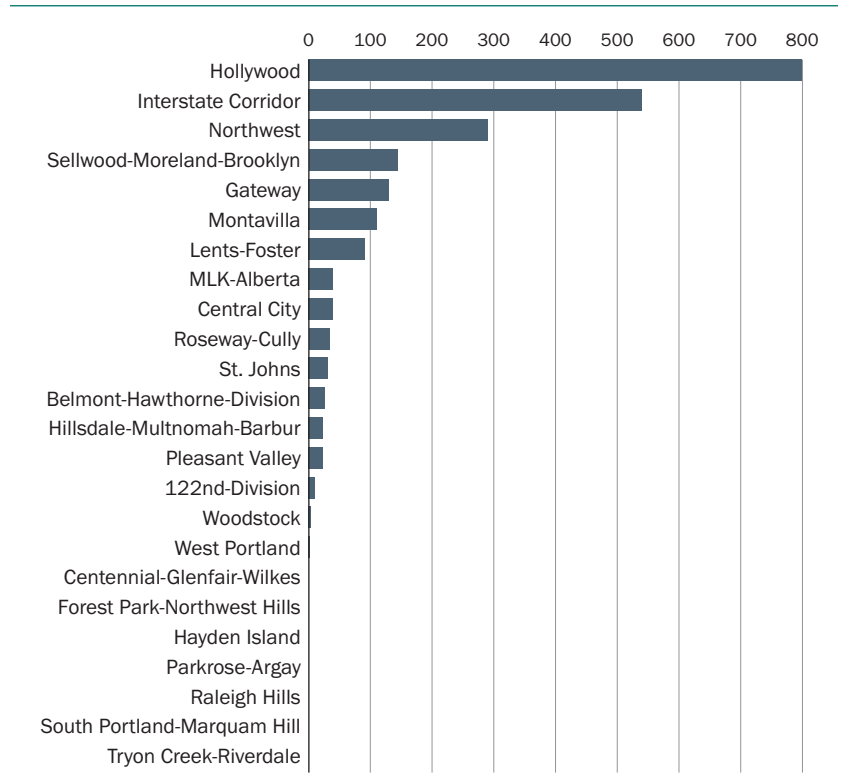
Production by Neighborhood

Multifamily

2,343 multifamily units were produced in Portland in 2019, nearly 75 percent were added Hollywood, Interstate Corridor, Northwest Hills, and Sellwood-Moreland-Brooklyn. It was the first year the production dropped dramatically in the Central City. Hollywood and Interstate Corridor added 799 and 549 units respectively.

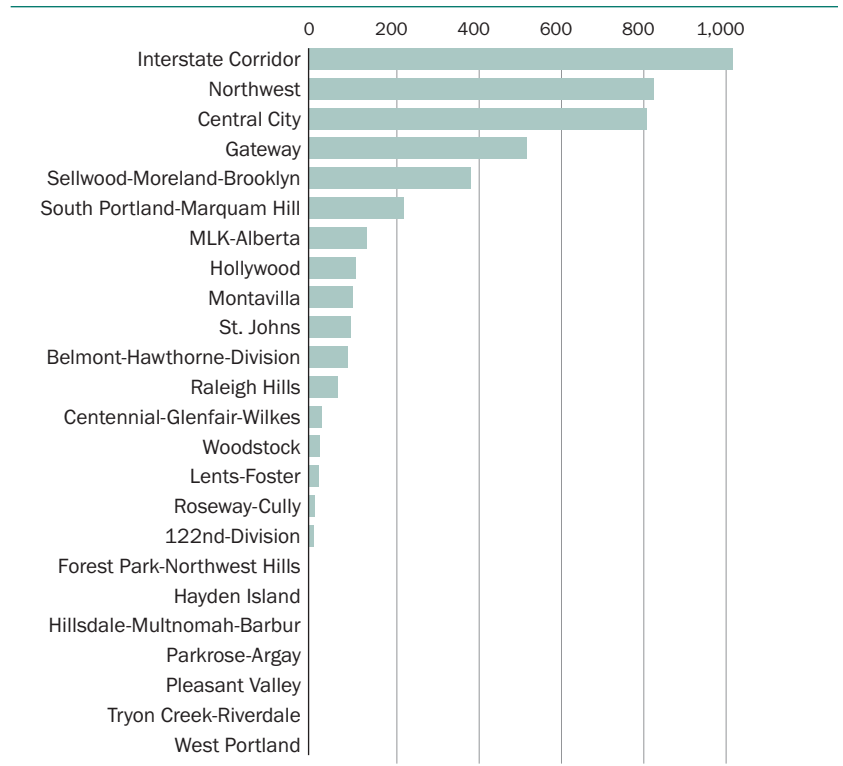
In 2019, the City of Portland issued more than 4,601 permits for multifamily units throughout the city. Similar to previous years, multifamily permitting continues to be concentrated in the Interstate Corridor, Northwest Hills and Central City. Multifamily permits in these neighborhoods accounted for nearly 59 percent of all multifamily permits.

Fig. 1.19 Multifamily Unit Production by Neighborhood, 2019



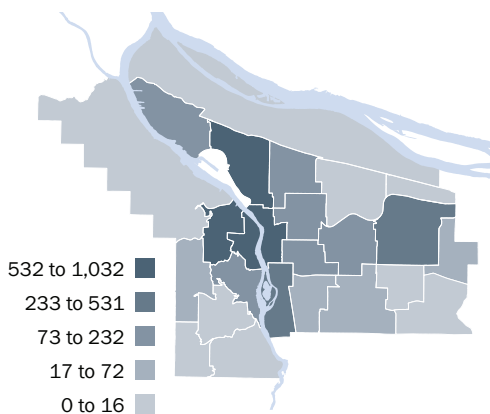
Source: Multnomah County, Portland Tax Lot Data 2020

Fig. 1.20 Multifamily Unit Permits by Neighborhood, 2019



Source: City of Portland, Bureau of Development Services 2020

Multifamily Permitting 2019



Housing Market Affordability

Contents

40	2.01 Rental Housing Affordability
56	2.02 Homeownership Affordability

Section 1

Rental Housing Market & Affordability

Guide to Rental Affordability Estimates

Rental Affordability

Average Portland Household

AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Annual Income	\$61,532
Median Monthly Income	\$5,128
Maximum Monthly Housing Cost Considered Affordable	\$1,538
Poverty Rate	-

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

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018
122nd-Division	\$780	\$723	\$878	\$827	\$1,051	\$978	\$1,318	\$1,301	\$1,005	\$944
Belmont-Hawthorne-Division	\$1,132	\$1,110	\$1,289	\$1,273	\$1,522	\$1,493	\$1,319	\$1,313	\$1,303	\$1,290
Centennial-Glenfair-Wilkes	\$860	\$839	\$918	\$918	\$1,030	\$1,007	\$1,312	\$1,295	\$1,005	\$990
Central City	\$1,183	\$1,178	\$1,537	\$1,515	\$2,313	\$2,191	\$3,911	\$3,208	\$1,660	\$1,585
Forest Park-Northwest Hills	-	-	\$1,553	\$1,367	\$1,886	\$1,716	-	-	\$1,807	\$1,632
Gateway	\$755	\$901	\$977	\$943	\$1,123	\$1,103	\$1,385	\$1,333	\$1,090	\$1,060
Hayden Island	\$1,100	\$1,144	\$1,443	\$1,553	\$1,872	\$2,094	-	-	\$1,664	\$1,835
Hillsdale-Multnomah-Barbur	\$1,181	\$1,138	\$1,082	\$1,053	\$1,242	\$1,218	\$1,602	\$1,465	\$1,209	\$1,176
Hollywood	\$1,111	\$1,067	\$1,267	\$1,234	\$1,621	\$1,584	\$1,778	\$1,730	\$1,341	\$1,307
Interstate Corridor	\$1,219	\$1,135	\$1,440	\$1,318	\$1,860	\$1,748	\$1,633	\$1,379	\$1,471	\$1,374
Lents-Foster	\$930	\$911	\$1,033	\$1,042	\$1,101	\$1,139	\$1,794	\$1,580	\$1,157	\$1,143
MLK-Alberta	\$1,226	\$1,175	\$1,175	\$1,118	\$1,518	\$1,424	\$1,685	\$1,625	\$1,279	\$1,214
Montavilla	\$1,451	\$1,042	\$1,026	\$972	\$1,229	\$1,167	\$1,426	\$1,304	\$1,176	\$1,079
Northwest	\$1,159	\$1,171	\$1,699	\$1,597	\$2,592	\$2,460	\$2,890	\$3,245	\$1,675	\$1,567
Parkrose-Argay	\$1,073	\$1,027	\$1,027	\$1,061	\$1,296	\$1,263	\$1,468	\$1,442	\$1,210	\$1,193
Pleasant Valley	\$925	\$903	\$955	\$908	\$1,222	\$1,197	\$1,266	\$1,293	\$1,211	\$1,192
Raleigh Hills	\$721	\$779	\$1,019	\$1,024	\$1,244	\$1,231	\$1,566	\$1,497	\$1,204	\$1,192
Roseway-Cully	\$859	\$913	\$967	\$949	\$1,257	\$1,100	\$1,384	\$1,204	\$1,128	\$1,033
Seilwood-Moreland-Brooklyn	\$1,195	\$1,117	\$1,154	\$1,078	\$1,456	\$1,413	\$2,475	-	\$1,271	\$1,213
South Portland-Marquam Hill	\$1,262	\$1,217	\$1,497	\$1,508	\$2,326	\$2,344	\$2,198	\$2,132	\$1,680	\$1,702
St. Johns	\$1,157	\$1,117	\$1,161	\$1,110	\$1,197	\$1,157	\$1,272	\$1,228	\$1,186	\$1,142
Tryon Creek-Riverdale	-	-	\$1,048	\$1,030	\$1,261	\$1,229	-	-	\$1,192	\$1,166
West Portland	\$878	\$875	\$1,101	\$1,193	\$1,464	\$1,504	\$1,779	\$1,774	\$1,390	\$1,438
Woodstock	\$1,043	\$984	\$1,127	\$1,015	\$1,391	\$1,312	\$1,588	\$1,344	\$1,265	\$1,166
Portland City-wide	\$1,193	\$1,168	\$1,426	\$1,379	\$1,723	\$1,645	\$1,818	\$1,740	\$1,491	\$1,430

Source: CoStar Multifamily Residential Market Data, September 2019

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 2017 5-Year Estimates

Affordability Estimates

Average Q3 rent for 2018 and 2019, 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 2017 5-Year Income Estimates and CoStar 2019 Multifamily Residential Market Survey Data

Change in Rental Prices 2019 to 2020

Compared to 2015 and 2016, Portland saw a smaller increase of average rents in 2017 and 2018. During this period average rents increased by 2 percent. The second quarter of 2019 showed overall rent growth increasing to 4.3 percent. However, the second quarter of 2020 shows rents decreasing from previous year by -1.6 percent. In 2020, the average rental unit charges \$1,461 per month, which is \$14 lower than the previous year. The changes in average rents were different for different unit types, the increases were mostly among larger units. Two- and 3-bedroom units have increased on average by 1.0 and 4.5 percent respectively. On average the vacancy rates have increased from 6.4 percent in 2019 to 11.1 percent in 2020. The vacancy rates were higher for the studio and 1-bedroom units compared to 2-bedroom and 3-bedroom units.

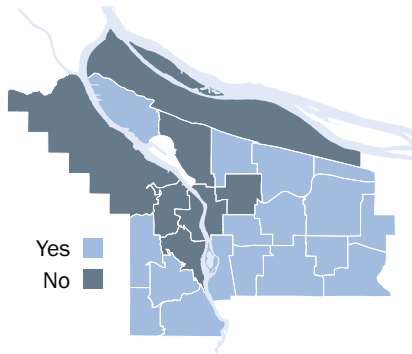
The following neighborhoods across the city saw decreases in average rents: Belmont-Hawthorne-Division, Central City, Forest Park, Northwest, South Portland and Woodstock. On the other hand, the following neighborhoods managed to keep the rent increases above 5 percent: Hayden Island, Parkrose, Raleigh Hills and West Portland. On average, rent for 3-bedroom units increased the most (more than 5 percent) in Belmont, Parkrose, Pleasant Valley, Raleigh Hills and St. Johns. Woodstock was the only neighborhood to see a significant decline in this category (by 10 percent).

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

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
	2020	% +/-	2020	% +/-	2020	% +/-	2020	% +/-	2020	% +/-
122nd-Division	\$788	+1%	\$887	+1%	\$1,056	0%	\$1,351	+3%	\$1,018	+1%
Belmont-Hawthorne-Division	\$1,143	+1%	\$1,279	-1%	\$1,519	0%	\$1,481	+12%	\$1,293	-1%
Centennial-Glenfair-Wilkes	\$905	+5%	\$957	+4%	\$1,048	+2%	\$1,318	0%	\$1,029	+2%
Central City	\$1,210	+2%	\$1,470	-4%	\$2,225	-4%	\$3,808	-3%	\$1,586	-4%
Forest Park-Northwest Hills	-	-	\$1,453	-6%	\$1,738	-8%	-	-	\$1,670	-8%
Gateway	\$778	+3%	\$981	0%	\$1,149	+2%	\$1,393	+1%	\$1,102	+1%
Hayden Island	\$1,528	+39%	\$1,475	+2%	\$2,090	+12%	-	-	\$1,762	+6%
Hillsdale-Multnomah-Barbur	\$1,259	+7%	\$1,113	+3%	\$1,261	+2%	\$1,665	+4%	\$1,238	+2%
Hollywood	\$1,115	0%	\$1,307	+3%	\$1,693	+4%	\$1,785	0%	\$1,371	+2%
Interstate Corridor	\$1,193	-2%	\$1,468	+2%	\$2,013	+8%	\$1,660	+2%	\$1,506	+2%
Lents-Foster	\$1,049	+13%	\$1,098	+6%	\$1,150	+4%	\$1,695	-6%	\$1,193	+3%
MLK-Alberta	\$1,174	-4%	\$1,258	+7%	\$1,593	+5%	\$1,630	-3%	\$1,307	+2%
Montavilla	\$1,424	-2%	\$1,045	+2%	\$1,263	+3%	\$1,434	+1%	\$1,199	+2%
Northwest	\$1,167	+1%	\$1,540	-9%	\$2,503	-3%	\$2,740	-5%	\$1,582	-6%
Parkrose-Argay	\$1,105	+3%	\$1,097	+7%	\$1,347	+4%	\$1,563	+6%	\$1,288	+6%
Pleasant Valley	\$956	-	\$989	+4%	\$1,248	+2%	\$1,425	+13%	\$1,251	+3%
Raleigh Hills	\$1,035	+44%	\$1,157	+14%	\$1,374	+10%	\$1,733	+11%	\$1,321	+10%
Roseway-Cully	\$863	0%	\$1,010	+4%	\$1,276	+2%	\$1,413	+2%	\$1,154	+2%
Sellwood-Moreland-Brooklyn	\$1,186	-1%	\$1,223	+6%	\$1,503	+3%	\$2,695	-	\$1,298	+2%
South Portland-Marquam Hill	\$1,191	-6%	\$1,428	-5%	\$2,448	+5%	\$2,078	-5%	\$1,677	-0.2%
St. Johns	\$1,117	-3%	\$1,163	0%	\$1,244	+4%	\$1,423	+12%	\$1,208	+2%
Tryon Creek-Riverdale	-	-	\$1,125	+7%	\$1,265	0%	-	-	\$1,226	-
West Portland	\$895	+2%	\$1,170	+6%	\$1,539	+5%	\$1,796	+1%	\$1,456	+5%
Woodstock	\$1,056	+1%	\$1,085	-4%	\$1,400	+1%	\$1,426	-10%	\$1,249	-1%
Portland City-wide	\$1,196	0.3%	\$1,383	-3%	\$1,740	+1%	\$1,900	+4.5%	\$1,467	-1.6%

Source: CoStar Multifamily Residential Market Data, November 2020

Average Portland Household



AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Annual Income	\$65,740
Median Monthly Income	\$5,478
Maximum Monthly Housing Cost Considered Affordable	\$1,644
Poverty Rate	-

2-Bedroom Affordability

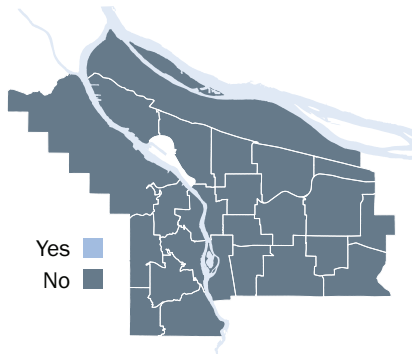
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Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019
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Belmont-Hawthorne-Division	\$1,110	\$1,132	\$1,273	\$1,289	\$1,493	\$1,522	\$1,313	\$1,319	\$1,290	\$1,303
Centennial-Glenfair-Wilkes	\$839	\$860	\$918	\$918	\$1,007	\$1,030	\$1,295	\$1,312	\$990	\$1,005
Central City	\$1,178	\$1,183	\$1,515	\$1,537	\$2,191	\$2,313	\$3,206	\$3,911	\$1,585	\$1,660
Forest Park-Northwest Hills	-	-	\$1,367	\$1,553	\$1,716	\$1,886	-	-	\$1,632	\$1,807
Gateway	\$901	\$755	\$943	\$977	\$1,103	\$1,123	\$1,333	\$1,385	\$1,060	\$1,090
Hayden Island	\$1,144	\$1,100	\$1,553	\$1,443	\$2,094	\$1,872	-	-	\$1,835	\$1,664
Hillsdale-Multnomah-Barbur	\$1,138	\$1,181	\$1,053	\$1,082	\$1,218	\$1,242	\$1,465	\$1,602	\$1,176	\$1,209
Hollywood	\$1,067	\$1,111	\$1,234	\$1,267	\$1,584	\$1,621	\$1,730	\$1,778	\$1,307	\$1,341
Interstate Corridor	\$1,135	\$1,219	\$1,318	\$1,440	\$1,748	\$1,860	\$1,379	\$1,633	\$1,374	\$1,471
Lents-Foster	\$911	\$930	\$1,042	\$1,033	\$1,139	\$1,101	\$1,580	\$1,794	\$1,143	\$1,157
MLK-Alberta	\$1,175	\$1,226	\$1,118	\$1,175	\$1,424	\$1,518	\$1,625	\$1,685	\$1,214	\$1,279
Montavilla	\$1,042	\$1,451	\$972	\$1,026	\$1,167	\$1,229	\$1,304	\$1,426	\$1,079	\$1,176
Northwest	\$1,171	\$1,159	\$1,597	\$1,699	\$2,460	\$2,592	\$3,245	\$2,890	\$1,567	\$1,675
Parkrose-Argay	\$1,027	\$1,073	\$1,061	\$1,027	\$1,263	\$1,296	\$1,442	\$1,468	\$1,193	\$1,210
Pleasant Valley	\$903	\$925	\$908	\$955	\$1,197	\$1,222	\$1,293	\$1,266	\$1,192	\$1,211
Raleigh Hills	\$779	\$721	\$1,024	\$1,019	\$1,231	\$1,244	\$1,497	\$1,566	\$1,192	\$1,204
Roseway-Cully	\$913	\$859	\$949	\$967	\$1,100	\$1,257	\$1,204	\$1,384	\$1,033	\$1,128
Sellwood-Moreland-Brooklyn	\$1,117	\$1,195	\$1,078	\$1,154	\$1,413	\$1,456	-	\$2,475	\$1,213	\$1,271
South Portland-Marquam Hill	\$1,217	\$1,262	\$1,508	\$1,497	\$2,344	\$2,326	\$2,132	\$2,198	\$1,702	\$1,680
St. Johns	\$1,117	\$1,157	\$1,110	\$1,161	\$1,157	\$1,197	\$1,228	\$1,272	\$1,142	\$1,186
Tryon Creek-Riverdale	-	-	\$1,030	\$1,048	\$1,229	\$1,261	-	-	-	\$1,192
West Portland	\$875	\$878	\$1,193	\$1,101	\$1,504	\$1,464	\$1,774	\$1,779	\$1,438	\$1,390
Woodstock	\$984	\$1,043	\$1,015	\$1,127	\$1,312	\$1,391	\$1,344	\$1,588	\$1,166	\$1,265
Portland City-wide	\$1,168	\$1,193	\$1,379	\$1,426	\$1,645	\$1,723	\$1,740	\$1,818	\$1,430	\$1,491

Source: CoStar Multifamily Residential Market Data, November 2020

3 Person Extremely Low Income (30% AMI)



AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Annual Income	\$24,870
Median Monthly Income	\$2,073
Maximum Monthly Housing Cost Considered Affordable	\$622
Poverty Rate	-

2-Bedroom Affordability

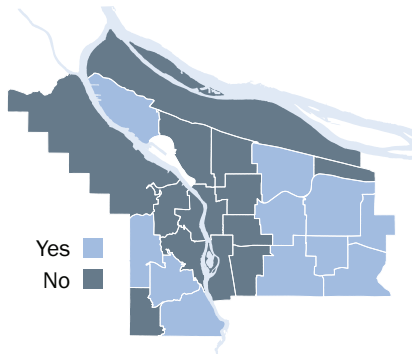
On average, a **3-person extremely low-income** Portland household could afford a rental unit in green without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those in red would not be considered affordable.

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019
122nd-Division	\$723	\$780	\$827	\$878	\$978	\$1,051	\$1,301	\$1,318	\$944	\$1,005
Belmont-Hawthorne-Division	\$1,110	\$1,132	\$1,273	\$1,289	\$1,493	\$1,522	\$1,313	\$1,319	\$1,290	\$1,303
Centennial-Glenfair-Wilkes	\$839	\$860	\$918	\$918	\$1,007	\$1,030	\$1,295	\$1,312	\$990	\$1,005
Central City	\$1,178	\$1,183	\$1,515	\$1,537	\$2,191	\$2,313	\$3,206	\$3,911	\$1,585	\$1,660
Forest Park-Northwest Hills	-	-	\$1,367	\$1,553	\$1,716	\$1,886	-	-	\$1,632	\$1,807
Gateway	\$901	\$755	\$943	\$977	\$1,103	\$1,123	\$1,333	\$1,385	\$1,060	\$1,090
Hayden Island	\$1,144	\$1,100	\$1,553	\$1,443	\$2,094	\$1,872	-	-	\$1,835	\$1,664
Hillsdale-Multnomah-Barbur	\$1,138	\$1,181	\$1,053	\$1,082	\$1,218	\$1,242	\$1,465	\$1,602	\$1,176	\$1,209
Hollywood	\$1,067	\$1,111	\$1,234	\$1,267	\$1,584	\$1,621	\$1,730	\$1,778	\$1,307	\$1,341
Interstate Corridor	\$1,135	\$1,219	\$1,318	\$1,440	\$1,748	\$1,860	\$1,379	\$1,633	\$1,374	\$1,471
Lents-Foster	\$911	\$930	\$1,042	\$1,033	\$1,139	\$1,101	\$1,580	\$1,794	\$1,143	\$1,157
MLK-Alberta	\$1,175	\$1,226	\$1,118	\$1,175	\$1,424	\$1,518	\$1,625	\$1,685	\$1,214	\$1,279
Montavilla	\$1,042	\$1,451	\$972	\$1,026	\$1,167	\$1,229	\$1,304	\$1,426	\$1,079	\$1,176
Northwest	\$1,171	\$1,159	\$1,597	\$1,699	\$2,460	\$2,592	\$3,245	\$2,890	\$1,567	\$1,675
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Tryon Creek-Riverdale	-	-	\$1,030	\$1,048	\$1,229	\$1,261	-	-	-	\$1,192
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Source: CoStar Multifamily Residential Market Data, November 2020

3 Person Low Income (60% AMI)



AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Annual Income	\$49,740
Median Monthly Income	\$4,145
Maximum Monthly Housing Cost Considered Affordable	\$1,244
Poverty Rate	-

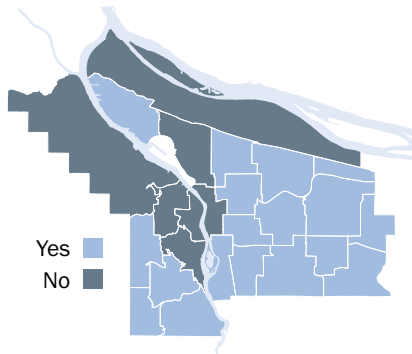
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Centennial-Glenfair-Wilkes	\$839	\$860	\$918	\$918	\$1,007	\$1,030	\$1,295	\$1,312	\$990	\$1,005
Central City	\$1,178	\$1,183	\$1,515	\$1,537	\$2,191	\$2,313	\$3,206	\$3,911	\$1,585	\$1,660
Forest Park-Northwest Hills	-	-	\$1,367	\$1,553	\$1,716	\$1,886	-	-	\$1,632	\$1,807
Gateway	\$901	\$755	\$943	\$977	\$1,103	\$1,123	\$1,333	\$1,385	\$1,060	\$1,090
Hayden Island	\$1,144	\$1,100	\$1,553	\$1,443	\$2,094	\$1,872	-	-	\$1,835	\$1,664
Hillsdale-Multnomah-Barbur	\$1,138	\$1,181	\$1,053	\$1,082	\$1,218	\$1,242	\$1,465	\$1,602	\$1,176	\$1,209
Hollywood	\$1,067	\$1,111	\$1,234	\$1,267	\$1,584	\$1,621	\$1,730	\$1,778	\$1,307	\$1,341
Interstate Corridor	\$1,135	\$1,219	\$1,318	\$1,440	\$1,748	\$1,860	\$1,379	\$1,633	\$1,374	\$1,471
Lents-Foster	\$911	\$930	\$1,042	\$1,033	\$1,139	\$1,101	\$1,580	\$1,794	\$1,143	\$1,157
MLK-Alberta	\$1,175	\$1,226	\$1,118	\$1,175	\$1,424	\$1,518	\$1,625	\$1,685	\$1,214	\$1,279
Montavilla	\$1,042	\$1,451	\$972	\$1,026	\$1,167	\$1,229	\$1,304	\$1,426	\$1,079	\$1,176
Northwest	\$1,171	\$1,159	\$1,597	\$1,699	\$2,460	\$2,592	\$3,245	\$2,890	\$1,567	\$1,675
Parkrose-Argay	\$1,027	\$1,073	\$1,061	\$1,027	\$1,263	\$1,296	\$1,442	\$1,468	\$1,193	\$1,210
Pleasant Valley	\$903	\$925	\$908	\$955	\$1,197	\$1,222	\$1,293	\$1,266	\$1,192	\$1,211
Raleigh Hills	\$779	\$721	\$1,024	\$1,019	\$1,231	\$1,244	\$1,497	\$1,566	\$1,192	\$1,204
Roseway-Cully	\$913	\$859	\$949	\$967	\$1,100	\$1,257	\$1,204	\$1,384	\$1,033	\$1,128
Sellwood-Moreland-Brooklyn	\$1,117	\$1,195	\$1,078	\$1,154	\$1,413	\$1,456	-	\$2,475	\$1,213	\$1,271
South Portland-Marquam Hill	\$1,217	\$1,262	\$1,508	\$1,497	\$2,344	\$2,326	\$2,132	\$2,198	\$1,702	\$1,680
St. Johns	\$1,117	\$1,157	\$1,110	\$1,161	\$1,157	\$1,197	\$1,228	\$1,272	\$1,142	\$1,186
Tryon Creek-Riverdale	-	-	\$1,030	\$1,048	\$1,229	\$1,261	-	-	-	\$1,192
West Portland	\$875	\$878	\$1,193	\$1,101	\$1,504	\$1,464	\$1,774	\$1,779	\$1,438	\$1,390
Woodstock	\$984	\$1,043	\$1,015	\$1,127	\$1,312	\$1,391	\$1,344	\$1,588	\$1,166	\$1,265
Portland City-wide	\$1,168	\$1,193	\$1,379	\$1,426	\$1,645	\$1,723	\$1,740	\$1,818	\$1,430	\$1,491

Source: CoStar Multifamily Residential Market Data, November 2020

3 Person Moderate Income (80% AMI)



2-Bedroom Affordability

AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Annual Income	\$66,320
Median Monthly Income	\$5,527
Maximum Monthly Housing Cost Considered Affordable	\$1,658
Poverty Rate	-

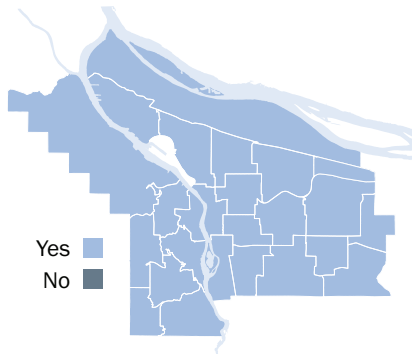
On average, a **3-person moderate-income** Portland household could afford a rental unit in green without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those in red would not be considered affordable.

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019
122nd-Division	\$723	\$780	\$827	\$878	\$978	\$1,051	\$1,301	\$1,318	\$944	\$1,005
Belmont-Hawthorne-Division	\$1,110	\$1,132	\$1,273	\$1,289	\$1,493	\$1,522	\$1,313	\$1,319	\$1,290	\$1,303
Centennial-Glenfair-Wilkes	\$839	\$860	\$918	\$918	\$1,007	\$1,030	\$1,295	\$1,312	\$990	\$1,005
Central City	\$1,178	\$1,183	\$1,515	\$1,537	\$2,191	\$2,313	\$3,206	\$3,911	\$1,585	\$1,660
Forest Park-Northwest Hills	-	-	\$1,367	\$1,553	\$1,716	\$1,886	-	-	\$1,632	\$1,807
Gateway	\$901	\$755	\$943	\$977	\$1,103	\$1,123	\$1,333	\$1,385	\$1,060	\$1,090
Hayden Island	\$1,144	\$1,100	\$1,553	\$1,443	\$2,094	\$1,872	-	-	\$1,835	\$1,664
Hillsdale-Multnomah-Barbur	\$1,138	\$1,181	\$1,053	\$1,082	\$1,218	\$1,242	\$1,465	\$1,602	\$1,176	\$1,209
Hollywood	\$1,067	\$1,111	\$1,234	\$1,267	\$1,584	\$1,621	\$1,730	\$1,778	\$1,307	\$1,341
Interstate Corridor	\$1,135	\$1,219	\$1,318	\$1,440	\$1,748	\$1,860	\$1,379	\$1,633	\$1,374	\$1,471
Lents-Foster	\$911	\$930	\$1,042	\$1,033	\$1,139	\$1,101	\$1,580	\$1,794	\$1,143	\$1,157
MLK-Alberta	\$1,175	\$1,226	\$1,118	\$1,175	\$1,424	\$1,518	\$1,625	\$1,685	\$1,214	\$1,279
Montavilla	\$1,042	\$1,451	\$972	\$1,026	\$1,167	\$1,229	\$1,304	\$1,426	\$1,079	\$1,176
Northwest	\$1,171	\$1,159	\$1,597	\$1,699	\$2,460	\$2,592	\$3,245	\$2,890	\$1,567	\$1,675
Parkrose-Argay	\$1,027	\$1,073	\$1,061	\$1,027	\$1,263	\$1,296	\$1,442	\$1,468	\$1,193	\$1,210
Pleasant Valley	\$903	\$925	\$908	\$955	\$1,197	\$1,222	\$1,293	\$1,266	\$1,192	\$1,211
Raleigh Hills	\$779	\$721	\$1,024	\$1,019	\$1,231	\$1,244	\$1,497	\$1,566	\$1,192	\$1,204
Roseway-Cully	\$913	\$859	\$949	\$967	\$1,100	\$1,257	\$1,204	\$1,384	\$1,033	\$1,128
Sellwood-Moreland-Brooklyn	\$1,117	\$1,195	\$1,078	\$1,154	\$1,413	\$1,456	-	\$2,475	\$1,213	\$1,271
South Portland-Marquam Hill	\$1,217	\$1,262	\$1,508	\$1,497	\$2,344	\$2,326	\$2,132	\$2,198	\$1,702	\$1,680
St. Johns	\$1,117	\$1,157	\$1,110	\$1,161	\$1,157	\$1,197	\$1,228	\$1,272	\$1,142	\$1,186
Tryon Creek-Riverdale	-	-	\$1,030	\$1,048	\$1,229	\$1,261	-	-	-	\$1,192
West Portland	\$875	\$878	\$1,193	\$1,101	\$1,504	\$1,464	\$1,774	\$1,779	\$1,438	\$1,390
Woodstock	\$984	\$1,043	\$1,015	\$1,127	\$1,312	\$1,391	\$1,344	\$1,588	\$1,166	\$1,265
Portland City-wide	\$1,168	\$1,193	\$1,379	\$1,426	\$1,645	\$1,723	\$1,740	\$1,818	\$1,430	\$1,491

Source: CoStar Multifamily Residential Market Data, November 2020

Average Couple with Family



AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Annual Income	\$111,682
Median Monthly Income	\$9,307
Maximum Monthly Housing Cost Considered Affordable	\$2,792
Poverty Rate	-

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.

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

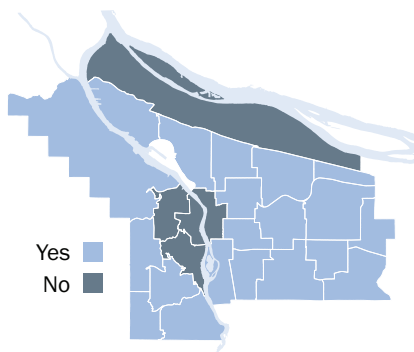
Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019
122nd-Division	\$723	\$780	\$827	\$878	\$978	\$1,051	\$1,301	\$1,318	\$944	\$1,005
Belmont-Hawthorne-Division	\$1,110	\$1,132	\$1,273	\$1,289	\$1,493	\$1,522	\$1,313	\$1,319	\$1,290	\$1,303
Centennial-Glenfair-Wilkes	\$839	\$860	\$918	\$918	\$1,007	\$1,030	\$1,295	\$1,312	\$990	\$1,005
Central City	\$1,178	\$1,183	\$1,515	\$1,537	\$2,191	\$2,313	\$3,206	\$3,911	\$1,585	\$1,660
Forest Park-Northwest Hills	-	-	\$1,367	\$1,553	\$1,716	\$1,886	-	-	\$1,632	\$1,807
Gateway	\$901	\$755	\$943	\$977	\$1,103	\$1,123	\$1,333	\$1,385	\$1,060	\$1,090
Hayden Island	\$1,144	\$1,100	\$1,553	\$1,443	\$2,094	\$1,872	-	-	\$1,835	\$1,664
Hillsdale-Multnomah-Barbur	\$1,138	\$1,181	\$1,053	\$1,082	\$1,218	\$1,242	\$1,465	\$1,602	\$1,176	\$1,209
Hollywood	\$1,067	\$1,111	\$1,234	\$1,267	\$1,584	\$1,621	\$1,730	\$1,778	\$1,307	\$1,341
Interstate Corridor	\$1,135	\$1,219	\$1,318	\$1,440	\$1,748	\$1,860	\$1,379	\$1,633	\$1,374	\$1,471
Lents-Foster	\$911	\$930	\$1,042	\$1,033	\$1,139	\$1,101	\$1,580	\$1,794	\$1,143	\$1,157
MLK-Alberta	\$1,175	\$1,226	\$1,118	\$1,175	\$1,424	\$1,518	\$1,625	\$1,685	\$1,214	\$1,279
Montavilla	\$1,042	\$1,451	\$972	\$1,026	\$1,167	\$1,229	\$1,304	\$1,426	\$1,079	\$1,176
Northwest	\$1,171	\$1,159	\$1,597	\$1,699	\$2,460	\$2,592	\$3,245	\$2,890	\$1,567	\$1,675
Parkrose-Argay	\$1,027	\$1,073	\$1,061	\$1,027	\$1,263	\$1,296	\$1,442	\$1,468	\$1,193	\$1,210
Pleasant Valley	\$903	\$925	\$908	\$955	\$1,197	\$1,222	\$1,293	\$1,266	\$1,192	\$1,211
Raleigh Hills	\$779	\$721	\$1,024	\$1,019	\$1,231	\$1,244	\$1,497	\$1,566	\$1,192	\$1,204
Roseway-Cully	\$913	\$859	\$949	\$967	\$1,100	\$1,257	\$1,204	\$1,384	\$1,033	\$1,128
Sellwood-Moreland-Brooklyn	\$1,117	\$1,195	\$1,078	\$1,154	\$1,413	\$1,456	-	\$2,475	\$1,213	\$1,271
South Portland-Marquam Hill	\$1,217	\$1,262	\$1,508	\$1,497	\$2,344	\$2,326	\$2,132	\$2,198	\$1,702	\$1,680
St. Johns	\$1,117	\$1,157	\$1,110	\$1,161	\$1,157	\$1,197	\$1,228	\$1,272	\$1,142	\$1,186
Tryon Creek-Riverdale	-	-	\$1,030	\$1,048	\$1,229	\$1,261	-	-	-	\$1,192
West Portland	\$875	\$878	\$1,193	\$1,101	\$1,504	\$1,464	\$1,774	\$1,779	\$1,438	\$1,390
Woodstock	\$984	\$1,043	\$1,015	\$1,127	\$1,312	\$1,391	\$1,344	\$1,588	\$1,166	\$1,265
Portland City-wide	\$1,168	\$1,193	\$1,379	\$1,426	\$1,645	\$1,723	\$1,740	\$1,818	\$1,430	\$1,491

Source: CoStar Multifamily Residential Market Data, November 2020

Average White Household

AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Annual Income	\$70,391
Median Monthly Income	\$5,866
Maximum Monthly Housing Cost Considered Affordable	\$1,760
Poverty Rate	-



2-Bedroom Affordability

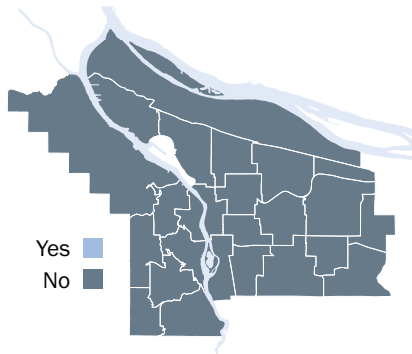
On average, a **White** Portland household could afford a rental unit in green without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those in red would not be considered affordable.

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019
122nd-Division	\$723	\$780	\$827	\$878	\$978	\$1,051	\$1,301	\$1,318	\$944	\$1,005
Belmont-Hawthorne-Division	\$1,110	\$1,132	\$1,273	\$1,289	\$1,493	\$1,522	\$1,313	\$1,319	\$1,290	\$1,303
Centennial-Glenfair-Wilkes	\$839	\$860	\$918	\$918	\$1,007	\$1,030	\$1,295	\$1,312	\$990	\$1,005
Central City	\$1,178	\$1,183	\$1,515	\$1,537	\$2,191	\$2,313	\$3,206	\$3,911	\$1,585	\$1,660
Forest Park-Northwest Hills	-	-	\$1,367	\$1,553	\$1,716	\$1,886	-	-	\$1,632	\$1,807
Gateway	\$901	\$755	\$943	\$977	\$1,103	\$1,123	\$1,333	\$1,385	\$1,060	\$1,090
Hayden Island	\$1,144	\$1,100	\$1,553	\$1,443	\$2,094	\$1,872	-	-	\$1,835	\$1,664
Hillsdale-Multnomah-Barbur	\$1,138	\$1,181	\$1,053	\$1,082	\$1,218	\$1,242	\$1,465	\$1,602	\$1,176	\$1,209
Hollywood	\$1,067	\$1,111	\$1,234	\$1,267	\$1,584	\$1,621	\$1,730	\$1,778	\$1,307	\$1,341
Interstate Corridor	\$1,135	\$1,219	\$1,318	\$1,440	\$1,748	\$1,860	\$1,379	\$1,633	\$1,374	\$1,471
Lents-Foster	\$911	\$930	\$1,042	\$1,033	\$1,139	\$1,101	\$1,580	\$1,794	\$1,143	\$1,157
MLK-Alberta	\$1,175	\$1,226	\$1,118	\$1,175	\$1,424	\$1,518	\$1,625	\$1,685	\$1,214	\$1,279
Montavilla	\$1,042	\$1,451	\$972	\$1,026	\$1,167	\$1,229	\$1,304	\$1,426	\$1,079	\$1,176
Northwest	\$1,171	\$1,159	\$1,597	\$1,699	\$2,460	\$2,592	\$3,245	\$2,890	\$1,567	\$1,675
Parkrose-Argay	\$1,027	\$1,073	\$1,061	\$1,027	\$1,263	\$1,296	\$1,442	\$1,468	\$1,193	\$1,210
Pleasant Valley	\$903	\$925	\$908	\$955	\$1,197	\$1,222	\$1,293	\$1,266	\$1,192	\$1,211
Raleigh Hills	\$779	\$721	\$1,024	\$1,019	\$1,231	\$1,244	\$1,497	\$1,566	\$1,192	\$1,204
Roseway-Cully	\$913	\$859	\$949	\$967	\$1,100	\$1,257	\$1,204	\$1,384	\$1,033	\$1,128
Sellwood-Moreland-Brooklyn	\$1,117	\$1,195	\$1,078	\$1,154	\$1,413	\$1,456	-	\$2,475	\$1,213	\$1,271
South Portland-Marquam Hill	\$1,217	\$1,262	\$1,508	\$1,497	\$2,344	\$2,326	\$2,132	\$2,198	\$1,702	\$1,680
St. Johns	\$1,117	\$1,157	\$1,110	\$1,161	\$1,157	\$1,197	\$1,228	\$1,272	\$1,142	\$1,186
Tryon Creek-Riverdale	-	-	\$1,030	\$1,048	\$1,229	\$1,261	-	-	-	\$1,192
West Portland	\$875	\$878	\$1,193	\$1,101	\$1,504	\$1,464	\$1,774	\$1,779	\$1,438	\$1,390
Woodstock	\$984	\$1,043	\$1,015	\$1,127	\$1,312	\$1,391	\$1,344	\$1,588	\$1,166	\$1,265
Portland City-wide	\$1,168	\$1,193	\$1,379	\$1,426	\$1,645	\$1,723	\$1,740	\$1,818	\$1,430	\$1,491

Source: CoStar Multifamily Residential Market Data, November 2020

Average Black Household



2-Bedroom Affordability

AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Annual Income	\$31,538
Median Monthly Income	\$2,628
Maximum Monthly Housing Cost Considered Affordable	\$789
Poverty Rate	-

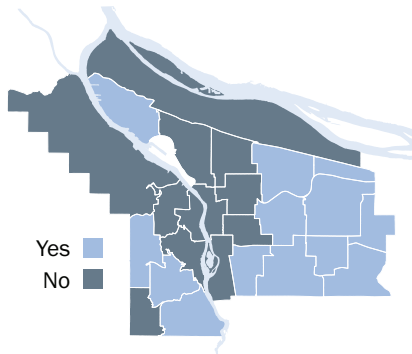
On average, a **Black** Portland household could afford a rental unit in green without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those in red would not be considered affordable.

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019
122nd-Division	\$723	\$780	\$827	\$878	\$978	\$1,051	\$1,301	\$1,318	\$944	\$1,005
Belmont-Hawthorne-Division	\$1,110	\$1,132	\$1,273	\$1,289	\$1,493	\$1,522	\$1,313	\$1,319	\$1,290	\$1,303
Centennial-Glenfair-Wilkes	\$839	\$860	\$918	\$918	\$1,007	\$1,030	\$1,295	\$1,312	\$990	\$1,005
Central City	\$1,178	\$1,183	\$1,515	\$1,537	\$2,191	\$2,313	\$3,206	\$3,911	\$1,585	\$1,660
Forest Park-Northwest Hills	-	-	\$1,367	\$1,553	\$1,716	\$1,886	-	-	\$1,632	\$1,807
Gateway	\$901	\$755	\$943	\$977	\$1,103	\$1,123	\$1,333	\$1,385	\$1,060	\$1,090
Hayden Island	\$1,144	\$1,100	\$1,553	\$1,443	\$2,094	\$1,872	-	-	\$1,835	\$1,664
Hillsdale-Multnomah-Barbur	\$1,138	\$1,181	\$1,053	\$1,082	\$1,218	\$1,242	\$1,465	\$1,602	\$1,176	\$1,209
Hollywood	\$1,067	\$1,111	\$1,234	\$1,267	\$1,584	\$1,621	\$1,730	\$1,778	\$1,307	\$1,341
Interstate Corridor	\$1,135	\$1,219	\$1,318	\$1,440	\$1,748	\$1,860	\$1,379	\$1,633	\$1,374	\$1,471
Lents-Foster	\$911	\$930	\$1,042	\$1,033	\$1,139	\$1,101	\$1,580	\$1,794	\$1,143	\$1,157
MLK-Alberta	\$1,175	\$1,226	\$1,118	\$1,175	\$1,424	\$1,518	\$1,625	\$1,685	\$1,214	\$1,279
Montavilla	\$1,042	\$1,451	\$972	\$1,026	\$1,167	\$1,229	\$1,304	\$1,426	\$1,079	\$1,176
Northwest	\$1,171	\$1,159	\$1,597	\$1,699	\$2,460	\$2,592	\$3,245	\$2,890	\$1,567	\$1,675
Parkrose-Argay	\$1,027	\$1,073	\$1,061	\$1,027	\$1,263	\$1,296	\$1,442	\$1,468	\$1,193	\$1,210
Pleasant Valley	\$903	\$925	\$908	\$955	\$1,197	\$1,222	\$1,293	\$1,266	\$1,192	\$1,211
Raleigh Hills	\$779	\$721	\$1,024	\$1,019	\$1,231	\$1,244	\$1,497	\$1,566	\$1,192	\$1,204
Roseway-Cully	\$913	\$859	\$949	\$967	\$1,100	\$1,257	\$1,204	\$1,384	\$1,033	\$1,128
Sellwood-Moreland-Brooklyn	\$1,117	\$1,195	\$1,078	\$1,154	\$1,413	\$1,456	-	\$2,475	\$1,213	\$1,271
South Portland-Marquam Hill	\$1,217	\$1,262	\$1,508	\$1,497	\$2,344	\$2,326	\$2,132	\$2,198	\$1,702	\$1,680
St. Johns	\$1,117	\$1,157	\$1,110	\$1,161	\$1,157	\$1,197	\$1,228	\$1,272	\$1,142	\$1,186
Tryon Creek-Riverdale	-	-	\$1,030	\$1,048	\$1,229	\$1,261	-	-	-	\$1,192
West Portland	\$875	\$878	\$1,193	\$1,101	\$1,504	\$1,464	\$1,774	\$1,779	\$1,438	\$1,390
Woodstock	\$984	\$1,043	\$1,015	\$1,127	\$1,312	\$1,391	\$1,344	\$1,588	\$1,166	\$1,265
Portland City-wide	\$1,168	\$1,193	\$1,379	\$1,426	\$1,645	\$1,723	\$1,740	\$1,818	\$1,430	\$1,491

Source: CoStar Multifamily Residential Market Data, November 2020

Average Latinx Household



2-Bedroom Affordability

On average, a **Latinx** 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

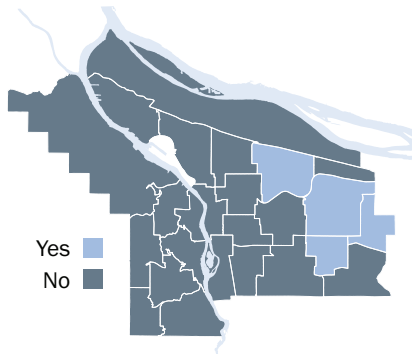
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Annual Income	\$52,573
Median Monthly Income	\$4,381
Maximum Monthly Housing Cost Considered Affordable	\$1,314
Poverty Rate	-

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019
122nd-Division	\$723	\$780	\$827	\$878	\$978	\$1,051	\$1,301	\$1,318	\$944	\$1,005
Belmont-Hawthorne-Division	\$1,110	\$1,132	\$1,273	\$1,289	\$1,493	\$1,522	\$1,313	\$1,319	\$1,290	\$1,303
Centennial-Glenfair-Wilkes	\$839	\$860	\$918	\$918	\$1,007	\$1,030	\$1,295	\$1,312	\$990	\$1,005
Central City	\$1,178	\$1,183	\$1,515	\$1,537	\$2,191	\$2,313	\$3,206	\$3,911	\$1,585	\$1,660
Forest Park-Northwest Hills	-	-	\$1,367	\$1,553	\$1,716	\$1,886	-	-	\$1,632	\$1,807
Gateway	\$901	\$755	\$943	\$977	\$1,103	\$1,123	\$1,333	\$1,385	\$1,060	\$1,090
Hayden Island	\$1,144	\$1,100	\$1,553	\$1,443	\$2,094	\$1,872	-	-	\$1,835	\$1,664
Hillsdale-Multnomah-Barbur	\$1,138	\$1,181	\$1,053	\$1,082	\$1,218	\$1,242	\$1,465	\$1,602	\$1,176	\$1,209
Hollywood	\$1,067	\$1,111	\$1,234	\$1,267	\$1,584	\$1,621	\$1,730	\$1,778	\$1,307	\$1,341
Interstate Corridor	\$1,135	\$1,219	\$1,318	\$1,440	\$1,748	\$1,860	\$1,379	\$1,633	\$1,374	\$1,471
Lents-Foster	\$911	\$930	\$1,042	\$1,033	\$1,139	\$1,101	\$1,580	\$1,794	\$1,143	\$1,157
MLK-Alberta	\$1,175	\$1,226	\$1,118	\$1,175	\$1,424	\$1,518	\$1,625	\$1,685	\$1,214	\$1,279
Montavilla	\$1,042	\$1,451	\$972	\$1,026	\$1,167	\$1,229	\$1,304	\$1,426	\$1,079	\$1,176
Northwest	\$1,171	\$1,159	\$1,597	\$1,699	\$2,460	\$2,592	\$3,245	\$2,890	\$1,567	\$1,675
Parkrose-Argay	\$1,027	\$1,073	\$1,061	\$1,027	\$1,263	\$1,296	\$1,442	\$1,468	\$1,193	\$1,210
Pleasant Valley	\$903	\$925	\$908	\$955	\$1,197	\$1,222	\$1,293	\$1,266	\$1,192	\$1,211
Raleigh Hills	\$779	\$721	\$1,024	\$1,019	\$1,231	\$1,244	\$1,497	\$1,566	\$1,192	\$1,204
Roseway-Cully	\$913	\$859	\$949	\$967	\$1,100	\$1,257	\$1,204	\$1,384	\$1,033	\$1,128
Sellwood-Moreland-Brooklyn	\$1,117	\$1,195	\$1,078	\$1,154	\$1,413	\$1,456	-	\$2,475	\$1,213	\$1,271
South Portland-Marquam Hill	\$1,217	\$1,262	\$1,508	\$1,497	\$2,344	\$2,326	\$2,132	\$2,198	\$1,702	\$1,680
St. Johns	\$1,117	\$1,157	\$1,110	\$1,161	\$1,157	\$1,197	\$1,228	\$1,272	\$1,142	\$1,186
Tryon Creek-Riverdale	-	-	\$1,030	\$1,048	\$1,229	\$1,261	-	-	-	\$1,192
West Portland	\$875	\$878	\$1,193	\$1,101	\$1,504	\$1,464	\$1,774	\$1,779	\$1,438	\$1,390
Woodstock	\$984	\$1,043	\$1,015	\$1,127	\$1,312	\$1,391	\$1,344	\$1,588	\$1,166	\$1,265
Portland City-wide	\$1,168	\$1,193	\$1,379	\$1,426	\$1,645	\$1,723	\$1,740	\$1,818	\$1,430	\$1,491

Source: CoStar Multifamily Residential Market Data, November 2020

Average Native American Household



2-Bedroom Affordability

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

AVERAGE HOUSEHOLD PROFILE

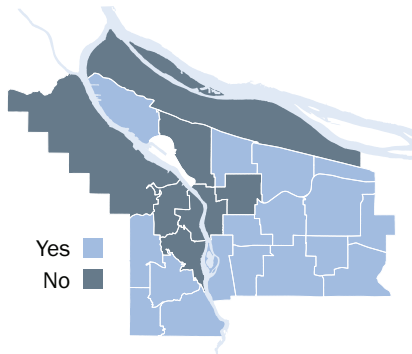
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Annual Income	\$45,086
Median Monthly Income	\$3,757
Maximum Monthly Housing Cost Considered Affordable	\$1,127
Poverty Rate	-

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019
122nd-Division	\$723	\$780	\$827	\$878	\$978	\$1,051	\$1,301	\$1,318	\$944	\$1,005
Belmont-Hawthorne-Division	\$1,110	\$1,132	\$1,273	\$1,289	\$1,493	\$1,522	\$1,313	\$1,319	\$1,290	\$1,303
Centennial-Glenfair-Wilkes	\$839	\$860	\$918	\$918	\$1,007	\$1,030	\$1,295	\$1,312	\$990	\$1,005
Central City	\$1,178	\$1,183	\$1,515	\$1,537	\$2,191	\$2,313	\$3,206	\$3,911	\$1,585	\$1,660
Forest Park-Northwest Hills	-	-	\$1,367	\$1,553	\$1,716	\$1,886	-	-	\$1,632	\$1,807
Gateway	\$901	\$755	\$943	\$977	\$1,103	\$1,123	\$1,333	\$1,385	\$1,060	\$1,090
Hayden Island	\$1,144	\$1,100	\$1,553	\$1,443	\$2,094	\$1,872	-	-	\$1,835	\$1,664
Hillsdale-Multnomah-Barbur	\$1,138	\$1,181	\$1,053	\$1,082	\$1,218	\$1,242	\$1,465	\$1,602	\$1,176	\$1,209
Hollywood	\$1,067	\$1,111	\$1,234	\$1,267	\$1,584	\$1,621	\$1,730	\$1,778	\$1,307	\$1,341
Interstate Corridor	\$1,135	\$1,219	\$1,318	\$1,440	\$1,748	\$1,860	\$1,379	\$1,633	\$1,374	\$1,471
Lents-Foster	\$911	\$930	\$1,042	\$1,033	\$1,139	\$1,101	\$1,580	\$1,794	\$1,143	\$1,157
MLK-Alberta	\$1,175	\$1,226	\$1,118	\$1,175	\$1,424	\$1,518	\$1,625	\$1,685	\$1,214	\$1,279
Montavilla	\$1,042	\$1,451	\$972	\$1,026	\$1,167	\$1,229	\$1,304	\$1,426	\$1,079	\$1,176
Northwest	\$1,171	\$1,159	\$1,597	\$1,699	\$2,460	\$2,592	\$3,245	\$2,890	\$1,567	\$1,675
Parkrose-Argay	\$1,027	\$1,073	\$1,061	\$1,027	\$1,263	\$1,296	\$1,442	\$1,468	\$1,193	\$1,210
Pleasant Valley	\$903	\$925	\$908	\$955	\$1,197	\$1,222	\$1,293	\$1,266	\$1,192	\$1,211
Raleigh Hills	\$779	\$721	\$1,024	\$1,019	\$1,231	\$1,244	\$1,497	\$1,566	\$1,192	\$1,204
Roseway-Cully	\$913	\$859	\$949	\$967	\$1,100	\$1,257	\$1,204	\$1,384	\$1,033	\$1,128
Sellwood-Moreland-Brooklyn	\$1,117	\$1,195	\$1,078	\$1,154	\$1,413	\$1,456	-	\$2,475	\$1,213	\$1,271
South Portland-Marquam Hill	\$1,217	\$1,262	\$1,508	\$1,497	\$2,344	\$2,326	\$2,132	\$2,198	\$1,702	\$1,680
St. Johns	\$1,117	\$1,157	\$1,110	\$1,161	\$1,157	\$1,197	\$1,228	\$1,272	\$1,142	\$1,186
Tryon Creek-Riverdale	-	-	\$1,030	\$1,048	\$1,229	\$1,261	-	-	-	\$1,192
West Portland	\$875	\$878	\$1,193	\$1,101	\$1,504	\$1,464	\$1,774	\$1,779	\$1,438	\$1,390
Woodstock	\$984	\$1,043	\$1,015	\$1,127	\$1,312	\$1,391	\$1,344	\$1,588	\$1,166	\$1,265
Portland City-wide	\$1,168	\$1,193	\$1,379	\$1,426	\$1,645	\$1,723	\$1,740	\$1,818	\$1,430	\$1,491

Source: CoStar Multifamily Residential Market Data, November 2020

Average Asian Household



2-Bedroom Affordability

AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Annual Income	\$62,709
Median Monthly Income	\$5,226
Maximum Monthly Housing Cost Considered Affordable	\$1,568
Poverty Rate	-

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.

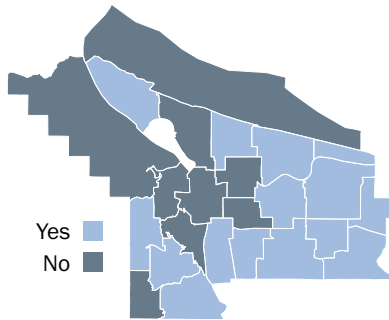
Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019
122nd-Division	\$723	\$780	\$827	\$878	\$978	\$1,051	\$1,301	\$1,318	\$944	\$1,005
Belmont-Hawthorne-Division	\$1,110	\$1,132	\$1,273	\$1,289	\$1,493	\$1,522	\$1,313	\$1,319	\$1,290	\$1,303
Centennial-Glenfair-Wilkes	\$839	\$860	\$918	\$918	\$1,007	\$1,030	\$1,295	\$1,312	\$990	\$1,005
Central City	\$1,178	\$1,183	\$1,515	\$1,537	\$2,191	\$2,313	\$3,206	\$3,911	\$1,585	\$1,660
Forest Park-Northwest Hills	-	-	\$1,367	\$1,553	\$1,716	\$1,886	-	-	\$1,632	\$1,807
Gateway	\$901	\$755	\$943	\$977	\$1,103	\$1,123	\$1,333	\$1,385	\$1,060	\$1,090
Hayden Island	\$1,144	\$1,100	\$1,553	\$1,443	\$2,094	\$1,872	-	-	\$1,835	\$1,664
Hillsdale-Multnomah-Barbur	\$1,138	\$1,181	\$1,053	\$1,082	\$1,218	\$1,242	\$1,465	\$1,602	\$1,176	\$1,209
Hollywood	\$1,067	\$1,111	\$1,234	\$1,267	\$1,584	\$1,621	\$1,730	\$1,778	\$1,307	\$1,341
Interstate Corridor	\$1,135	\$1,219	\$1,318	\$1,440	\$1,748	\$1,860	\$1,379	\$1,633	\$1,374	\$1,471
Lents-Foster	\$911	\$930	\$1,042	\$1,033	\$1,139	\$1,101	\$1,580	\$1,794	\$1,143	\$1,157
MLK-Alberta	\$1,175	\$1,226	\$1,118	\$1,175	\$1,424	\$1,518	\$1,625	\$1,685	\$1,214	\$1,279
Montavilla	\$1,042	\$1,451	\$972	\$1,026	\$1,167	\$1,229	\$1,304	\$1,426	\$1,079	\$1,176
Northwest	\$1,171	\$1,159	\$1,597	\$1,699	\$2,460	\$2,592	\$3,245	\$2,890	\$1,567	\$1,675
Parkrose-Argay	\$1,027	\$1,073	\$1,061	\$1,027	\$1,263	\$1,296	\$1,442	\$1,468	\$1,193	\$1,210
Pleasant Valley	\$903	\$925	\$908	\$955	\$1,197	\$1,222	\$1,293	\$1,266	\$1,192	\$1,211
Raleigh Hills	\$779	\$721	\$1,024	\$1,019	\$1,231	\$1,244	\$1,497	\$1,566	\$1,192	\$1,204
Roseway-Cully	\$913	\$859	\$949	\$967	\$1,100	\$1,257	\$1,204	\$1,384	\$1,033	\$1,128
Sellwood-Moreland-Brooklyn	\$1,117	\$1,195	\$1,078	\$1,154	\$1,413	\$1,456	-	\$2,475	\$1,213	\$1,271
South Portland-Marquam Hill	\$1,217	\$1,262	\$1,508	\$1,497	\$2,344	\$2,326	\$2,132	\$2,198	\$1,702	\$1,680
St. Johns	\$1,117	\$1,157	\$1,110	\$1,161	\$1,157	\$1,197	\$1,228	\$1,272	\$1,142	\$1,186
Tryon Creek-Riverdale	-	-	\$1,030	\$1,048	\$1,229	\$1,261	-	-	-	\$1,192
West Portland	\$875	\$878	\$1,193	\$1,101	\$1,504	\$1,464	\$1,774	\$1,779	\$1,438	\$1,390
Woodstock	\$984	\$1,043	\$1,015	\$1,127	\$1,312	\$1,391	\$1,344	\$1,588	\$1,166	\$1,265
Portland City-wide	\$1,168	\$1,193	\$1,379	\$1,426	\$1,645	\$1,723	\$1,740	\$1,818	\$1,430	\$1,491

Source: CoStar Multifamily Residential Market Data, November 2020

Average Pacific Islander Household

2-Bedroom Affordability



AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Annual Income	\$57,112
Median Monthly Income	\$4,759
Maximum Monthly Housing Cost Considered Affordable	\$1,428
Poverty Rate	-

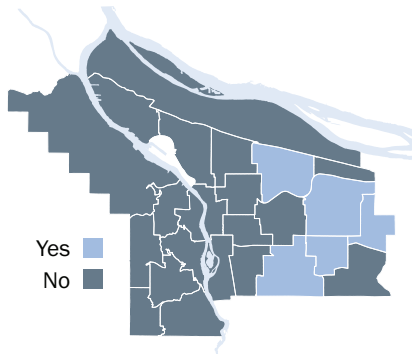
On average, an **Hawaiian and Pacific Islander** Portland household could afford a rental unit in green without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those in red would not be considered affordable.

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019
122nd-Division	\$723	\$780	\$827	\$878	\$978	\$1,051	\$1,301	\$1,318	\$944	\$1,005
Belmont-Hawthorne-Division	\$1,110	\$1,132	\$1,273	\$1,289	\$1,493	\$1,522	\$1,313	\$1,319	\$1,290	\$1,303
Centennial-Glenfair-Wilkes	\$839	\$860	\$918	\$918	\$1,007	\$1,030	\$1,295	\$1,312	\$990	\$1,005
Central City	\$1,178	\$1,183	\$1,515	\$1,537	\$2,191	\$2,313	\$3,206	\$3,911	\$1,585	\$1,660
Forest Park-Northwest Hills	-	-	\$1,367	\$1,553	\$1,716	\$1,886	-	-	\$1,632	\$1,807
Gateway	\$901	\$755	\$943	\$977	\$1,103	\$1,123	\$1,333	\$1,385	\$1,060	\$1,090
Hayden Island	\$1,144	\$1,100	\$1,553	\$1,443	\$2,094	\$1,872	-	-	\$1,835	\$1,664
Hillsdale-Multnomah-Barbur	\$1,138	\$1,181	\$1,053	\$1,082	\$1,218	\$1,242	\$1,465	\$1,602	\$1,176	\$1,209
Hollywood	\$1,067	\$1,111	\$1,234	\$1,267	\$1,584	\$1,621	\$1,730	\$1,778	\$1,307	\$1,341
Interstate Corridor	\$1,135	\$1,219	\$1,318	\$1,440	\$1,748	\$1,860	\$1,379	\$1,633	\$1,374	\$1,471
Lents-Foster	\$911	\$930	\$1,042	\$1,033	\$1,139	\$1,101	\$1,580	\$1,794	\$1,143	\$1,157
MLK-Alberta	\$1,175	\$1,226	\$1,118	\$1,175	\$1,424	\$1,518	\$1,625	\$1,685	\$1,214	\$1,279
Montavilla	\$1,042	\$1,451	\$972	\$1,026	\$1,167	\$1,229	\$1,304	\$1,426	\$1,079	\$1,176
Northwest	\$1,171	\$1,159	\$1,597	\$1,699	\$2,460	\$2,592	\$3,245	\$2,890	\$1,567	\$1,675
Parkrose-Argay	\$1,027	\$1,073	\$1,061	\$1,027	\$1,263	\$1,296	\$1,442	\$1,468	\$1,193	\$1,210
Pleasant Valley	\$903	\$925	\$908	\$955	\$1,197	\$1,222	\$1,293	\$1,266	\$1,192	\$1,211
Raleigh Hills	\$779	\$721	\$1,024	\$1,019	\$1,231	\$1,244	\$1,497	\$1,566	\$1,192	\$1,204
Roseway-Cully	\$913	\$859	\$949	\$967	\$1,100	\$1,257	\$1,204	\$1,384	\$1,033	\$1,128
Sellwood-Moreland-Brooklyn	\$1,117	\$1,195	\$1,078	\$1,154	\$1,413	\$1,456	-	\$2,475	\$1,213	\$1,271
South Portland-Marquam Hill	\$1,217	\$1,262	\$1,508	\$1,497	\$2,344	\$2,326	\$2,132	\$2,198	\$1,702	\$1,680
St. Johns	\$1,117	\$1,157	\$1,110	\$1,161	\$1,157	\$1,197	\$1,228	\$1,272	\$1,142	\$1,186
Tryon Creek-Riverdale	-	-	\$1,030	\$1,048	\$1,229	\$1,261	-	-	-	\$1,192
West Portland	\$875	\$878	\$1,193	\$1,101	\$1,504	\$1,464	\$1,774	\$1,779	\$1,438	\$1,390
Woodstock	\$984	\$1,043	\$1,015	\$1,127	\$1,312	\$1,391	\$1,344	\$1,588	\$1,166	\$1,265
Portland City-wide	\$1,168	\$1,193	\$1,379	\$1,426	\$1,645	\$1,723	\$1,740	\$1,818	\$1,430	\$1,491

Source: CoStar Multifamily Residential Market Data, November 2020

Average Senior Household



2-Bedroom Affordability

AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Annual Income	\$45,830
Median Monthly Income	\$3,819
Maximum Monthly Housing Cost Considered Affordable	\$1,146
Poverty Rate	-

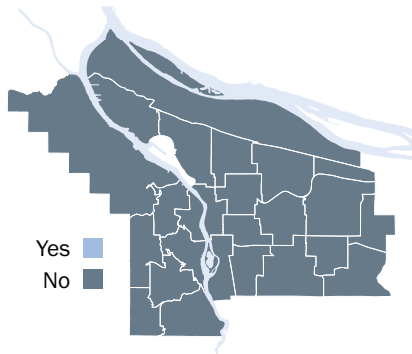
On average, a **senior** Portland household could afford a rental unit in green without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those in red would not be considered affordable.

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019
122nd-Division	\$723	\$780	\$827	\$878	\$978	\$1,051	\$1,301	\$1,318	\$944	\$1,005
Belmont-Hawthorne-Division	\$1,110	\$1,132	\$1,273	\$1,289	\$1,493	\$1,522	\$1,313	\$1,319	\$1,290	\$1,303
Centennial-Glenfair-Wilkes	\$839	\$860	\$918	\$918	\$1,007	\$1,030	\$1,295	\$1,312	\$990	\$1,005
Central City	\$1,178	\$1,183	\$1,515	\$1,537	\$2,191	\$2,313	\$3,206	\$3,911	\$1,585	\$1,660
Forest Park-Northwest Hills	-	-	\$1,367	\$1,553	\$1,716	\$1,886	-	-	\$1,632	\$1,807
Gateway	\$901	\$755	\$943	\$977	\$1,103	\$1,123	\$1,333	\$1,385	\$1,060	\$1,090
Hayden Island	\$1,144	\$1,100	\$1,553	\$1,443	\$2,094	\$1,872	-	-	\$1,835	\$1,664
Hillsdale-Multnomah-Barbur	\$1,138	\$1,181	\$1,053	\$1,082	\$1,218	\$1,242	\$1,465	\$1,602	\$1,176	\$1,209
Hollywood	\$1,067	\$1,111	\$1,234	\$1,267	\$1,584	\$1,621	\$1,730	\$1,778	\$1,307	\$1,341
Interstate Corridor	\$1,135	\$1,219	\$1,318	\$1,440	\$1,748	\$1,860	\$1,379	\$1,633	\$1,374	\$1,471
Lents-Foster	\$911	\$930	\$1,042	\$1,033	\$1,139	\$1,101	\$1,580	\$1,794	\$1,143	\$1,157
MLK-Alberta	\$1,175	\$1,226	\$1,118	\$1,175	\$1,424	\$1,518	\$1,625	\$1,685	\$1,214	\$1,279
Montavilla	\$1,042	\$1,451	\$972	\$1,026	\$1,167	\$1,229	\$1,304	\$1,426	\$1,079	\$1,176
Northwest	\$1,171	\$1,159	\$1,597	\$1,699	\$2,460	\$2,592	\$3,245	\$2,890	\$1,567	\$1,675
Parkrose-Argay	\$1,027	\$1,073	\$1,061	\$1,027	\$1,263	\$1,296	\$1,442	\$1,468	\$1,193	\$1,210
Pleasant Valley	\$903	\$925	\$908	\$955	\$1,197	\$1,222	\$1,293	\$1,266	\$1,192	\$1,211
Raleigh Hills	\$779	\$721	\$1,024	\$1,019	\$1,231	\$1,244	\$1,497	\$1,566	\$1,192	\$1,204
Roseway-Cully	\$913	\$859	\$949	\$967	\$1,100	\$1,257	\$1,204	\$1,384	\$1,033	\$1,128
Sellwood-Moreland-Brooklyn	\$1,117	\$1,195	\$1,078	\$1,154	\$1,413	\$1,456	-	\$2,475	\$1,213	\$1,271
South Portland-Marquam Hill	\$1,217	\$1,262	\$1,508	\$1,497	\$2,344	\$2,326	\$2,132	\$2,198	\$1,702	\$1,680
St. Johns	\$1,117	\$1,157	\$1,110	\$1,161	\$1,157	\$1,197	\$1,228	\$1,272	\$1,142	\$1,186
Tryon Creek-Riverdale	-	-	\$1,030	\$1,048	\$1,229	\$1,261	-	-	-	\$1,192
West Portland	\$875	\$878	\$1,193	\$1,101	\$1,504	\$1,464	\$1,774	\$1,779	\$1,438	\$1,390
Woodstock	\$984	\$1,043	\$1,015	\$1,127	\$1,312	\$1,391	\$1,344	\$1,588	\$1,166	\$1,265
Portland City-wide	\$1,168	\$1,193	\$1,379	\$1,426	\$1,645	\$1,723	\$1,740	\$1,818	\$1,430	\$1,491

Source: CoStar Multifamily Residential Market Data, November 2020

Average Single Mother Household



2-Bedroom Affordability

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.

AVERAGE HOUSEHOLD PROFILE

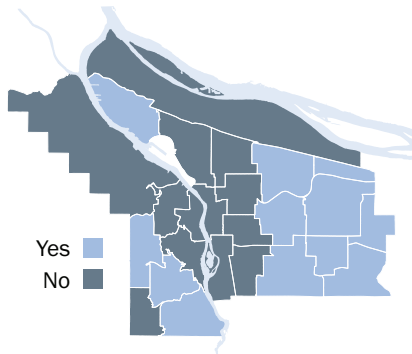
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Annual Income	\$30,117
Median Monthly Income	\$2,510
Maximum Monthly Housing Cost Considered Affordable	\$753
Poverty Rate	-

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019
122nd-Division	\$723	\$780	\$827	\$878	\$978	\$1,051	\$1,301	\$1,318	\$944	\$1,005
Belmont-Hawthorne-Division	\$1,110	\$1,132	\$1,273	\$1,289	\$1,493	\$1,522	\$1,313	\$1,319	\$1,290	\$1,303
Centennial-Glenfair-Wilkes	\$839	\$860	\$918	\$918	\$1,007	\$1,030	\$1,295	\$1,312	\$990	\$1,005
Central City	\$1,178	\$1,183	\$1,515	\$1,537	\$2,191	\$2,313	\$3,206	\$3,911	\$1,585	\$1,660
Forest Park-Northwest Hills	-	-	\$1,367	\$1,553	\$1,716	\$1,886	-	-	\$1,632	\$1,807
Gateway	\$901	\$755	\$943	\$977	\$1,103	\$1,123	\$1,333	\$1,385	\$1,060	\$1,090
Hayden Island	\$1,144	\$1,100	\$1,553	\$1,443	\$2,094	\$1,872	-	-	\$1,835	\$1,664
Hillsdale-Multnomah-Barbur	\$1,138	\$1,181	\$1,053	\$1,082	\$1,218	\$1,242	\$1,465	\$1,602	\$1,176	\$1,209
Hollywood	\$1,067	\$1,111	\$1,234	\$1,267	\$1,584	\$1,621	\$1,730	\$1,778	\$1,307	\$1,341
Interstate Corridor	\$1,135	\$1,219	\$1,318	\$1,440	\$1,748	\$1,860	\$1,379	\$1,633	\$1,374	\$1,471
Lents-Foster	\$911	\$930	\$1,042	\$1,033	\$1,139	\$1,101	\$1,580	\$1,794	\$1,143	\$1,157
MLK-Alberta	\$1,175	\$1,226	\$1,118	\$1,175	\$1,424	\$1,518	\$1,625	\$1,685	\$1,214	\$1,279
Montavilla	\$1,042	\$1,451	\$972	\$1,026	\$1,167	\$1,229	\$1,304	\$1,426	\$1,079	\$1,176
Northwest	\$1,171	\$1,159	\$1,597	\$1,699	\$2,460	\$2,592	\$3,245	\$2,890	\$1,567	\$1,675
Parkrose-Argay	\$1,027	\$1,073	\$1,061	\$1,027	\$1,263	\$1,296	\$1,442	\$1,468	\$1,193	\$1,210
Pleasant Valley	\$903	\$925	\$908	\$955	\$1,197	\$1,222	\$1,293	\$1,266	\$1,192	\$1,211
Raleigh Hills	\$779	\$721	\$1,024	\$1,019	\$1,231	\$1,244	\$1,497	\$1,566	\$1,192	\$1,204
Roseway-Cully	\$913	\$859	\$949	\$967	\$1,100	\$1,257	\$1,204	\$1,384	\$1,033	\$1,128
Sellwood-Moreland-Brooklyn	\$1,117	\$1,195	\$1,078	\$1,154	\$1,413	\$1,456	-	\$2,475	\$1,213	\$1,271
South Portland-Marquam Hill	\$1,217	\$1,262	\$1,508	\$1,497	\$2,344	\$2,326	\$2,132	\$2,198	\$1,702	\$1,680
St. Johns	\$1,117	\$1,157	\$1,110	\$1,161	\$1,157	\$1,197	\$1,228	\$1,272	\$1,142	\$1,186
Tryon Creek-Riverdale	-	-	\$1,030	\$1,048	\$1,229	\$1,261	-	-	-	\$1,192
West Portland	\$875	\$878	\$1,193	\$1,101	\$1,504	\$1,464	\$1,774	\$1,779	\$1,438	\$1,390
Woodstock	\$984	\$1,043	\$1,015	\$1,127	\$1,312	\$1,391	\$1,344	\$1,588	\$1,166	\$1,265
Portland City-wide	\$1,168	\$1,193	\$1,379	\$1,426	\$1,645	\$1,723	\$1,740	\$1,818	\$1,430	\$1,491

Source: CoStar Multifamily Residential Market Data, November 2020

Average Foreign-Born Household



2-Bedroom Affordability

AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Annual Income	\$50,818
Median Monthly Income	\$4,235
Maximum Monthly Housing Cost Considered Affordable	\$1,270
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

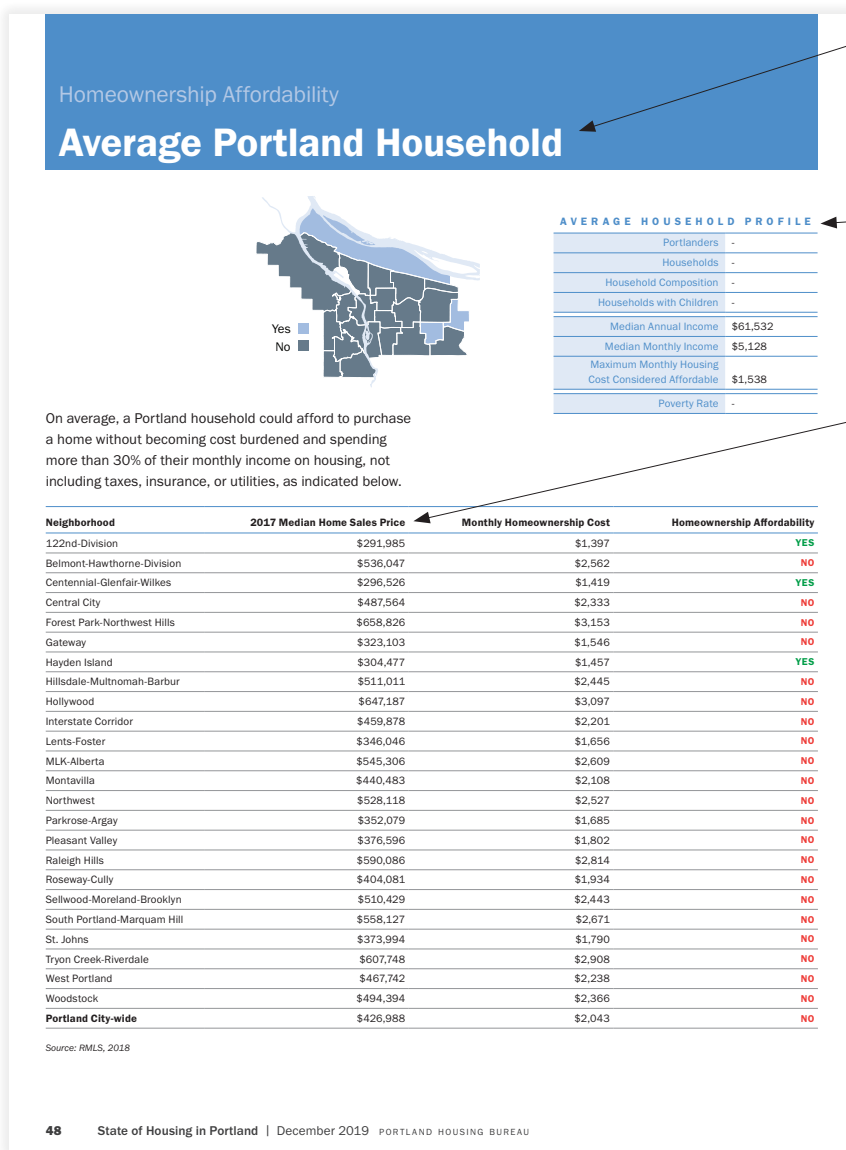
Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019
122nd-Division	\$723	\$780	\$827	\$878	\$978	\$1,051	\$1,301	\$1,318	\$944	\$1,005
Belmont-Hawthorne-Division	\$1,110	\$1,132	\$1,273	\$1,289	\$1,493	\$1,522	\$1,313	\$1,319	\$1,290	\$1,303
Centennial-Glenfair-Wilkes	\$839	\$860	\$918	\$918	\$1,007	\$1,030	\$1,295	\$1,312	\$990	\$1,005
Central City	\$1,178	\$1,183	\$1,515	\$1,537	\$2,191	\$2,313	\$3,206	\$3,911	\$1,585	\$1,660
Forest Park-Northwest Hills	-	-	\$1,367	\$1,553	\$1,716	\$1,886	-	-	\$1,632	\$1,807
Gateway	\$901	\$755	\$943	\$977	\$1,103	\$1,123	\$1,333	\$1,385	\$1,060	\$1,090
Hayden Island	\$1,144	\$1,100	\$1,553	\$1,443	\$2,094	\$1,872	-	-	\$1,835	\$1,664
Hillsdale-Multnomah-Barbur	\$1,138	\$1,181	\$1,053	\$1,082	\$1,218	\$1,242	\$1,465	\$1,602	\$1,176	\$1,209
Hollywood	\$1,067	\$1,111	\$1,234	\$1,267	\$1,584	\$1,621	\$1,730	\$1,778	\$1,307	\$1,341
Interstate Corridor	\$1,135	\$1,219	\$1,318	\$1,440	\$1,748	\$1,860	\$1,379	\$1,633	\$1,374	\$1,471
Lents-Foster	\$911	\$930	\$1,042	\$1,033	\$1,139	\$1,101	\$1,580	\$1,794	\$1,143	\$1,157
MLK-Alberta	\$1,175	\$1,226	\$1,118	\$1,175	\$1,424	\$1,518	\$1,625	\$1,685	\$1,214	\$1,279
Montavilla	\$1,042	\$1,451	\$972	\$1,026	\$1,167	\$1,229	\$1,304	\$1,426	\$1,079	\$1,176
Northwest	\$1,171	\$1,159	\$1,597	\$1,699	\$2,460	\$2,592	\$3,245	\$2,890	\$1,567	\$1,675
Parkrose-Argay	\$1,027	\$1,073	\$1,061	\$1,027	\$1,263	\$1,296	\$1,442	\$1,468	\$1,193	\$1,210
Pleasant Valley	\$903	\$925	\$908	\$955	\$1,197	\$1,222	\$1,293	\$1,266	\$1,192	\$1,211
Raleigh Hills	\$779	\$721	\$1,024	\$1,019	\$1,231	\$1,244	\$1,497	\$1,566	\$1,192	\$1,204
Roseway-Cully	\$913	\$859	\$949	\$967	\$1,100	\$1,257	\$1,204	\$1,384	\$1,033	\$1,128
Sellwood-Moreland-Brooklyn	\$1,117	\$1,195	\$1,078	\$1,154	\$1,413	\$1,456	-	\$2,475	\$1,213	\$1,271
South Portland-Marquam Hill	\$1,217	\$1,262	\$1,508	\$1,497	\$2,344	\$2,326	\$2,132	\$2,198	\$1,702	\$1,680
St. Johns	\$1,117	\$1,157	\$1,110	\$1,161	\$1,157	\$1,197	\$1,228	\$1,272	\$1,142	\$1,186
Tryon Creek-Riverdale	-	-	\$1,030	\$1,048	\$1,229	\$1,261	-	-	-	\$1,192
West Portland	\$875	\$878	\$1,193	\$1,101	\$1,504	\$1,464	\$1,774	\$1,779	\$1,438	\$1,390
Woodstock	\$984	\$1,043	\$1,015	\$1,127	\$1,312	\$1,391	\$1,344	\$1,588	\$1,166	\$1,265
Portland City-wide	\$1,168	\$1,193	\$1,379	\$1,426	\$1,645	\$1,723	\$1,740	\$1,818	\$1,430	\$1,491

Source: CoStar Multifamily Residential Market Data, November 2020

Section 2

Homeownership Market & Affordability

Guide to Homeownership Affordability Estimates



Household Profile

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

Household Data

Currently available data for each household type.

Data Source: ACS 2017 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 percent of the median income for the given household type, not including taxes or utilities.

Data Source: ACS 2017 5-Year Income Estimates, PHB, and RMLS 2019

Change in Home Sales Price 2014 to 2019

The median home sales price exceeded \$400,000 in close to two-thirds of the neighborhood in the city in 2019 compared to under half of the neighborhoods in 2016 when measured in 2019 dollars. A homebuyer looking to own a home below \$300,000 would have only one neighborhood to buy—Hayden Island-Bridgeton—in 2019 whereas the buyer would have found two neighborhoods in East Portland in 2018.

Between 2014 and 2019, the median home sales price wise citywide increased 26 percent or over \$88,638. As in 2018, the neighborhoods in East Portland and near east: 122nd-Dvision, Centennial-Glenfair-Wilkes, Gateway, and Lents-Foster showed the most significant increase in median home sales price (between 43 to 57 percent). Hayden Island, Parkrose-Argay, Pleasant Valley, and St. Johns neighborhoods showed significant increase.

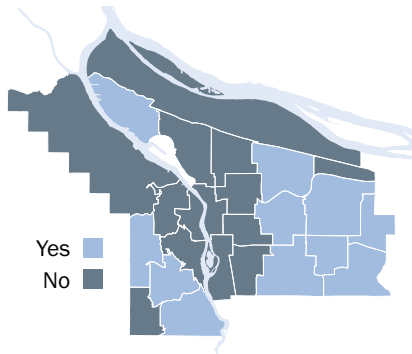
Increases in home prices in the last five years in many East Portland neighborhoods raises serious concerns about the displacement and housing stability. Most of them increased by more than 32 percent in the last five years. On the other hand, three neighborhoods with already home sales price—Central City, Forest Park-Northwest Hills, and Northwest—showed slower increase as they increased only by 3, 7 and 6 percent, respectively.

Portland Homeownership Affordability: Change in Median Home Sales Price, 2014 to 2019

Neighborhood	2014 Median Home Sales Price*	2019 Median Home Sales Price	% +/-
122nd-Division	\$200,130	\$305,000	+52%
Belmont-Hawthorne-Division	\$450,157	\$539,000	+20%
Centennial-Glenfair-Wilkes	\$195,249	\$306,000	+57%
Central City	\$406,768	\$418,750	+3%
Forest Park-Northwest Hills	\$645,406	\$692,500	+7%
Gateway	\$222,367	\$325,000	+46%
Hayden Island	\$206,042	\$280,000	+36%
Hillsdale-Multnomah-Barbur	\$385,074	\$495,000	+29%
Hollywood	\$564,052	\$643,000	+14%
Interstate Corridor	\$357,956	\$450,000	+26%
Lents-Foster	\$244,061	\$350,000	+43%
MLK-Alberta	\$423,039	\$555,000	+31%
Montavilla	\$333,008	\$422,000	+27%
Northwest	\$536,934	\$571,250	+6%
Parkrose-Argay	\$257,078	\$340,000	+32%
Pleasant Valley	\$268,467	\$370,000	+38%
Raleigh Hills	\$472,936	\$598,000	+26%
Roseway-Cully	\$303,720	\$392,000	+29%
Sellwood-Moreland-Brooklyn	\$429,168	\$500,000	+17%
South Portland-Marquam Hill	\$425,751	\$565,000	+33%
St. Johns	\$270,094	\$375,000	+39%
Tryon Creek-Riverdale	\$493,491	\$575,000	+17%
West Portland	\$356,871	\$452,000	+27%
Woodstock	\$390,389	\$498,500	+28%
Portland City-wide	\$336,262	\$424,900	+26%

Source: RMLS 2019, PHB Tabulation 2020; *2019 Dollars

Average Portland Household



AVERAGE HOUSEHOLD PROFILE

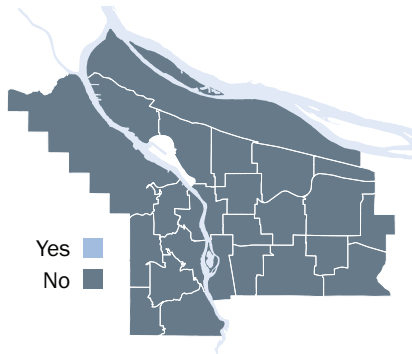
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Annual Income	\$65,740
Median Monthly Income	\$5,478
Maximum Monthly Housing Cost Considered Affordable	\$1,644
Poverty Rate	-

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	2019 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$305,000	\$1,301	YES
Belmont-Hawthorne-Division	\$539,000	\$2,299	NO
Centennial-Glenfair-Wilkes	\$306,000	\$1,305	YES
Central City	\$418,750	\$1,786	NO
Forest Park-Northwest Hills	\$692,500	\$2,954	NO
Gateway	\$325,000	\$1,340	YES
Hayden Island	\$280,000	\$1,194	YES
Hillsdale-Multnomah-Barbur	\$495,000	\$2,112	NO
Hollywood	\$643,000	\$2,743	NO
Interstate Corridor	\$450,000	\$1,920	NO
Lents-Foster	\$350,000	\$1,493	YES
MLK-Alberta	\$555,000	\$2,346	NO
Montavilla	\$422,000	\$1,800	NO
Northwest	\$571,250	\$2,437	NO
Parkrose-Argay	\$340,000	\$1,450	YES
Pleasant Valley	\$370,000	\$1,578	YES
Raleigh Hills	\$598,000	\$2,551	NO
Roseway-Cully	\$392,000	\$1,672	NO
Sellwood-Moreland-Brooklyn	\$500,000	\$2,133	NO
South Portland-Marquam Hill	\$565,000	\$2,410	NO
St. Johns	\$375,000	\$1,600	YES
Tryon Creek-Riverdale	\$575,000	\$2,453	NO
West Portland	\$452,000	\$1,928	NO
Woodstock	\$498,500	\$2,127	NO
Portland City-wide	\$424,900	\$1,811	NO

Source: RMLS 2019

3 Person Extremely Low Income (30% AMI)



AVERAGE HOUSEHOLD PROFILE

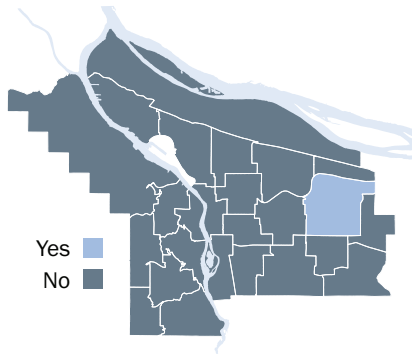
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Annual Income	\$24,870
Median Monthly Income	\$2,073
Maximum Monthly Housing Cost Considered Affordable	\$622
Poverty Rate	-

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	2019 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$305,000	\$1,301	NO
Belmont-Hawthorne-Division	\$539,000	\$2,299	NO
Centennial-Glenfair-Wilkes	\$306,000	\$1,305	NO
Central City	\$418,750	\$1,786	NO
Forest Park-Northwest Hills	\$692,500	\$2,954	NO
Gateway	\$325,000	\$1,340	NO
Hayden Island	\$280,000	\$1,194	NO
Hillsdale-Multnomah-Barbur	\$495,000	\$2,112	NO
Hollywood	\$643,000	\$2,743	NO
Interstate Corridor	\$450,000	\$1,920	NO
Lents-Foster	\$350,000	\$1,493	NO
MLK-Alberta	\$555,000	\$2,346	NO
Montavilla	\$422,000	\$1,800	NO
Northwest	\$571,250	\$2,437	NO
Parkrose-Argay	\$340,000	\$1,450	NO
Pleasant Valley	\$370,000	\$1,578	NO
Raleigh Hills	\$598,000	\$2,551	NO
Roseway-Cully	\$392,000	\$1,672	NO
Sellwood-Moreland-Brooklyn	\$500,000	\$2,133	NO
South Portland-Marquam Hill	\$565,000	\$2,410	NO
St. Johns	\$375,000	\$1,600	NO
Tryon Creek-Riverdale	\$575,000	\$2,453	NO
West Portland	\$452,000	\$1,928	NO
Woodstock	\$498,500	\$2,127	NO
Portland City-wide	\$424,900	\$1,811	NO

Source: RMLS 2019

3 Person Low Income (60% AMI)



AVERAGE HOUSEHOLD PROFILE

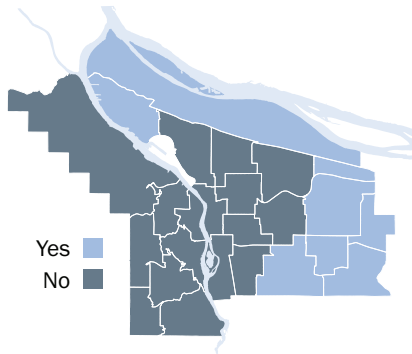
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Annual Income	\$49,740
Median Monthly Income	\$4,145
Maximum Monthly Housing Cost Considered Affordable	\$1,244
Poverty Rate	-

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	2019 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$305,000	\$1,301	NO
Belmont-Hawthorne-Division	\$539,000	\$2,299	NO
Centennial-Glenfair-Wilkes	\$306,000	\$1,305	NO
Central City	\$418,750	\$1,786	NO
Forest Park-Northwest Hills	\$692,500	\$2,954	NO
Gateway	\$325,000	\$1,340	YES
Hayden Island	\$280,000	\$1,194	NO
Hillsdale-Multnomah-Barbur	\$495,000	\$2,112	NO
Hollywood	\$643,000	\$2,743	NO
Interstate Corridor	\$450,000	\$1,920	NO
Lents-Foster	\$350,000	\$1,493	NO
MLK-Alberta	\$555,000	\$2,346	NO
Montavilla	\$422,000	\$1,800	NO
Northwest	\$571,250	\$2,437	NO
Parkrose-Argay	\$340,000	\$1,450	NO
Pleasant Valley	\$370,000	\$1,578	NO
Raleigh Hills	\$598,000	\$2,551	NO
Roseway-Cully	\$392,000	\$1,672	NO
Sellwood-Moreland-Brooklyn	\$500,000	\$2,133	NO
South Portland-Marquam Hill	\$565,000	\$2,410	NO
St. Johns	\$375,000	\$1,600	NO
Tryon Creek-Riverdale	\$575,000	\$2,453	NO
West Portland	\$452,000	\$1,928	NO
Woodstock	\$498,500	\$2,127	NO
Portland City-wide	\$424,900	\$1,811	NO

Source: RMLS 2019

3 Person Moderate Income (80% AMI)



AVERAGE HOUSEHOLD PROFILE

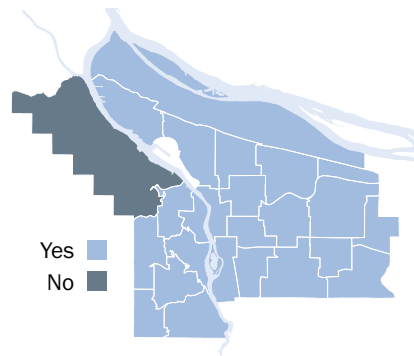
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Annual Income	\$66,320
Median Monthly Income	\$5,527
Maximum Monthly Housing Cost Considered Affordable	\$1,658
Poverty Rate	-

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	2019 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$305,000	\$1,301	YES
Belmont-Hawthorne-Division	\$539,000	\$2,299	NO
Centennial-Glenfair-Wilkes	\$306,000	\$1,305	YES
Central City	\$418,750	\$1,786	NO
Forest Park-Northwest Hills	\$692,500	\$2,954	NO
Gateway	\$325,000	\$1,340	YES
Hayden Island	\$280,000	\$1,194	YES
Hillsdale-Multnomah-Barbur	\$495,000	\$2,112	NO
Hollywood	\$643,000	\$2,743	NO
Interstate Corridor	\$450,000	\$1,920	NO
Lents-Foster	\$350,000	\$1,493	YES
MLK-Alberta	\$555,000	\$2,346	NO
Montavilla	\$422,000	\$1,800	NO
Northwest	\$571,250	\$2,437	NO
Parkrose-Argay	\$340,000	\$1,450	YES
Pleasant Valley	\$370,000	\$1,578	YES
Raleigh Hills	\$598,000	\$2,551	NO
Roseway-Cully	\$392,000	\$1,672	NO
Sellwood-Moreland-Brooklyn	\$500,000	\$2,133	NO
South Portland-Marquam Hill	\$565,000	\$2,410	NO
St. Johns	\$375,000	\$1,600	YES
Tryon Creek-Riverdale	\$575,000	\$2,453	NO
West Portland	\$452,000	\$1,928	NO
Woodstock	\$498,500	\$2,127	NO
Portland City-wide	\$424,900	\$1,811	NO

Source: RMLS 2019

Average Couple with Family



AVERAGE HOUSEHOLD PROFILE

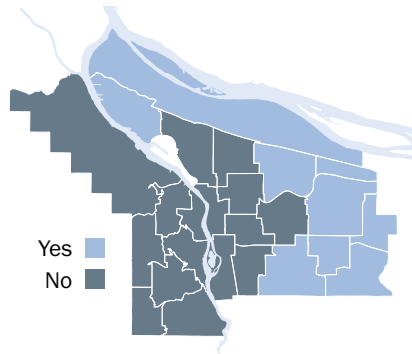
Portlanders	-
Households	-
Household Composition	
Households with Children	
Median Annual Income	\$111,682
Median Monthly Income	\$9,307
Maximum Monthly Housing Cost Considered Affordable	\$2,792
Poverty Rate	-

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	2019 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$305,000	\$1,301	YES
Belmont-Hawthorne-Division	\$539,000	\$2,299	YES
Centennial-Glenfair-Wilkes	\$306,000	\$1,305	YES
Central City	\$418,750	\$1,786	YES
Forest Park-Northwest Hills	\$692,500	\$2,954	NO
Gateway	\$325,000	\$1,340	YES
Hayden Island	\$280,000	\$1,194	YES
Hillsdale-Multnomah-Barbur	\$495,000	\$2,112	YES
Hollywood	\$643,000	\$2,743	YES
Interstate Corridor	\$450,000	\$1,920	YES
Lents-Foster	\$350,000	\$1,493	YES
MLK-Alberta	\$555,000	\$2,346	YES
Montavilla	\$422,000	\$1,800	YES
Northwest	\$571,250	\$2,437	YES
Parkrose-Argay	\$340,000	\$1,450	YES
Pleasant Valley	\$370,000	\$1,578	YES
Raleigh Hills	\$598,000	\$2,551	YES
Roseway-Cully	\$392,000	\$1,672	YES
Sellwood-Moreland-Brooklyn	\$500,000	\$2,133	YES
South Portland-Marquam Hill	\$565,000	\$2,410	YES
St. Johns	\$375,000	\$1,600	YES
Tryon Creek-Riverdale	\$575,000	\$2,453	YES
West Portland	\$452,000	\$1,928	YES
Woodstock	\$498,500	\$2,127	YES
Portland City-wide	\$424,900	\$1,811	YES

Source: RMLS 2019

Average White Household



AVERAGE HOUSEHOLD PROFILE

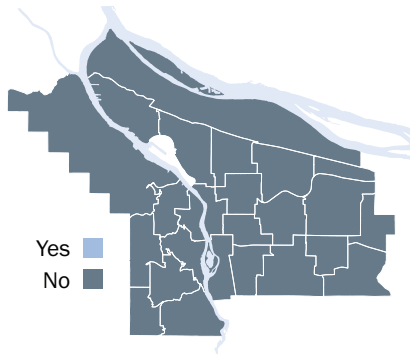
Portlanders	-
Households	-
Household Composition	
Households with Children	
Median Annual Income	\$70,391
Median Monthly Income	\$5,866
Maximum Monthly Housing Cost Considered Affordable	\$1,760
Poverty Rate	-

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	2019 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$305,000	\$1,301	YES
Belmont-Hawthorne-Division	\$539,000	\$2,299	NO
Centennial-Glenfair-Wilkes	\$306,000	\$1,305	YES
Central City	\$418,750	\$1,786	NO
Forest Park-Northwest Hills	\$692,500	\$2,954	NO
Gateway	\$325,000	\$1,340	YES
Hayden Island	\$280,000	\$1,194	YES
Hillsdale-Multnomah-Barbur	\$495,000	\$2,112	NO
Hollywood	\$643,000	\$2,743	NO
Interstate Corridor	\$450,000	\$1,920	NO
Lents-Foster	\$350,000	\$1,493	YES
MLK-Alberta	\$555,000	\$2,346	NO
Montavilla	\$422,000	\$1,800	NO
Northwest	\$571,250	\$2,437	NO
Parkrose-Argay	\$340,000	\$1,450	YES
Pleasant Valley	\$370,000	\$1,578	YES
Raleigh Hills	\$598,000	\$2,551	NO
Roseway-Cully	\$392,000	\$1,672	YES
Sellwood-Moreland-Brooklyn	\$500,000	\$2,133	NO
South Portland-Marquam Hill	\$565,000	\$2,410	NO
St. Johns	\$375,000	\$1,600	YES
Tryon Creek-Riverdale	\$575,000	\$2,453	NO
West Portland	\$452,000	\$1,928	NO
Woodstock	\$498,500	\$2,127	NO
Portland City-wide	\$424,900	\$1,811	NO

Source: RMLS 2019

Average Black Household



AVERAGE HOUSEHOLD PROFILE

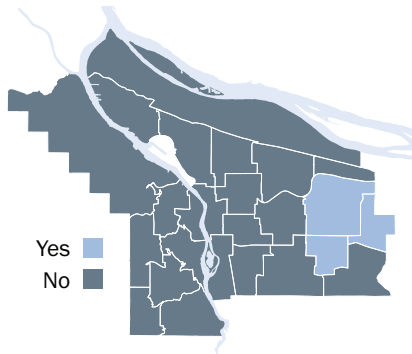
Portlanders	-
Households	-
Household Composition	
Households with Children	
Median Annual Income	\$31,538
Median Monthly Income	\$2,628
Maximum Monthly Housing Cost Considered Affordable	\$788
Poverty Rate	-

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	2019 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$305,000	\$1,301	NO
Belmont-Hawthorne-Division	\$539,000	\$2,299	NO
Centennial-Glenfair-Wilkes	\$306,000	\$1,305	NO
Central City	\$418,750	\$1,786	NO
Forest Park-Northwest Hills	\$692,500	\$2,954	NO
Gateway	\$325,000	\$1,340	NO
Hayden Island	\$280,000	\$1,194	NO
Hillsdale-Multnomah-Barbur	\$495,000	\$2,112	NO
Hollywood	\$643,000	\$2,743	NO
Interstate Corridor	\$450,000	\$1,920	NO
Lents-Foster	\$350,000	\$1,493	NO
MLK-Alberta	\$555,000	\$2,346	NO
Montavilla	\$422,000	\$1,800	NO
Northwest	\$571,250	\$2,437	NO
Parkrose-Argay	\$340,000	\$1,450	NO
Pleasant Valley	\$370,000	\$1,578	NO
Raleigh Hills	\$598,000	\$2,551	NO
Roseway-Cully	\$392,000	\$1,672	NO
Sellwood-Moreland-Brooklyn	\$500,000	\$2,133	NO
South Portland-Marquam Hill	\$565,000	\$2,410	NO
St. Johns	\$375,000	\$1,600	NO
Tryon Creek-Riverdale	\$575,000	\$2,453	NO
West Portland	\$452,000	\$1,928	NO
Woodstock	\$498,500	\$2,127	NO
Portland City-wide	\$424,900	\$1,811	NO

Source: RMLS 2019

Average Latinx Household



AVERAGE HOUSEHOLD PROFILE

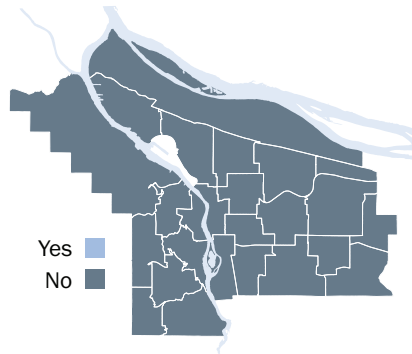
Portlanders	-
Households	-
Household Composition	
Households with Children	
Median Annual Income	\$52,573
Median Monthly Income	\$4,381
Maximum Monthly Housing Cost Considered Affordable	\$1,314
Poverty Rate	-

On average, a **Latinx** 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	2019 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$305,000	\$1,301	YES
Belmont-Hawthorne-Division	\$539,000	\$2,299	NO
Centennial-Glenfair-Wilkes	\$306,000	\$1,305	YES
Central City	\$418,750	\$1,786	NO
Forest Park-Northwest Hills	\$692,500	\$2,954	NO
Gateway	\$325,000	\$1,340	YES
Hayden Island	\$280,000	\$1,194	NO
Hillsdale-Multnomah-Barbur	\$495,000	\$2,112	NO
Hollywood	\$643,000	\$2,743	NO
Interstate Corridor	\$450,000	\$1,920	NO
Lents-Foster	\$350,000	\$1,493	NO
MLK-Alberta	\$555,000	\$2,346	NO
Montavilla	\$422,000	\$1,800	NO
Northwest	\$571,250	\$2,437	NO
Parkrose-Argay	\$340,000	\$1,450	NO
Pleasant Valley	\$370,000	\$1,578	NO
Raleigh Hills	\$598,000	\$2,551	NO
Roseway-Cully	\$392,000	\$1,672	NO
Sellwood-Moreland-Brooklyn	\$500,000	\$2,133	NO
South Portland-Marquam Hill	\$565,000	\$2,410	NO
St. Johns	\$375,000	\$1,600	NO
Tryon Creek-Riverdale	\$575,000	\$2,453	NO
West Portland	\$452,000	\$1,928	NO
Woodstock	\$498,500	\$2,127	NO
Portland City-wide	\$424,900	\$1,811	NO

Source: RMLS 2019

Average Native American Household



AVERAGE HOUSEHOLD PROFILE

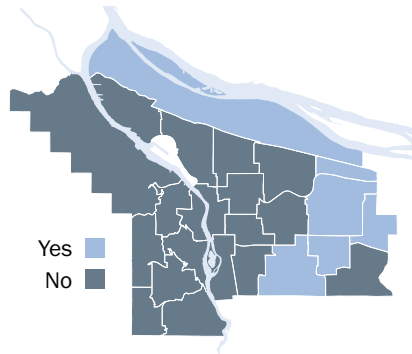
Portlanders	-
Households	-
Household Composition	
Households with Children	
Median Annual Income	\$45,086
Median Monthly Income	\$3,757
Maximum Monthly Housing Cost Considered Affordable	\$1,127
Poverty Rate	-

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	2019 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$305,000	\$1,301	NO
Belmont-Hawthorne-Division	\$539,000	\$2,299	NO
Centennial-Glenfair-Wilkes	\$306,000	\$1,305	NO
Central City	\$418,750	\$1,786	NO
Forest Park-Northwest Hills	\$692,500	\$2,954	NO
Gateway	\$325,000	\$1,340	NO
Hayden Island	\$280,000	\$1,194	NO
Hillsdale-Multnomah-Barbur	\$495,000	\$2,112	NO
Hollywood	\$643,000	\$2,743	NO
Interstate Corridor	\$450,000	\$1,920	NO
Lents-Foster	\$350,000	\$1,493	NO
MLK-Alberta	\$555,000	\$2,346	NO
Montavilla	\$422,000	\$1,800	NO
Northwest	\$571,250	\$2,437	NO
Parkrose-Argay	\$340,000	\$1,450	NO
Pleasant Valley	\$370,000	\$1,578	NO
Raleigh Hills	\$598,000	\$2,551	NO
Roseway-Cully	\$392,000	\$1,672	NO
Sellwood-Moreland-Brooklyn	\$500,000	\$2,133	NO
South Portland-Marquam Hill	\$565,000	\$2,410	NO
St. Johns	\$375,000	\$1,600	NO
Tryon Creek-Riverdale	\$575,000	\$2,453	NO
West Portland	\$452,000	\$1,928	NO
Woodstock	\$498,500	\$2,127	NO
Portland City-wide	\$424,900	\$1,811	NO

Source: RMLS 2019

Average Asian Household



AVERAGE HOUSEHOLD PROFILE

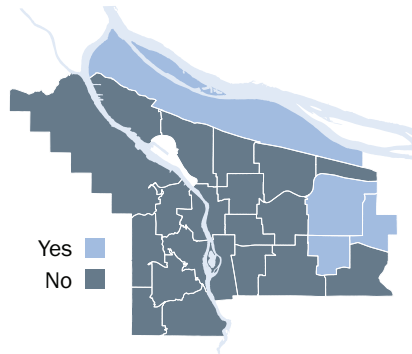
Portlanders	-
Households	-
Household Composition	
Households with Children	
Median Annual Income	\$62,709
Median Monthly Income	\$5,226
Maximum Monthly Housing Cost Considered Affordable	\$1,568
Poverty Rate	-

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	2019 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$305,000	\$1,301	YES
Belmont-Hawthorne-Division	\$539,000	\$2,299	NO
Centennial-Glenfair-Wilkes	\$306,000	\$1,305	YES
Central City	\$418,750	\$1,786	NO
Forest Park-Northwest Hills	\$692,500	\$2,954	NO
Gateway	\$325,000	\$1,340	YES
Hayden Island	\$280,000	\$1,194	YES
Hillsdale-Multnomah-Barbur	\$495,000	\$2,112	NO
Hollywood	\$643,000	\$2,743	NO
Interstate Corridor	\$450,000	\$1,920	NO
Lents-Foster	\$350,000	\$1,493	YES
MLK-Alberta	\$555,000	\$2,346	NO
Montavilla	\$422,000	\$1,800	NO
Northwest	\$571,250	\$2,437	NO
Parkrose-Argay	\$340,000	\$1,450	YES
Pleasant Valley	\$370,000	\$1,578	NO
Raleigh Hills	\$598,000	\$2,551	NO
Roseway-Cully	\$392,000	\$1,672	NO
Sellwood-Moreland-Brooklyn	\$500,000	\$2,133	NO
South Portland-Marquam Hill	\$565,000	\$2,410	NO
St. Johns	\$375,000	\$1,600	NO
Tryon Creek-Riverdale	\$575,000	\$2,453	NO
West Portland	\$452,000	\$1,928	NO
Woodstock	\$498,500	\$2,127	NO
Portland City-wide	\$424,900	\$1,811	NO

Source: RMLS 2019

Average Pacific Islander Household



AVERAGE HOUSEHOLD PROFILE

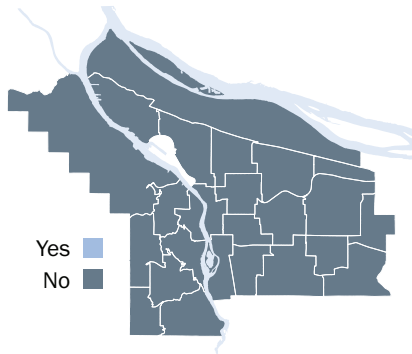
Portlanders	-
Households	-
Household Composition	
Households with Children	
Median Annual Income	\$57,112
Median Monthly Income	\$4,759
Maximum Monthly Housing Cost Considered Affordable	\$1,428
Poverty Rate	-

On average, a **Hawaiian and Pacific Islander** 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	2019 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$305,000	\$1,301	YES
Belmont-Hawthorne-Division	\$539,000	\$2,299	NO
Centennial-Glenfair-Wilkes	\$306,000	\$1,305	YES
Central City	\$418,750	\$1,786	NO
Forest Park-Northwest Hills	\$692,500	\$2,954	NO
Gateway	\$325,000	\$1,340	YES
Hayden Island	\$280,000	\$1,194	YES
Hillsdale-Multnomah-Barbur	\$495,000	\$2,112	NO
Hollywood	\$643,000	\$2,743	NO
Interstate Corridor	\$450,000	\$1,920	NO
Lents-Foster	\$350,000	\$1,493	NO
MLK-Alberta	\$555,000	\$2,346	NO
Montavilla	\$422,000	\$1,800	NO
Northwest	\$571,250	\$2,437	NO
Parkrose-Argay	\$340,000	\$1,450	NO
Pleasant Valley	\$370,000	\$1,578	NO
Raleigh Hills	\$598,000	\$2,551	NO
Roseway-Cully	\$392,000	\$1,672	NO
Sellwood-Moreland-Brooklyn	\$500,000	\$2,133	NO
South Portland-Marquam Hill	\$565,000	\$2,410	NO
St. Johns	\$375,000	\$1,600	NO
Tryon Creek-Riverdale	\$575,000	\$2,453	NO
West Portland	\$452,000	\$1,928	NO
Woodstock	\$498,500	\$2,127	NO
Portland City-wide	\$424,900	\$1,811	NO

Source: RMLS 2019

Average Senior Household



AVERAGE HOUSEHOLD PROFILE

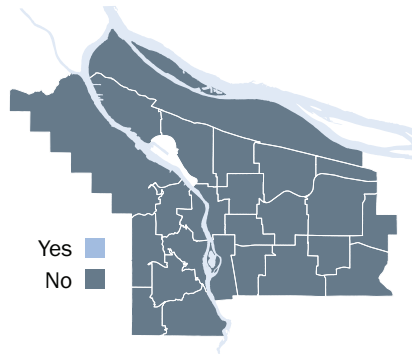
Portlanders	-
Households	-
Household Composition	
Households with Children	
Median Annual Income	\$45,830
Median Monthly Income	\$3,819
Maximum Monthly Housing Cost Considered Affordable	\$1,146
Poverty Rate	-

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	2019 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$305,000	\$1,301	NO
Belmont-Hawthorne-Division	\$539,000	\$2,299	NO
Centennial-Glenfair-Wilkes	\$306,000	\$1,305	NO
Central City	\$418,750	\$1,786	NO
Forest Park-Northwest Hills	\$692,500	\$2,954	NO
Gateway	\$325,000	\$1,340	NO
Hayden Island	\$280,000	\$1,194	NO
Hillsdale-Multnomah-Barbur	\$495,000	\$2,112	NO
Hollywood	\$643,000	\$2,743	NO
Interstate Corridor	\$450,000	\$1,920	NO
Lents-Foster	\$350,000	\$1,493	NO
MLK-Alberta	\$555,000	\$2,346	NO
Montavilla	\$422,000	\$1,800	NO
Northwest	\$571,250	\$2,437	NO
Parkrose-Argay	\$340,000	\$1,450	NO
Pleasant Valley	\$370,000	\$1,578	NO
Raleigh Hills	\$598,000	\$2,551	NO
Roseway-Cully	\$392,000	\$1,672	NO
Sellwood-Moreland-Brooklyn	\$500,000	\$2,133	NO
South Portland-Marquam Hill	\$565,000	\$2,410	NO
St. Johns	\$375,000	\$1,600	NO
Tryon Creek-Riverdale	\$575,000	\$2,453	NO
West Portland	\$452,000	\$1,928	NO
Woodstock	\$498,500	\$2,127	NO
Portland City-wide	\$424,900	\$1,811	NO

Source: RMLS 2019

Average Single Mother Household



AVERAGE HOUSEHOLD PROFILE

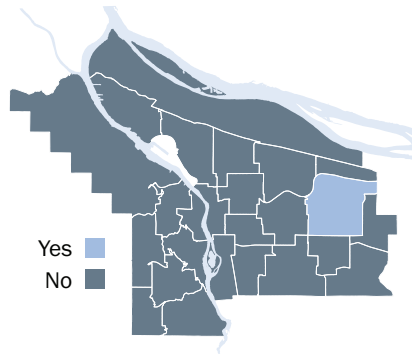
Portlanders	-
Households	-
Household Composition	
Households with Children	
Median Annual Income	\$30,117
Median Monthly Income	\$2,510
Maximum Monthly Housing Cost Considered Affordable	\$753
Poverty Rate	-

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	2019 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$305,000	\$1,301	NO
Belmont-Hawthorne-Division	\$539,000	\$2,299	NO
Centennial-Glenfair-Wilkes	\$306,000	\$1,305	NO
Central City	\$418,750	\$1,786	NO
Forest Park-Northwest Hills	\$692,500	\$2,954	NO
Gateway	\$325,000	\$1,340	NO
Hayden Island	\$280,000	\$1,194	NO
Hillsdale-Multnomah-Barbur	\$495,000	\$2,112	NO
Hollywood	\$643,000	\$2,743	NO
Interstate Corridor	\$450,000	\$1,920	NO
Lents-Foster	\$350,000	\$1,493	NO
MLK-Alberta	\$555,000	\$2,346	NO
Montavilla	\$422,000	\$1,800	NO
Northwest	\$571,250	\$2,437	NO
Parkrose-Argay	\$340,000	\$1,450	NO
Pleasant Valley	\$370,000	\$1,578	NO
Raleigh Hills	\$598,000	\$2,551	NO
Roseway-Cully	\$392,000	\$1,672	NO
Sellwood-Moreland-Brooklyn	\$500,000	\$2,133	NO
South Portland-Marquam Hill	\$565,000	\$2,410	NO
St. Johns	\$375,000	\$1,600	NO
Tryon Creek-Riverdale	\$575,000	\$2,453	NO
West Portland	\$452,000	\$1,928	NO
Woodstock	\$498,500	\$2,127	NO
Portland City-wide	\$424,900	\$1,811	NO

Source: RMLS 2019

Average Foreign-Born Household



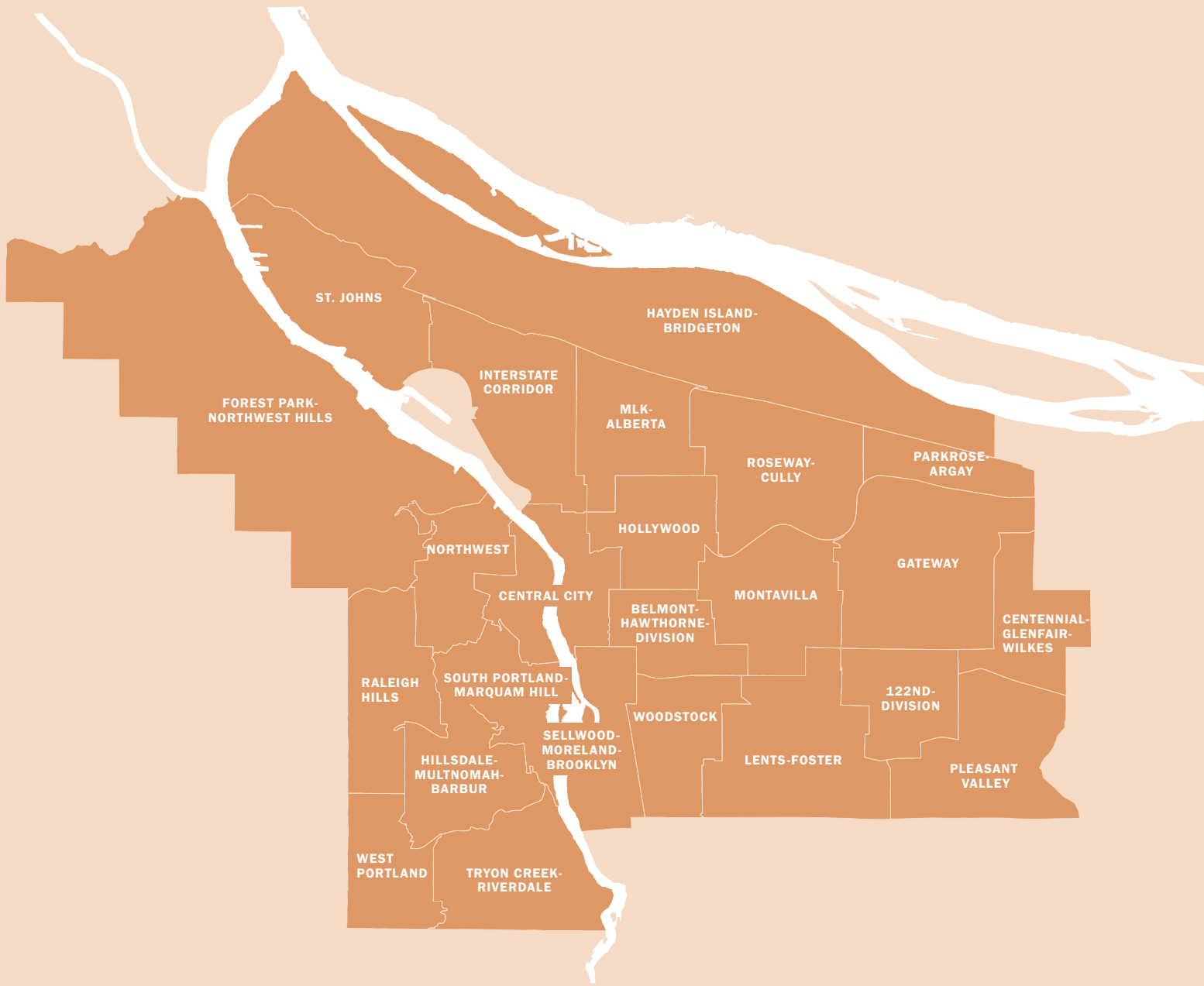
AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	
Households with Children	
Median Annual Income	\$50,818
Median Monthly Income	\$4,234
Maximum Monthly Housing Cost Considered Affordable	\$1,270
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	2019 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$305,000	\$1,301	NO
Belmont-Hawthorne-Division	\$539,000	\$2,299	NO
Centennial-Glenfair-Wilkes	\$306,000	\$1,305	NO
Central City	\$418,750	\$1,786	NO
Forest Park-Northwest Hills	\$692,500	\$2,954	NO
Gateway	\$325,000	\$1,340	YES
Hayden Island	\$280,000	\$1,194	NO
Hillsdale-Multnomah-Barbur	\$495,000	\$2,112	NO
Hollywood	\$643,000	\$2,743	NO
Interstate Corridor	\$450,000	\$1,920	NO
Lents-Foster	\$350,000	\$1,493	NO
MLK-Alberta	\$555,000	\$2,346	NO
Montavilla	\$422,000	\$1,800	NO
Northwest	\$571,250	\$2,437	NO
Parkrose-Argay	\$340,000	\$1,450	NO
Pleasant Valley	\$370,000	\$1,578	NO
Raleigh Hills	\$598,000	\$2,551	NO
Roseway-Cully	\$392,000	\$1,672	NO
Sellwood-Moreland-Brooklyn	\$500,000	\$2,133	NO
South Portland-Marquam Hill	\$565,000	\$2,410	NO
St. Johns	\$375,000	\$1,600	NO
Tryon Creek-Riverdale	\$575,000	\$2,453	NO
West Portland	\$452,000	\$1,928	NO
Woodstock	\$498,500	\$2,127	NO
Portland City-wide	\$424,900	\$1,811	NO

Source: RMLS 2019



City & Neighborhood Profiles

Contents

74	Guide to Neighborhood Profiles
75	Portland
76	122-Division
77	Belmont-Hawthorne-Division
78	Centennial-Glenfair-Wilkes
79	Central City
80	Forest Park-Northwest Hills
81	Gateway
82	Hayden Island
83	Hillsdale-Multnomah-Barbur
84	Hollywood
85	Interstate Corridor
86	Lents-Foster
87	MLK-Alberta
88	Montavilla
89	Northwest
90	Parkrose-Argay
91	Pleasant Valley
92	Raleigh Hills
93	Roseway-Cully
94	Sellwood-Moreland-Brooklyn
95	South Portland-Marquam Hill
96	St. Johns
97	Tryon Creek-Riverdale
98	West Portland
99	Woodstock

Guide to Neighborhood Profiles

Neighborhood Profile

Portland

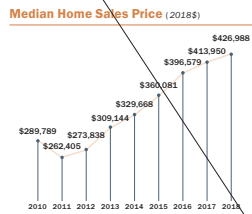


Population & Income	Population		Median Income		Poverty Rate		Households	2000		2017	
	2000	2017	*2000	2017	2000	2017		2000	2017	2000	2017
TOTAL	538,080	630,331	\$56,450	\$61,532	13.1%	16.2%	Households Total	223,737	260,949		
White	419,806	487,660	\$52,667	\$65,945	10.9%	13.7%	Single-Person Households	77,336	88,464		
Black	35,213	35,929	-	\$29,864	25.9%	36.8%	Households with Children	58,912	66,497		
Asian	33,720	49,200	\$64,609	\$58,586	13.2%	18.8%	Populations				
Hispanic-Latinx	37,021	61,214	\$54,453	\$44,507	24.1%	26.3%	Foreign-Born Individuals	68,976	88,203		
Hawaiian-Pacific Islander	2,016	3,914	-	\$36,661	14.7%	20.7%	Persons Exp. Disabilities	83,101	79,653		
Native American	5,659	4,871	-	\$42,000	22.8%	32.3%	Persons 65 and Older	61,163	75,602		

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017	2018
Housing Units: Total Units	260,586	261,555	262,800	264,723	268,979	274,166	278,993	288,073	291,964
Housing Units: Single-Family	150,264	150,610	150,943	161,405	152,016	152,638	153,266	153,914	154,422
Housing Units: Multifamily	110,322	110,945	111,857	113,318	116,963	121,528	125,727	134,159	137,542
Regulated Affordable Housing Units	-	19,634	-	-	-	21,941	-	-	-
City Funded Regulated Affordable Housing Units	9,384	10,092	10,469	11,129	11,620	11,807	12,152	13,712	14,377
New Residential Permits: Total Units	1,066	1,315	2,305	3,382	4,777	5,386	4,995	6,791	4,838
New Residential Permits: Single-Family Units	406	420	593	743	828	810	965	768	746
New Residential Permits: Multifamily Units	660	895	1,712	2,639	3,949	4,576	4,030	6,023	4,092

Housing Market	Long-Term Rental					Short-Term Rental	Homeownership Rates			
	Overall	Studio	1-BR	2-BR	3-BR		2000	2017		
Multifamily Rental Unit Survey	49,944	10,078	21,999	15,206	1,526	TOTAL	5,559	TOTAL	55.8%	53.4%
Average Monthly Rent	\$1,491	\$1,193	\$1,426	\$1,723	\$1,818	Home/Apt	4,093	White	58.6%	56.3%
Rental Unit Vacancy Rate	6.4%	7.9%	6.4%	5.6%	6.2%	Room	1,466	Black	38.2%	28.4%

Housing Affordability	Long-Term Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Avg. Portland Household	YES	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	YES	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
Latinx	NO	NO	NO	NO	NO	NO
Native American	NO	NO	NO	NO	NO	NO
Asian	NO	YES	YES	NO	NO	NO
Hawaiian-Pacific Islander	NO	NO	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 2017.

Neighborhood households (all, single and with children), foreign-born individuals, persons experiencing disabilities, and seniors in the years 2000 and 2017.

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 2010 to 2018.

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.

"Short-Term Rental" is a unit where a room or whole unit is rented for transient lodging. Estimates were obtained from a company that tracks listings on various platforms.

Estimates of 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 of whether the homeownership cost exceeded 30% of that household's median income.

Sources: Population, Households & Income

City Data Source: Census 2000, ACS 2017 5-Year Estimates; Neighborhood Data Source: Census 2000, ACS 2017 5-Year Estimates

Sources: Housing Stock & Production

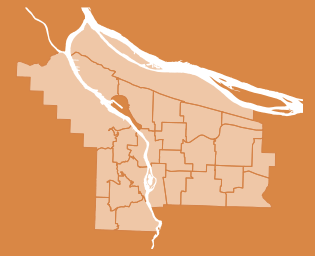
Housing Unit Data Source: Multnomah County, Tax Lot Data, 2018; Regulated Unit Data Source: Metro, Inventory of Regulated Affordable Housing, 2017; Permit Data Source: City of Portland, Bureau of Development Services, 2018

Sources: Housing Market & Affordability

Non-regulated Unit, Rent, and Vacancy Data Source: CoStar 2018 Multifamily Residential Market Survey Data; Affordability Estimates Data Source: ACS 2017 5-Year Income Estimates and CoStar 2018 Multifamily Residential Market Survey Data; Short-Term Rental Data, AirDNA 2019; Median Home Sales Prices: RMLS 2018; City Homeownership Rate Data Source: ACS 2017 5-Year Estimates; Neighborhood Homeownership Rate Data Source: ACS 2017 5-Year Estimates;

Neighborhood Profile

Portland



Population & Income	Population		Median Income		Poverty Rate	
	2000	2018	*2000	2018	2000	2018
TOTAL	538,080	639,387	\$56,450	\$65,740	13.1%	14.9%
White	419,806	492,964	\$52,667	\$70,391	10.9%	12.6%
Black	35,213	36,801	-	\$31,538	25.9%	33.6%
Asian	33,720	51,543	\$64,609	\$62,709	13.2%	17.6%
Hispanic-Latinx	37,021	62,095	\$54,453	\$52,573	24.1%	22.7%
Hawaiian-Pacific Islander	2,016	4,408	-	\$57,112	14.7%	14.4%
Native American	5,659	4,775	-	\$45,086	22.8%	23.6%

*(2017\$)

Households	2000	2018
Households Total	223,737	264,428
Single-Person Households	77,336	89,403
Households with Children	58,912	64,499

Populations	2000	2018
Foreign-Born Individuals	68,976	88,670
Persons Exp. Disabilities	83,101	78,880
Persons 65 and Older	61,163	78,724

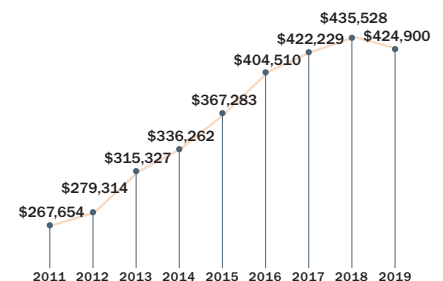
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Housing Units: Total Units	260,586	261,555	262,800	264,723	268,979	274,166	278,993	288,073	291,964	294,853
Housing Units: Single-Family	150,264	150,610	150,943	151,405	152,016	152,638	153,266	153,914	154,422	154,968
Housing Units: Multifamily	110,322	110,945	111,857	113,318	116,963	121,528	125,727	134,159	137,542	139,885
Regulated Affordable Housing Units	-	19,634	-	-	-	21,941	-	-	-	-
City Funded Regulated Affordable Housing Units	9,384	10,092	10,469	11,129	11,620	11,807	12,152	13,712	14,377	15,089
New Residential Permits: Total Units	1,066	1,315	2,305	3,382	4,777	5,389	5,131	6,801	5,530	5,294
New Residential Permits: Single-Family Units	406	420	593	743	828	847	1,006	891	925	693
New Residential Permits: Multifamily Units	660	895	1,712	2,639	3,949	4,542	4,125	5,910	4,605	4,601

Housing Market	Long-Term Rental					Short-Term Rental
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey	54,267	12,768	23,838	16,036	1,577	TOTAL 4,275
Average Monthly Rent	\$1,467	\$1,196	\$1,383	\$1,740	\$1,900	Home/Apt 3,235
Rental Unit Vacancy Rate	11.1%	13.2%	11.4%	9.4%	7.3%	Room 1,040

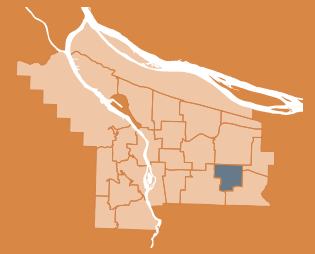
Homeownership Rates	2000	2018
TOTAL	55.8%	53.1%
White	58.6%	55.8%
Black	38.2%	25.9%
Asian	56.8%	56.6%
Hispanic-Latinx	30.4%	36.9%
Hawaiian-Pacific Islander	27.4%	24.4%
Native American	33.7%	38.7%

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

Median Home Sales Price (2019\$)



122nd-Division



Population & Income	Population		Median Income		Poverty Rate	
	2000	2018	*2000	2018	2000	2018
TOTAL	17,965	25,136	\$52,237	\$44,569	16.2%	23.6%
White	14,117	15,619	\$52,667	\$45,033	15.2%	21.9%
Black	436	1,596	-	\$17,857	40.7%	49.4%
Asian	1,376	4,257	\$64,610	\$58,222	12.7%	22.8%
Hispanic-Latinx	1,756	3,899	\$54,453	\$38,860	12.8%	23.3%
Hawaiian-Pacific Islander	45	478	-	-	-	-
Native American	185	299	-	-	-	48.5%

*(2017\$)

Households	2000	2018
Households Total	6,241	8,064
Single-Person Households	1,456	1,897
Households with Children	2,487	2,695

Populations	2000	2018
Foreign-Born Individuals	3,617	6,830
Persons Exp. Disabilities	3,854	4,156
Persons 65 and Older	2,063	2,690

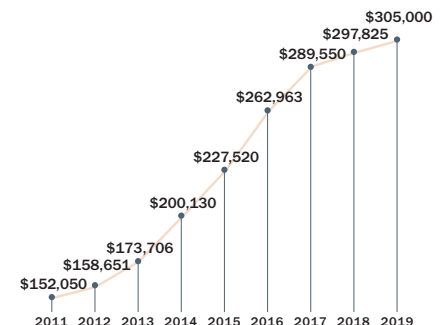
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Housing Units: Total Units	7,996	8,031	8,058	8,098	8,151	8,181	8,197	8,266	8,296	8,315
<i>Housing Units: Single-Family</i>	4,413	4,448	4,475	4,498	4,519	4,549	4,565	4,614	4,623	4,632
<i>Housing Units: Multifamily</i>	3,583	3,583	3,583	3,600	3,632	3,632	3,632	3,652	3,673	3,683
Regulated Affordable Housing Units	-	704	-	-	-	729	-	-	-	-
<i>City Funded Regulated Affordable Housing Units</i>	395	417	417	426	426	426	426	426	424	424
New Residential Permits: Total Units	44	44	33	49	43	13	74	34	17	13
<i>New Residential Permits: Single-Family Units</i>	44	44	24	49	39	13	74	34	17	1
<i>New Residential Permits: Multifamily Units</i>	-	-	9	-	4	-	-	-	-	12

Housing Market	Long-Term Rental					Short-Term Rental	
	Overall	Studio	1-BR	2-BR	3-BR	TOTAL	Home/Apt
Multifamily Rental Unit Survey	1,724	203	436	963	122	13	3
Average Monthly Rent	\$1,018	\$788	\$887	\$1,056	\$1,351		10
Rental Unit Vacancy Rate	3.6%	3.7%	3.10%	3.7%	4.6%		

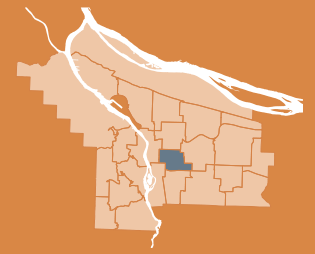
Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	YES	YES	YES
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	YES	YES	YES	NO	NO
3-Person Moderate-Income	YES	YES	YES	YES	YES
Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	YES	YES	YES
Black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

Homeownership Rates	2000	2018
TOTAL	58.6%	52.1%
White	60.9%	51.8%
Black	-	11.3%
Asian	73.6%	71.8%
Hispanic-Latinx	32.2%	36.4%
Hawaiian-Pacific Islander	-	66.7%
Native American	-	68.5%

Median Home Sales Price (2019\$)



Belmont-Hawthorne-Division



Population & Income	Population		Median Income		Poverty Rate	
	2000	2018	*2000	2018	2000	2018
TOTAL	26,866	31,736	\$55,421	\$74,635	12.5%	11.0%
White	23,075	26,896	\$55,908	\$75,340	12.3%	10.1%
Black	509	639	-	\$10,000	8.4%	26.0%
Asian	1,604	1,519	\$60,516	\$71,860	8.0%	17.0%
Hispanic-Latinx	1,077	1,676	\$50,062	\$72,161	24.6%	14.3%
Hawaiian-Pacific Islander	31	5	-	-	-	-
Native American	250	129	-	-	-	5.4%

*(2017\$)

Households	2000	2018
Households Total	12,606	13,898
Single-Person Households	4,660	4,690
Households with Children	2,295	2,815

Populations	2000	2018
Foreign-Born Individuals	2,656	2,267
Persons Exp. Disabilities	3,967	2,508
Persons 65 and Older	2,750	2,529

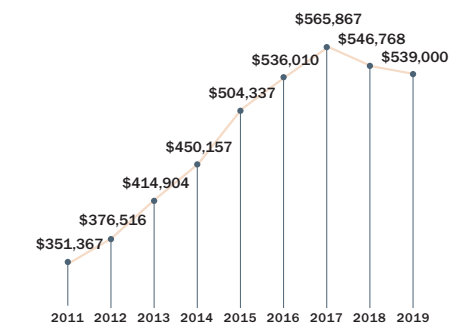
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Housing Units: Total Units	13,328	13,334	13,381	13,588	13,991	14,264	14,582	14,999	15,122	15,161
Housing Units: Single-Family	6,933	6,939	6,955	6,974	7,003	7,040	7,067	7,083	7,099	7,111
Housing Units: Multifamily	6,395	6,395	6,426	6,614	6,988	7,224	7,515	7,916	8,023	8,050
Regulated Affordable Housing Units	-	363	-	-	-	363	-	-	-	-
City Funded Regulated Affordable Housing Units	109	109	109	109	109	109	109	179	182	184
New Residential Permits: Total Units	34	66	192	580	162	268	316	329	174	147
New Residential Permits: Single-Family Units	10	22	24	40	47	33	48	51	39	51
New Residential Permits: Multifamily Units	24	44	168	540	115	235	268	278	135	96

Housing Market	Long-Term Rental					Short-Term Rental
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey	4,947	2,114	2,009	752	56	TOTAL 465
Average Monthly Rent	\$1,293	\$1,143	\$1,279	\$1,519	\$1,481	Home/Apt 371
Rental Unit Vacancy Rate	6.6%	7.2%	6.4%	6.1%	4.2%	Room 94

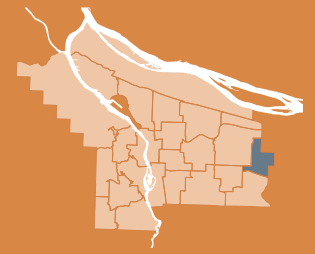
Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	YES	YES	NO
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	YES	NO	NO	NO	NO
3-Person Moderate-Income	YES	YES	YES	YES	NO
Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	YES	YES	NO
Black	NO	NO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

Homeownership Rates	2000	2018
TOTAL	46.9%	46.0%
White	47.4%	46.0%
Black	-	10.0%
Asian	61.6%	60.0%
Hispanic-Latinx	31.5%	42.0%
Hawaiian-Pacific Islander	-	-
Native American	-	11.0%

Median Home Sales Price (2019\$)



Centennial-Glenfair-Wilkes



Population & Income	Population		Median Income		Poverty Rate	
	2000	2018	*2000	2018	2000	2018
TOTAL	25,002	30,263	\$51,909	\$44,831	14.1%	25.9%
White	19,421	20,173	\$53,315	\$45,430	11.9%	25.1%
Black	634	2,725	-	\$14,661	18.9%	48.0%
Asian	1,408	3,562	-	\$48,829	8.9%	18.7%
Hispanic-Latinx	3,303	5,601	\$41,232	\$41,633	9.1%	30.6%
Hawaiian-Pacific Islander	102	471	-	-	-	3.8%
Native American	278	229	-	-	-	59.6%

*(2017\$)

Households	2000	2018
Households Total	9,065	10,248
Single-Person Households	2,205	2,480
Households with Children	3,439	3,765

Populations	2000	2018
Foreign-Born Individuals	4,346	7,759
Persons Exp. Disabilities	5,203	5,238
Persons 65 and Older	2,824	3,307

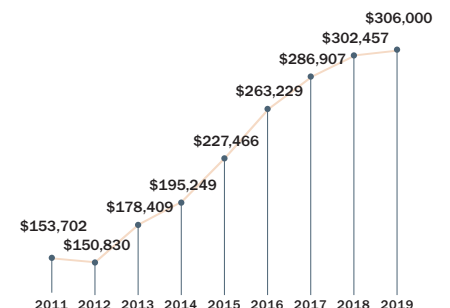
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Housing Units: Total Units	9,563	9,600	9,606	9,661	9,671	9,753	9,760	9,814	9,818	9,828
Housing Units: Single-Family	5,612	5,633	5,639	5,645	5,654	5,658	5,665	5,677	5,681	5,691
Housing Units: Multifamily	3,951	3,967	3,967	4,016	4,017	4,095	4,095	4,137	4,137	4,137
Regulated Affordable Housing Units	-	586	-	-	-	774	-	-	-	-
City Funded Regulated Affordable Housing Units	270	270	270	328	328	328	328	336	344	344
New Residential Permits: Total Units	46	10	74	23	114	5	12	49	8	52
New Residential Permits: Single-Family Units	16	10	47	23	36	5	12	9	8	19
New Residential Permits: Multifamily Units	30	-	27	-	78	-	-	40	-	33

Housing Market	Long-Term Rental					Short-Term Rental	
	Overall	Studio	1-BR	2-BR	3-BR	TOTAL	Home/Apt
Multifamily Rental Unit Survey	2,671	506	566	1,457	138	13	7
Average Monthly Rent	\$1,029	\$905	\$957	\$1,048	\$1,318		6
Rental Unit Vacancy Rate	5.7%	4.9%	6.2%	6.0%	3.3%		

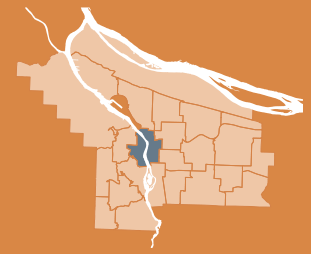
Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	YES	YES	YES
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	YES	YES	YES	NO	NO
3-Person Moderate-Income	YES	YES	YES	YES	YES
Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	YES	YES	YES
Black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

Homeownership Rates	2000	2018
TOTAL	58.2%	53.4%
White	62.6%	57.6%
Black	-	12.5%
Asian	-	67.4%
Hispanic-Latinx	20.2%	37.1%
Hawaiian-Pacific Islander	-	-
Native American	-	21.3%

Median Home Sales Price (2019\$)



Central City



Population & Income	Population		Median Income		Poverty Rate	
	2000	2018	*2000	2018	2000	2018
TOTAL	28,189	38,562	\$30,744	\$40,099	29.0%	27.1%
White	21,649	29,717	\$32,380	\$44,628	27.0%	24.2%
Black	2,489	2,129	\$21,009	\$16,500	41.1%	43.5%
Asian	1,670	3,200	\$27,710	\$31,362	29.4%	37.0%
Hispanic-Latinx	1,530	2,811	\$26,603	\$41,618	32.4%	33.2%
Hawaiian-Pacific Islander	71	419	-	-	-	27.7%
Native American	469	332	-	\$10,000	43.5%	53.4%

*(2017\$)

Households	2000	2018
Households Total	15,752	22,813
Single-Person Households	11,068	14,727
Households with Children	729	982

Populations	2000	2018
Foreign-Born Individuals	2,952	4,849
Persons Exp. Disabilities	6,207	6,726
Persons 65 and Older	2,937	5,560

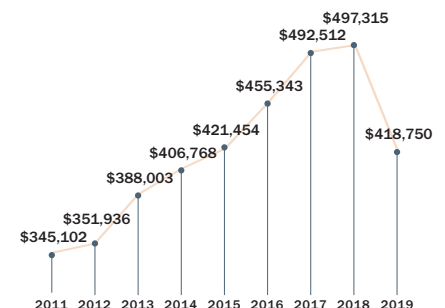
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Housing Units: Total Units	23,934	24,215	24,399	24,665	25,148	27,055	28,541	30,894	32,639	32,680
<i>Housing Units: Single-Family</i>	1,079	1,079	1,081	1,082	1,085	1,085	1,088	1,088	1,088	1,090
<i>Housing Units: Multifamily</i>	22,855	23,136	23,318	23,583	24,063	25,970	27,453	29,806	31,551	31,590
Regulated Affordable Housing Units	-	7,109	-	-	-	7,978	-	-	-	-
<i>City Funded Regulated Affordable Housing Units</i>	4,914	5,341	5,614	5,821	6,037	6,089	6,426	6,769	6,781	7,027
New Residential Permits: Total Units	282	225	545	225	1,490	1,730	1,147	1,907	1,908	823
<i>New Residential Permits: Single-Family Units</i>		5	2	7	4	8	6	5	8	1
<i>New Residential Permits: Multifamily Units</i>	282	220	543	218	1,486	1,722	1,141	1,902	1,900	822

Housing Market	Long-Term Rental					Short-Term Rental
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey	15,263	5,008	6,975	3,060	207	TOTAL 589
Average Monthly Rent	\$1,586	\$1,210	\$1,470	\$2,225	\$3,808	Home/Apt 442
Rental Unit Vacancy Rate	14.7%	16.6%	14.0%	13.2%	16.1%	Room 147

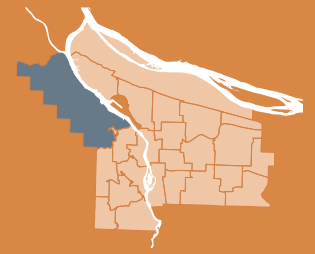
Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	NO	NO	NO
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	YES	NO	NO	NO	NO
3-Person Moderate-Income	YES	YES	NO	NO	NO
Couple with Family	YES	YES	YES	NO	YES
White	YES	YES	NO	NO	NO
Black	NO	NO	NO	NO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

Homeownership Rates	2000	2018
TOTAL	11.9%	17.7%
White	13.0%	19.9%
Black	5.9%	3.3%
Asian	10.5%	12.0%
Hispanic-Latinx	6.0%	4.6%
Hawaiian-Pacific Islander	-	-
Native American	-	10.9%

Median Home Sales Price (2019\$)



Forest Park-Northwest Hills



Population & Income	Population		Median Income		Poverty Rate	
	2000	2018	*2000	2018	2000	2018
TOTAL	6,046	9,243	\$138,304	\$143,391	4.0%	4.3%
White	5,405	7,086	\$110,836	\$141,708	4.4%	5.0%
Black	46	49	-	-	-	-
Asian	371	1,407	-	\$152,754	-	1.8%
Hispanic-Latinx	114	380	-	-	-	-
Hawaiian-Pacific Islander	8	15	-	-	-	-
Native American	30	17	-	-	-	52.9%

*(2017\$)

Households	2000	2018
Households Total	2,303	3,613
Single-Person Households	427	880
Households with Children	882	1,253
Populations		
Foreign-Born Individuals	578	1,633
Persons Exp. Disabilities	464	823
Persons 65 and Older	445	1,292

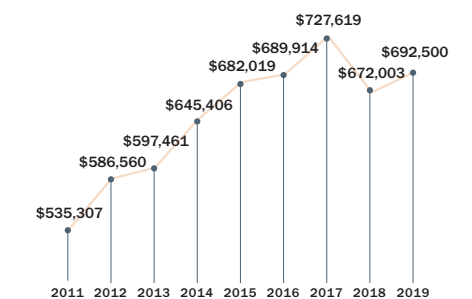
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Housing Units: Total Units	4,227	4,235	4,245	4,261	4,276	4,298	4,320	4,363	4,368	4,379
<i>Housing Units: Single-Family</i>	3,570	3,578	3,588	3,604	3,619	3,641	3,663	3,706	3,711	3,722
<i>Housing Units: Multifamily</i>	657	657	657	657	657	657	657	657	657	657
Regulated Affordable Housing Units-	-	-	-	-	-	-	-	-	-	-
<i>City Funded Regulated Affordable Housing Units</i>	-	-	-	-	-	-	-	-	-	-
New Residential Permits: Total Units	10	17	11	24	16	18	12	6	13	9
<i>New Residential Permits: Single-Family Units</i>	10	17	11	24	16	18	12	6	13	9
<i>New Residential Permits: Multifamily Units</i>	-	-	-	-	-	-	-	-	-	-

Housing Market	Long-Term Rental					Short-Term Rental	
	Overall	Studio	1-BR	2-BR	3-BR	TOTAL	Home/Apt
Multifamily Rental Unit Survey	176	-	40	136	-	17	13
Average Monthly Rent	\$1,670	-	\$1,453	\$1,738	-		4
Rental Unit Vacancy Rate	2.4%	-	1.9%	2.5%	-		

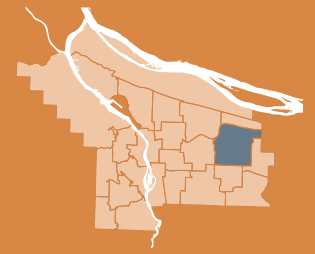
Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	-	YES	NO	-	NO
3-Person Extremely Low-Income	-	NO	NO	-	NO
3-Person Low-Income	-	NO	NO	-	NO
3-Person Moderate-Income	-	YES	NO	-	NO
Couple with Family	-	YES	YES	-	NO
White	-	YES	YES	-	NO
Black	-	NO	NO	-	NO
Latinx	-	NO	NO	-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

Homeownership Rates	2000	2018
TOTAL	90.5%	81.9%
White	90.5%	81.0%
Black	-	100.0%
Asian	-	91.2%
Hispanic-Latinx	-	93.2%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2019\$)



Gateway



Population & Income	Population		Median Income		Poverty Rate	
	2000	2018	*2000	2018	2000	2018
TOTAL	42,431	51,397	\$54,763	\$47,124	12.4%	18.6%
White	33,809	35,144	\$54,991	\$49,496	10.1%	15.9%
Black	1,193	3,914	-	\$33,007	33.5%	29.7%
Asian	3,553	6,107	\$66,565	\$46,612	10.8%	16.8%
Hispanic-Latinx	2,926	7,273	\$44,991	\$43,716	29.5%	27.1%
Hawaiian-Pacific Islander	97	1,176	-	\$52,000	-	4.8%
Native American	430	648	-	-	18.4%	23.0%

*(2017\$)

Households	2000	2018
Households Total	16,496	19,153
Single-Person Households	4,735	6,089
Households with Children	5,013	4,826

Populations	2000	2018
Foreign-Born Individuals	7,170	12,319
Persons Exp. Disabilities	8,504	8,389
Persons 65 and Older	8,004	8,447

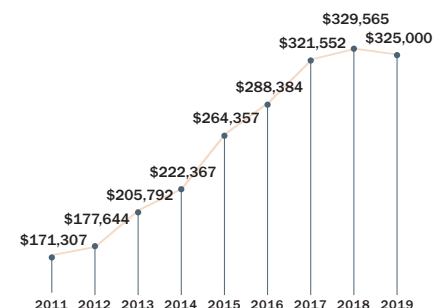
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017	2018
Housing Units: Total Units	18,443	18,451	18,472	18,672	18,800	18,960	19,168	19,452	19,491
<i>Housing Units: Single-Family</i>	11,565	11,573	11,586	11,599	11,626	11,634	11,651	11,665	11,682
<i>Housing Units: Multifamily</i>	6,878	6,878	6,886	7,073	7,174	7,326	7,517	7,787	7,809
Regulated Affordable Housing Units	-	1,089	-	-	-	1,367	-	-	-
<i>City Funded Regulated Affordable Housing Units</i>	620	667	667	727	794	889	889	1,054	1,280
New Residential Permits: Total Units	57	20	150	29	316	96	117	333	114
<i>New Residential Permits: Single-Family Units</i>	8	20	23	29	27	24	17	19	71
<i>New Residential Permits: Multifamily Units</i>	49	-	127	-	289	72	100	314	43

Housing Market	Long-Term Rental					Short-Term Rental	
	Overall	Studio	1-BR	2-BR	3-BR	TOTAL	Home/Apt
Multifamily Rental Unit Survey	3,940	289	1,344	2,039	263	65	
Average Monthly Rent	\$1,102	\$778	\$981	\$1,149	\$1,393	33	
Rental Unit Vacancy Rate	4.0%	5.0%	3.7%	3.9%	5.2%	32	

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

Homeownership Rates	2000	2018
TOTAL	62.9%	51.3%
White	65.5%	57.2%
Black	28.3%	17.8%
Asian	69.4%	48.8%
Hispanic-Latinx	27.2%	41.3%
Hawaiian-Pacific Islander	-	30.0%
Native American	-	44.3%

Median Home Sales Price (2019\$)



Hayden Island



Population & Income	Population		Median Income		Poverty Rate	
	2000	2018	*2000	2018	2000	2018
TOTAL	6,115	6,967	\$60,772	\$72,238	9.6%	12.3%
White	4,919	4,863	\$60,316	\$73,449	8.3%	15.3%
Black	499	770	-	-	-	3.1%
Asian	194	768	-	\$66,779	-	4.8%
Hispanic-Latinx	348	642	-	-	-	7.0%
Hawaiian-Pacific Islander	14	70	-	-	-	-
Native American	98	81	-	-	-	-

*(2017\$)

Households	2000	2018
Households Total	2,324	2,591
Single-Person Households	885	954
Households with Children	384	380
Populations		878
Foreign-Born Individuals	406	1,115
Persons Exp. Disabilities	1,090	1,249
Persons 65 and Older	594	1,201

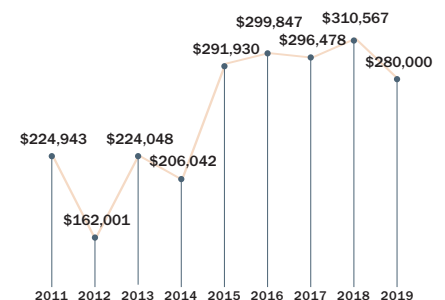
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Housing Units: Total Units	2,711	2,711	2,711	2,711	2,711	2,997	2,999	3,065	3,331	3,331
Housing Units: Single-Family	963	963	963	963	963	965	966	966	966	966
Housing Units: Multifamily	1,748	1,748	1,748	1,748	1,748	2,032	2,033	2,099	2,365	2,365
Regulated Affordable Housing Units	-	-	-	-	-	-	-	-	-	-
City Funded Regulated Affordable Housing Units	-	-	-	-	-	-	-	-	-	-
New Residential Permits: Total Units	-	-	1	96	142	1	66	267	-	-
New Residential Permits: Single-Family Units	-	-	1	1	2	1	-	1	-	-
New Residential Permits: Multifamily Units	-	-	-	95	140	-	66	266	-	-

Housing Market	Long-Term Rental					Short-Term Rental	
	Overall	Studio	1-BR	2-BR	3-BR	TOTAL	Home/Apt
Multifamily Rental Unit Survey	844	115	354	375	-	62	52
Average Monthly Rent	\$1,762	\$1,528	\$1,475	\$2,090	-		10
Rental Unit Vacancy Rate	32.7%	64.2%	31.7%	23.9%	-		

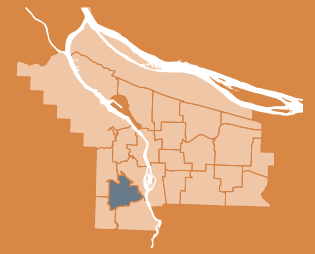
Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	NO	-	YES
3-Person Extremely Low-Income	NO	NO	NO	-	NO
3-Person Low-Income	YES	NO	NO	-	NO
3-Person Moderate-Income	YES	YES	NO	-	YES
Couple with Family	YES	YES	YES	-	YES
White	YES	YES	NO	-	YES
Black	NO	NO	NO	-	NO
Latinx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

Homeownership Rates	2000	2018
TOTAL	75.8%	69.0%
White	76.8%	71.1%
Black	-	50.2%
Asian	-	76.6%
Hispanic-Latinx	-	72.3%
Hawaiian-Pacific Islander	-	51.9%
Native American	-	100.0%

Median Home Sales Price (2019\$)



Hillsdale-Multnomah-Barbur



Population & Income	Population		Median Income		Poverty Rate	
	2000	2018	*2000	2018	2000	2018
TOTAL	18,079	22,094	\$71,551	\$82,642	8.4%	10.2%
White	15,937	19,173	\$71,730	\$85,300	6.7%	9.4%
Black	366	755	-	\$37,214	21.1%	16.4%
Asian	676	667	-	\$70,552	19.2%	8.6%
Hispanic-Latinx	767	1,079	-	\$72,543	22.9%	8.2%
Hawaiian-Pacific Islander	53	8	-	-	-	-
Native American	152	77	-	-	-	11.7%

*(2017\$)

Households	2000	2018
Households Total	8,412	9,249
Single-Person Households	2,842	2,660
Households with Children	1,997	2,531
Populations		
Foreign-Born Individuals	1,658	1,746
Persons Exp. Disabilities	2,189	2,019
Persons 65 and Older	2,095	2,912

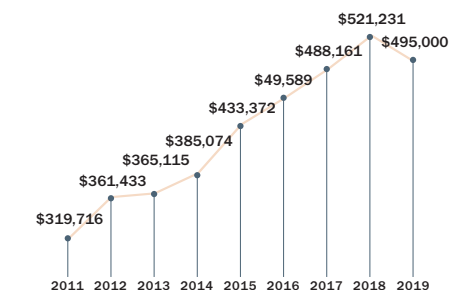
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Housing Units: Total Units	9,174	9,179	9,193	9,205	9,352	9,377	9,415	9,528	9,540	9,583
Housing Units: Single-Family	5,776	5,781	5,795	5,805	5,830	5,855	5,884	5,915	5,927	5,946
Housing Units: Multifamily	3,398	3,398	3,398	3,400	3,522	3,522	3,531	3,613	3,613	3,637
Regulated Affordable Housing Units	-	224	-	-	-	287	-	-	-	-
City Funded Regulated Affordable Housing Units	127	127	127	127	249	249	249	247	247	248
New Residential Permits: Total Units	11	5	131	22	39	32	116	33	59	27
New Residential Permits: Single-Family Units	11	5	12	22	39	32	44	33	20	27
New Residential Permits: Multifamily Units	-	-	119	-	-	-	72	-	39	-

Housing Market	Long-Term Rental					Short-Term Rental	
	Overall	Studio	1-BR	2-BR	3-BR	TOTAL	Home/Apt
Multifamily Rental Unit Survey	1,903	325	679	734	165	102	77
Average Monthly Rent	\$1,238	\$1,259	\$1,113	\$1,261	\$1,665		25
Rental Unit Vacancy Rate	5.9%	6.8%	5.7%	5.7%	6.0%		

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	YES	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
Latinx	NO	YES	YES	NO	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	YES	YES	YES	NO
Hawaiian-Pacific Islander	YES	YES	YES	NO	NO
Senior	YES	YES	NO	NO	NO
Single Mother	NO	NO	NO	NO	NO
Foreign-Born	NO	YES	YES	NO	NO

Homeownership Rates	2000	2018
TOTAL	60.1%	62.1%
White	62.9%	64.4%
Black	-	18.4%
Asian	-	49.8%
Hispanic-Latinx	-	55.0%
Hawaiian-Pacific Islander	-	-
Native American	-	20.7%

Median Home Sales Price (2019\$)



Hollywood



Population & Income	Population		Median Income		Poverty Rate	
	2000	2018	*2000	2018	2000	2018
TOTAL	29,487	33,379	\$67,613	\$78,648	7.9%	8.4%
White	25,712	28,897	\$70,708	\$81,944	8.8%	7.5%
Black	1,341	841	\$48,254	\$26,747	22.0%	34.6%
Asian	841	1,392	-	\$60,523	3.9%	8.1%
Hispanic-Latinx	1,081	1,834	\$46,586	\$43,088	13.7%	17.3%
Hawaiian-Pacific Islander	36	25	-	-	-	-
Native American	207	77	-	-	-	22.1%

*(2017\$)

Households	2000	2018
Households Total	14,069	15,233
Single-Person Households	5,548	5,509
Households with Children	3,118	3,395

Populations	2000	2018
Foreign-Born Individuals	1,860	1,888
Persons Exp. Disabilities	4,388	3,052
Persons 65 and Older	3,193	4,511

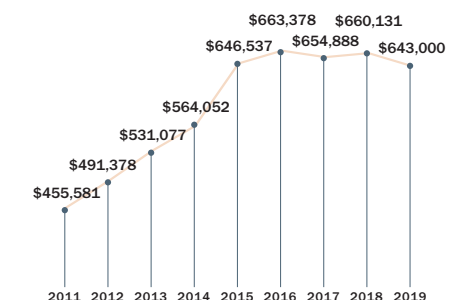
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Housing Units: Total Units	14,522	14,575	14,705	14,783	15,221	15,306	15,385	15,851	15,910	16,719
Housing Units: Single-Family	7,859	7,860	7,864	7,868	7,885	7,893	7,910	7,914	7,924	7,934
Housing Units: Multifamily	6,663	6,715	6,841	6,915	7,336	7,413	7,475	7,937	7,986	8,785
Regulated Affordable Housing Units	-	642	-	-	-	732	-	-	-	-
City Funded Regulated Affordable Housing Units	135	152	152	172	172	172	172	214	214	214
New Residential Permits: Total Units	58	53	155	405	147	53	316	550	609	126
New Residential Permits: Single-Family Units	4	6	10	18	15	16	7	32	10	10
New Residential Permits: Multifamily Units	54	47	145	387	132	37	309	518	599	116

Housing Market	Long-Term Rental					Short-Term Rental
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey	5,344	2,156	2,093	1,005	89	TOTAL 294
Average Monthly Rent	\$1,371	\$1,115	\$1,307	\$1,693	\$1,785	Home/Apt 209
Rental Unit Vacancy Rate	8.6%	7.5%	10.1%	8.3%	4.5%	Room 85

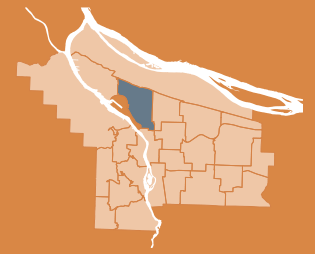
Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	YES	NO	NO
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	YES	YES	NO	NO	NO
3-Person Moderate-Income	YES	YES	YES	NO	NO
Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	YES	YES	NO
Black	NO	NO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

Homeownership Rates	2000	2018
TOTAL	53.8%	51.5%
White	57.2%	53.2%
Black	16.4%	18.2%
Asian	-	49.2%
Hispanic-Latinx	28.9%	25.7%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2019\$)



Interstate Corridor



Population & Income	Population		Median Income		Poverty Rate	
	2000	2018	*2000	2018	2000	2018
TOTAL	37,540	47,458	\$51,384	\$72,340	17.9%	14.1%
White	22,012	36,047	\$55,595	\$79,819	13.1%	12.5%
Black	8,719	5,615	\$36,719	\$37,940	24.9%	26.5%
Asian	1,591	1,924	\$55,110	\$87,413	23.6%	6.2%
Hispanic-Latinx	3,729	4,838	\$41,894	\$63,325	30.1%	17.0%
Hawaiian-Pacific Islander	312	165	-	-	-	5.5%
Native American	557	352	-	-	29.1%	28.4%

*(2017\$)

Households	2000	2018
Households Total	15,835	19,530
Single-Person Households	4,864	6,025
Households with Children	4,891	4,242

Populations	2000	2018
Foreign-Born Individuals	5,096	4,369
Persons Exp. Disabilities	8,675	5,493
Persons 65 and Older	3,886	4,105

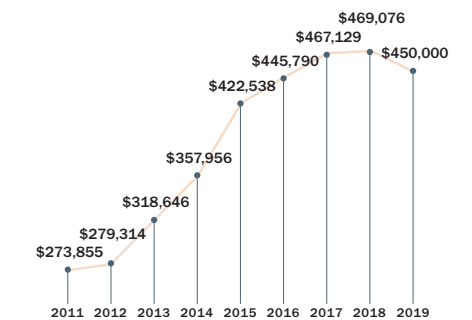
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Housing Units: Total Units	18,052	18,168	18,294	18,531	19,305	19,570	20,233	21,223	22,128	22,749
<i>Housing Units: Single-Family</i>	12,454	12,490	12,524	12,605	12,690	12,759	12,819	12,879	12,942	13,023
<i>Housing Units: Multifamily</i>	5,598	5,678	5,770	5,926	6,615	6,811	7,414	8,344	9,186	9,726
Regulated Affordable Housing Units	-	2,050	-	-	-	2,303	-	-	-	-
<i>City Funded Regulated Affordable Housing Units</i>	968	1,085	1,107	1,187	1,234	1,249	1,257	1,326	1,339	1,731
New Residential Permits: Total Units	158	127	334	531	502	696	480	998	653	1,120
<i>New Residential Permits: Single-Family Units</i>	41	46	100	97	107	112	172	115	155	88
<i>New Residential Permits: Multifamily Units</i>	117	81	234	434	395	584	308	883	498	1,032

Housing Market	Long-Term Rental					Short-Term Rental
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey	4,673	1,687	2,041	871	51	TOTAL 570
Average Monthly Rent	\$1,506	\$1,193	\$1,468	\$2,013	\$1,660	Home/Apt 453
Rental Unit Vacancy Rate	16.1%	12.0%	18.7%	18.7%	4.7%	Room 117

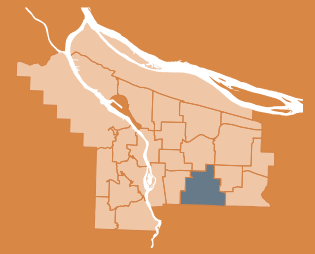
Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	NO	YES	NO
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	YES	NO	NO	NO	NO
3-Person Moderate-Income	YES	YES	NO	YES	NO
Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	YES	YES	NO
Black	NO	NO	NO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

Homeownership Rates	2000	2018
TOTAL	60.2%	55.2%
White	68.4%	58.9%
Black	43.7%	34.7%
Asian	67.1%	59.3%
Hispanic-Latinx	38.9%	41.4%
Hawaiian-Pacific Islander	-	80.0%
Native American	-	37.3%

Median Home Sales Price (2019\$)



Lents-Foster



Population & Income	Population		Median Income		Poverty Rate	
	2000	2018	*2000	2018	2000	2018
TOTAL	43,813	51,397	\$51,125	\$55,978	14.0%	16.6%
White	33,888	36,607	\$51,685	\$56,724	13.1%	15.6%
Black	757	1,752	\$54,794	\$47,351	29.6%	25.2%
Asian	4,239	7,172	-	\$53,375	11.8%	20.0%
Hispanic-Latinx	3,474	6,520	\$48,551	\$47,526	17.4%	26.0%
Hawaiian-Pacific Islander	151	540	-	-	-	25.3%
Native American	572	583	-	-	19.7%	12.5%

*(2017\$)

Households	2000	2018
Households Total	16,556	19,232
Single-Person Households	4,496	5,201
Households with Children	5,582	5,300

Populations	2000	2018
Foreign-Born Individuals	8,368	10,498
Persons Exp. Disabilities	9,263	7,353
Persons 65 and Older	4,496	5,480

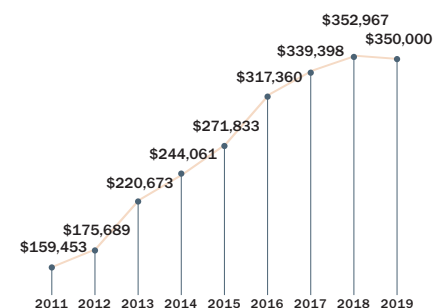
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Housing Units: Total Units	18,531	18,589	18,649	18,716	18,823	18,916	19,062	19,591	19,706	19,858
Housing Units: Single-Family	13,906	13,960	14,006	14,071	14,171	14,251	14,331	14,421	14,514	14,574
Housing Units: Multifamily	4,625	4,629	4,643	4,645	4,652	4,665	4,731	5,170	5,192	5,284
Regulated Affordable Housing Units	-	988	-	-	-	1,023	-	-	-	-
City Funded Regulated Affordable Housing Units	315	354	373	374	374	374	374	401	679	679
New Residential Permits: Total Units	74	46	67	107	95	160	180	419	227	117
New Residential Permits: Single-Family Units	70	46	67	105	89	111	112	122	101	93
New Residential Permits: Multifamily Units	4	-	-	2	6	49	68	297	126	24

Housing Market	Long-Term Rental					Short-Term Rental	
	Overall	Studio	1-BR	2-BR	3-BR	TOTAL	Home/Apt
Multifamily Rental Unit Survey	1,613	410	268	765	149	148	100
Average Monthly Rent	\$1,193	\$1,049	\$1,098	\$1,150	\$1,695		48
Rental Unit Vacancy Rate	6.6%	6.9%	6.0%	6.4%	7.5%		

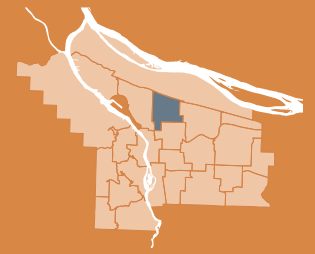
Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	YES	YES	YES
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	YES	YES	YES	NO	NO
3-Person Moderate-Income	YES	YES	YES	YES	YES
Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	YES	YES	YES
Black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

Homeownership Rates	2000	2018
TOTAL	61.0%	58.7%
White	62.1%	59.9%
Black	-	41.7%
Asian	73.6%	65.9%
Hispanic-Latinx	45.8%	44.6%
Hawaiian-Pacific Islander	-	15.9%
Native American	-	32.4%

Median Home Sales Price (2019\$)



MLK-Alberta



Population & Income	Population		Median Income		Poverty Rate	
	2000	2018	*2000	2018	2000	2018
TOTAL	33,611	37,381	\$61,411	\$90,884	13.4%	10.0%
White	18,960	29,026	\$70,228	\$99,834	7.7%	8.3%
Black	10,094	4,540	\$43,585	\$42,303	21.5%	22.1%
Asian	807	1,088	-	\$133,594	11.0%	3.6%
Hispanic-Latinx	2,353	2,132	\$58,763	\$66,813	27.0%	14.8%
Hawaiian-Pacific Islander	272	10	-	-	-	-
Native American	347	272	-	-	33.2%	-

*(2017\$)

Households	2000	2018
Households Total	13,112	14,525
Single-Person Households	3,443	3,586
Households with Children	4,215	3,921

Populations	2000	2018
Foreign-Born Individuals	2,811	2,471
Persons Exp. Disabilities	5,852	3,190
Persons 65 and Older	2,952	3,566

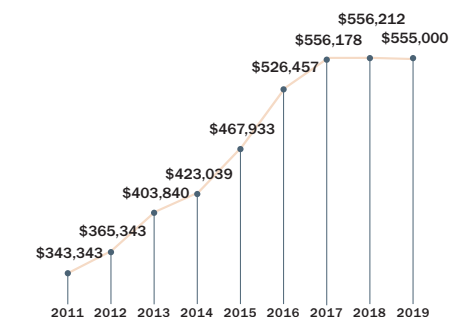
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Housing Units: Total Units	13,644	13,732	13,778	13,847	13,980	14,122	14,271	14,465	14,628	14,726
<i>Housing Units: Single-Family</i>	11,346	11,387	11,433	11,491	11,540	11,606	11,653	11,695	11,735	11,793
<i>Housing Units: Multifamily</i>	2,298	2,345	2,345	2,356	2,440	2,516	2,618	2,770	2,893	2,933
Regulated Affordable Housing Units	-	713	-	-	-	757	-	-	-	-
<i>City Funded Regulated Affordable Housing Units</i>	225	264	321	323	323	323	323	395	455	455
New Residential Permits: Total Units	101	47	83	130	128	139	281	168	211	184
<i>New Residential Permits: Single-Family Units</i>	59	45	75	60	76	95	87	94	91	42
<i>New Residential Permits: Multifamily Units</i>	42	2	8	70	52	44	194	74	120	142

Housing Market	Long-Term Rental					Short-Term Rental
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey	1,228	477	512	220	19	TOTAL 489
Average Monthly Rent	\$1,307	\$1,174	\$1,258	\$1,593	\$1,630	Home/Apt 389
Rental Unit Vacancy Rate	10.7%	9.5%	12.1%	9.5%	17.2%	Room 100

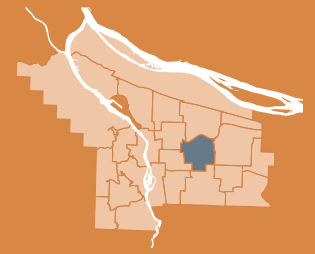
Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	YES	YES	NO
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	YES	YES	NO	NO	NO
3-Person Moderate-Income	YES	YES	YES	YES	NO
Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	YES	YES	NO
Black	NO	NO	NO	NO	NO
Latinx	YES	YES	NO	NO	NO
Native American	NO	YES	NO	NO	NO
Asian	YES	YES	YES	NO	NO
Hawaiian-Pacific Islander	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	2018
TOTAL	69.6%	69.8%
White	76.8%	71.5%
Black	57.7%	60.3%
Asian	-	77.5%
Hispanic-Latinx	43.7%	47.9%
Hawaiian-Pacific Islander	-	-
Native American	-	87.2%

Median Home Sales Price (2019\$)



Montavilla



Population & Income	Population		Median Income		Poverty Rate	
	2000	2018	*2000	2018	2000	2018
TOTAL	34,989	38,871	\$58,049	\$65,383	9.3%	12.4%
White	28,028	31,279	\$59,582	\$66,903	7.8%	10.3%
Black	906	1,031	-	\$55,140	21.4%	26.8%
Asian	3,499	3,391	\$59,037	\$44,813	12.4%	27.1%
Hispanic-Latinx	1,949	3,358	\$47,395	\$60,238	28.0%	16.7%
Hawaiian-Pacific Islander	143	98	-	-	-	-
Native American	272	315	-	-	-	-

*(2017\$)

Households	2000	2018
Households Total	14,288	16,003
Single-Person Households	4,498	5,029
Households with Children	3,856	3,594

Populations	2000	2018
Foreign-Born Individuals	5,260	4,195
Persons Exp. Disabilities	5,618	4,845
Persons 65 and Older	4,577	4,845

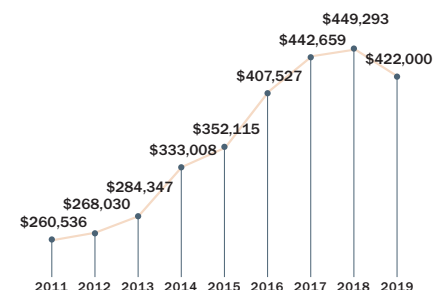
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017	2018	2-10
Housing Units: Total Units	15,164	15,182	15,196	15,219	15,270	15,355	15,584	15,690	15,745	15,897
<i>Housing Units: Single-Family</i>	10,306	10,322	10,336	10,359	10,391	10,439	10,480	10,530	10,577	10,618
<i>Housing Units: Multifamily</i>	4,858	4,860	4,860	4,860	4,879	4,916	5,104	5,160	5,168	5,279
Regulated Affordable Housing Units	-	674	-	-	-	688	-	-	-	-
<i>City Funded Regulated Affordable Housing Units</i>	264	264	264	264	303	303	303	320	318	325
New Residential Permits: Total Units	17	14	42	40	86	116	195	146	133	139
<i>New Residential Permits: Single-Family Units</i>	15	14	27	37	56	79	69	90	85	31
<i>New Residential Permits: Multifamily Units</i>	2	-	15	3	30	37	126	56	48	108

Housing Market	Long-Term Rental					Short-Term Rental	
	Overall	Studio	1-BR	2-BR	3-BR	TOTAL	Home/Apt
Multifamily Rental Unit Survey	2,797	1,028	774	847	141	269	208
Average Monthly Rent	\$1,199	\$1,424	\$1,045	\$1,263	\$1,434		
Rental Unit Vacancy Rate	4.9%	5.4%	5.1%	4.0%	7.4%		

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
Latinx	YES	YES	YES	YES	NO
Native American	YES	YES	NO	NO	NO
Asian	YES	YES	YES	YES	NO
Hawaiian-Pacific Islander	YES	YES	YES	YES	NO
Senior	YES	YES	NO	NO	NO
Single Mother	NO	NO	NO	NO	NO
Foreign-Born	YES	YES	YES	NO	NO

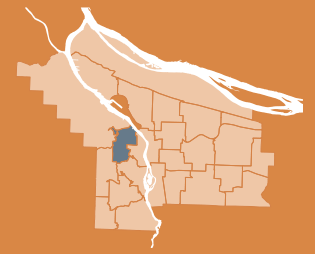
Homeownership Rates	2000	2018
TOTAL	59.2%	57.7%
White	61.1%	59.8%
Black	-	18.1%
Asian	61.5%	58.0%
Hispanic-Latinx	33.5%	51.2%
Hawaiian-Pacific Islander	-	100.0%
Native American	-	34.7%

Median Home Sales Price (2019\$)



Neighborhood Profile

Northwest



Population & Income	Population		Median Income		Poverty Rate	
	2000	2018	*2000	2018	2000	2018
TOTAL	16,802	23,520	\$51,102	\$77,660	13.0%	9.4%
White	15,190	20,509	\$53,930	\$78,442	11.5%	8.1%
Black	312	516	-	\$14,342	-	37.8%
Asian	564	1,137	-	\$125,169	27.6%	7.4%
Hispanic-Latinx	535	1,688	-	\$56,818	15.0%	11.9%
Hawaiian-Pacific Islander	22	13	-	-	-	-
Native American	143	132	-	-	-	36.0%

*(2017\$)

Households	2000	2018
Households Total	10,207	13,627
Single-Person Households	5,974	7,217
Households with Children	1,008	1,470

Populations	2000	2018
Foreign-Born Individuals	1,655	2,629
Persons Exp. Disabilities	2,021	2,221
Persons 65 and Older	1,744	3,118

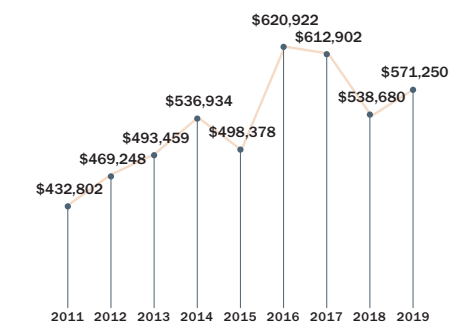
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Housing Units: Total Units	13,394	13,513	13,707	14,047	14,682	15,476	16,281	18,208	18,300	18,593
<i>Housing Units: Single-Family</i>	2,711	2,713	2,715	2,722	2,726	2,732	2,740	2,746	2,750	2,752
<i>Housing Units: Multifamily</i>	10,683	10,800	10,992	11,325	11,956	12,744	13,541	15,462	15,550	15,841
Regulated Affordable Housing Units	-	791	-	-	-	870	-	-	-	-
<i>City Funded Regulated Affordable Housing Units</i>	224	224	224	224	224	224	224	224	258	297
New Residential Permits: Total Units	1	280	302	313	786	818	633	761	590	844
<i>New Residential Permits: Single-Family Units</i>	1	4	7	7	9	3	5	7	9	6
<i>New Residential Permits: Multifamily Units</i>	-	276	295	306	777	815	628	754	581	838

Housing Market	Long-Term Rental					Short-Term Rental
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey	10,215	4,421	4,190	1,570	30	TOTAL 296
Average Monthly Rent	\$1,582	\$1,167	\$1,540	\$2,503	\$2,740	Home/Apt 250
Rental Unit Vacancy Rate	10.5%	8.5%	11.3%	14.4%	8.4%	Room 46

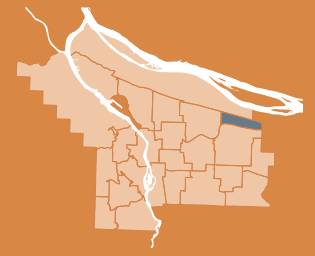
Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	NO	NO	NO
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	YES	NO	NO	NO	NO
3-Person Moderate-Income	YES	YES	NO	NO	NO
Couple with Family	YES	YES	YES	NO	YES
White	YES	YES	NO	NO	NO
Black	NO	NO	NO	NO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

Homeownership Rates	2000	2018
TOTAL	29.9%	34.4%
White	31.7%	37.1%
Black	-	0.0%
Asian	-	30.7%
Hispanic-Latinx	-	20.7%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2019\$)



Parkrose-Argay



Population & Income	Population		Median Income		Poverty Rate	
	2000	2018	*2000	2018	2000	2018
TOTAL	12,298	13,095	\$55,389	\$57,668	11.6%	13.6%
White	8,640	8,074	\$55,966	\$61,289	8.7%	9.9%
Black	924	1,725	-	\$32,143	23.1%	24.0%
Asian	1,356	1,728	-	\$85,127	9.2%	10.1%
Hispanic-Latinx	986	1,455	-	\$54,909	24.6%	19.3%
Hawaiian-Pacific Islander	104	160	-	-	-	43.1%
Native American	96	129	-	-	-	5.4%

*(2017\$)

Households	2000	2018
Households Total	5,071	5,309
Single-Person Households	1,576	1,527
Households with Children	1,477	1,326

Populations	2000	2018
Foreign-Born Individuals	2,243	2,429
Persons Exp. Disabilities	2,137	2,060
Persons 65 and Older	2,026	2,056

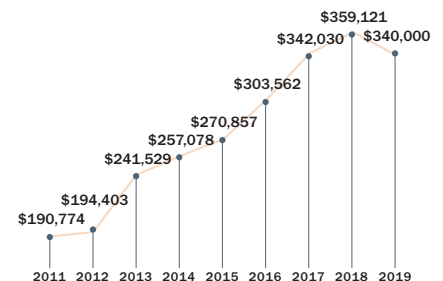
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Housing Units: Total Units	5,685	5,691	5,691	5,691	5,694	5,694	5,695	5,698	5,698	5,700
<i>Housing Units: Single-Family</i>	2,976	2,979	2,979	2,979	2,979	2,979	2,980	2,983	2,983	2,985
<i>Housing Units: Multifamily</i>	2,709	2,712	2,712	2,712	2,715	2,715	2,715	2,715	2,715	2,715
Regulated Affordable Housing Units	-	86	-	-	-	86	-	-	-	-
<i>City Funded Regulated Affordable Housing Units</i>	27	27	27	27	27	27	27	27	27	27
New Residential Permits: Total Units	3	-	-	-	2	1	3	56	17	1
<i>New Residential Permits: Single-Family Units</i>	3	-	-	-	-	1	3	-	5	1
<i>New Residential Permits: Multifamily Units</i>	-	-	-	-	2	-	-	56	12	-

Housing Market	Long-Term Rental					Short-Term Rental	
	Overall	Studio	1-BR	2-BR	3-BR	TOTAL	Home/Apt
Multifamily Rental Unit Survey	1,744	307	487	671	276	15	6
Average Monthly Rent	\$1,288	\$1,105	\$1,097	\$1,347	\$1,563	9	
Rental Unit Vacancy Rate	5.7%	6.1%	6.4%	5.2%	5.5%		

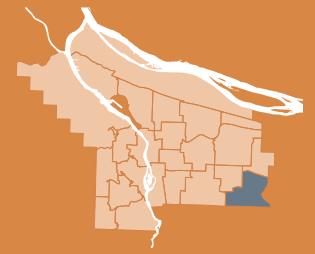
Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	YES	YES	YES
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	YES	YES	NO	NO	NO
3-Person Moderate-Income	YES	YES	YES	YES	YES
Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	YES	YES	YES
Black	NO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

Homeownership Rates	2000	2018
TOTAL	57.7%	55.9%
White	62.0%	61.7%
Black	-	22.1%
Asian	-	70.0%
Hispanic-Latinx	-	32.6%
Hawaiian-Pacific Islander	-	-
Native American	-	65.7%

Median Home Sales Price (2019\$)



Pleasant Valley



Population & Income	Population		Median Income		Poverty Rate	
	2000	2018	*2000	2018	2000	2018
TOTAL	10,761	16,959	\$70,797	\$57,011	8.1%	19.5%
White	9,067	11,622	\$70,908	\$60,526	7.6%	14.0%
Black	140	1,299	-	\$27,478	-	59.6%
Asian	911	2,321	-	\$66,122	8.0%	15.7%
Hispanic-Latinx	454	929	-	\$102,365	12.6%	25.5%
Hawaiian-Pacific Islander	26	269	-	-	-	-
Native American	108	160	-	-	-	40.3%

*(2017\$)

Households	2000	2018
Households Total	3,742	5,455
Single-Person Households	661	1,185
Households with Children	1,440	1,809

Populations	2000	2018
Foreign-Born Individuals	1,468	4,495
Persons Exp. Disabilities	1,897	2,783
Persons 65 and Older	1,261	2,494

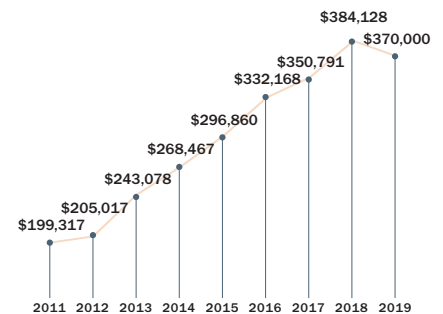
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Housing Units: Total Units	5,303	5,309	5,321	5,330	5,354	5,368	5,392	5,406	5,413	5,474
<i>Housing Units: Single-Family</i>	4,056	4,062	4,074	4,081	4,105	4,119	4,143	4,155	4,162	4,199
<i>Housing Units: Multifamily</i>	1,247	1,247	1,247	1,249	1,249	1,249	1,249	1,251	1,251	1,275
Regulated Affordable Housing Units	-	55	-	-	-	55	-	-	-	-
<i>City Funded Regulated Affordable Housing Units</i>	36	36	36	36	36	36	36	36	36	36
New Residential Permits: Total Units	6	15	12	21	20	23	80	8	72	58
<i>New Residential Permits: Single-Family Units</i>	6	15	10	21	20	23	80	8	72	58
<i>New Residential Permits: Multifamily Units</i>	-	-	2	-	-	-	-	-	-	-

Housing Market	Long-Term Rental					Short-Term Rental	
	Overall	Studio	1-BR	2-BR	3-BR	TOTAL	Home/Apt
Multifamily Rental Unit Survey	629	29	68	451	66	15	
Average Monthly Rent	\$1,251	\$956	\$989	\$1,248	\$1,425	7	
Rental Unit Vacancy Rate	3.4%	4.5%	1.2%	3.4%	3.9%	8	

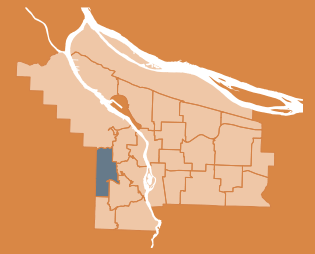
Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	YES	YES	YES
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	YES	YES	YES	NO	NO
3-Person Moderate-Income	YES	YES	YES	YES	YES
Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	YES	YES	YES
Black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

Homeownership Rates	2000	2018
TOTAL	75.8%	71.5%
White	76.3%	75.2%
Black	-	9.5%
Asian	-	93.4%
Hispanic-Latinx	-	73.9%
Hawaiian-Pacific Islander	-	-
Native American	-	74.6%

Median Home Sales Price (2019\$)



Raleigh Hills



Population & Income	Population		Median Income		Poverty Rate	
	2000	2018	*2000	2018	2000	2018
TOTAL	13,742	14,749	\$90,755	\$112,094	4.3%	6.6%
White	12,640	13,080	\$86,788	\$113,915	3.9%	5.4%
Black	152	382	-	\$36,293	-	34.0%
Asian	343	542	-	\$106,944	7.3%	3.9%
Hispanic-Latinx	484	694	-	\$94,318	6.5%	9.9%
Hawaiian-Pacific Islander	13	12	-	-	-	-
Native American	48	28	-	-	-	55.6%

*(2017\$)

Households	2000	2018
Households Total	5,709	6,192
Single-Person Households	1,559	1,718
Households with Children	1,764	1,799
Populations		
Foreign-Born Individuals	1,302	1,227
Persons Exp. Disabilities	1,751	1,507
Persons 65 and Older	2,131	2,760

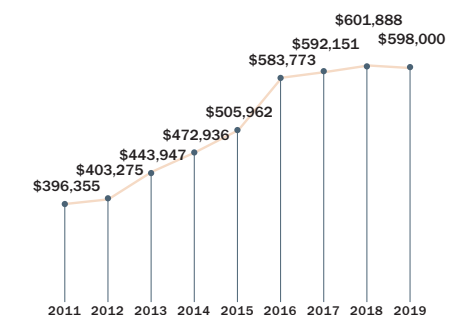
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Housing Units: Total Units	5,868	5,877	5,880	5,904	5,920	5,939	5,984	6,005	6,017	6,029
Housing Units: Single-Family	4,663	4,672	4,675	4,683	4,699	4,717	4,740	4,761	4,773	4,785
Housing Units: Multifamily	1,205	1,205	1,205	1,221	1,221	1,222	1,244	1,244	1,244	1,244
Regulated Affordable Housing Units	-	97	-	-	-	111	-	-	-	-
City Funded Regulated Affordable Housing Units	-	-	-	14	14	14	14	14	14	14
New Residential Permits: Total Units	8	7	22	14	24	44	21	14	204	87
New Residential Permits: Single-Family Units	8	7	7	14	24	22	21	14	9	15
New Residential Permits: Multifamily Units	-	-	15	-	-	22	-	-	195	72

Housing Market	Long-Term Rental					Short-Term Rental	
	Overall	Studio	1-BR	2-BR	3-BR	TOTAL	Home/Apt
Multifamily Rental Unit Survey	1,080	77	387	541	69	41	
Average Monthly Rent	\$1,321	\$1,035	\$1,157	\$1,374	\$1,733	35	
Rental Unit Vacancy Rate	23.0%	9.7%	26.8%	24.4%	7.1%	6	

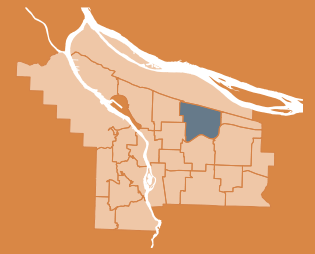
Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	YES	YES	NO
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	YES	YES	YES	NO	NO
3-Person Moderate-Income	YES	YES	YES	YES	NO
Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	YES	YES	NO
Black	YES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

Homeownership Rates	2000	2018
TOTAL	73.5%	74.5%
White	75.8%	76.9%
Black	-	23.1%
Asian	-	74.0%
Hispanic-Latinx	-	61.2%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2019\$)



Roseway-Cully



Population & Income	Population		Median Income		Poverty Rate	
	2000	2018	*2000	2018	2000	2018
TOTAL	36,329	39,788	\$59,564	\$65,591	13.4%	16.4%
White	26,017	30,380	\$61,881	\$69,375	9.6%	13.3%
Black	2,255	2,584	\$53,851	\$40,363	26.7%	43.9%
Asian	3,746	3,474	\$59,300	\$60,016	18.4%	12.6%
Hispanic-Latinx	3,719	5,792	\$45,701	\$44,472	34.9%	39.3%
Hawaiian-Pacific Islander	142	19	-	-	-	-
Native American	405	361	-	\$35,000	-	13.2%

*(2017\$)

Households	2000	2018
Households Total	13,547	15,161
Single-Person Households	3,854	4,292
Households with Children	4,261	4,004

Populations	2000	2018
Foreign-Born Individuals	6,209	5,562
Persons Exp. Disabilities	6,302	4,307
Persons 65 and Older	3,709	4,668

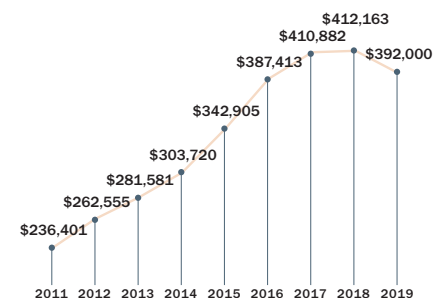
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Housing Units: Total Units	15,503	15,522	15,576	15,600	15,620	15,644	15,687	15,730	15,760	15,816
<i>Housing Units: Single-Family</i>	11,070	11,089	11,105	11,121	11,139	11,163	11,205	11,237	11,255	11,277
<i>Housing Units: Multifamily</i>	4,433	4,433	4,471	4,479	4,481	4,481	4,482	4,493	4,505	4,539
Regulated Affordable Housing Units	-	1,334	-	-	-	1,387	-	-	-	-
<i>City Funded Regulated Affordable Housing Units</i>	796	796	796	796	796	821	821	1100	1022	1027
New Residential Permits: Total Units	16	22	25	20	29	47	50	70	110	79
<i>New Residential Permits: Single-Family Units</i>	16	22	21	18	29	47	31	39	51	63
<i>New Residential Permits: Multifamily Units</i>	-	-	4	2	-	-	19	31	59	16

Housing Market	Long-Term Rental					Short-Term Rental
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey	1,462	435	510	455	61	TOTAL 185
Average Monthly Rent	\$1,154	\$863	\$1,010	\$1,276	\$1,413	Home/Apt 120
Rental Unit Vacancy Rate	5.5%	5.0%	7.1%	4.4%	5.2%	Room 65

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	YES	YES	NO
3-Person Moderate-Income	YES	YES	YES	YES	NO
Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	YES	YES	YES
Black	NO	NO	NO	NO	NO
Latinx	YES	YES	YES	YES	NO
Native American	YES	YES	YES	NO	NO
Asian	YES	YES	YES	YES	NO
Hawaiian-Pacific Islander	YES	YES	YES	YES	NO
Senior	YES	YES	YES	NO	NO
Single Mother	NO	NO	NO	NO	NO
Foreign-Born	YES	YES	YES	YES	NO

Homeownership Rates	2000	2018
TOTAL	67.2%	65.1%
White	72.9%	67.7%
Black	38.4%	36.9%
Asian	57.7%	65.0%
Hispanic-Latinx	28.7%	33.9%
Hawaiian-Pacific Islander	-	-
Native American	-	66.1%

Median Home Sales Price (2019\$)





Sellwood-Moreland-Brooklyn

Population & Income	Population		Median Income		Poverty Rate	
	2000	2018	*2000	2018	2000	2018
TOTAL	16,027	18,702	\$53,558	\$72,853	12.1%	11.9%
White	14,087	16,204	\$54,954	\$74,266	10.2%	11.3%
Black	352	110	-	-	-	35.5%
Asian	607	955	-	\$73,750	15.5%	23.2%
Hispanic-Latinx	642	1,461	-	\$47,340	26.9%	12.3%
Hawaiian-Pacific Islander	38	42	-	-	-	-
Native American	148	175	-	-	-	0.6%

*(2017\$)

Households	2000	2018
Households Total	7,728	8,527
Single-Person Households	2,928	3,096
Households with Children	1,628	2,058

Populations	2000	2018
Foreign-Born Individuals	1,208	1,337
Persons Exp. Disabilities	2,623	1,663
Persons 65 and Older	1,677	2,492

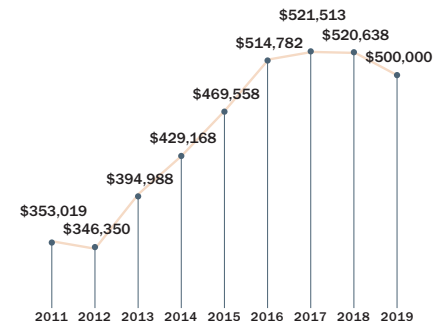
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Housing Units: Total Units	8,155	8,166	8,192	8,215	8,416	8,469	8,774	9,429	9,446	9,610
<i>Housing Units: Single-Family</i>	4,441	4,452	4,468	4,488	4,522	4,553	4,582	4,618	4,627	4,647
<i>Housing Units: Multifamily</i>	3,714	3,714	3,724	3,727	3,894	3,916	4,192	4,811	4,819	4,963
Regulated Affordable Housing Units	-	616	-	-	-	617	-	-	-	-
<i>City Funded Regulated Affordable Housing Units</i>	85	85	85	85	85	85	85	85	85	85
New Residential Permits: Total Units	12	27	33	190	107	188	229	299	188	421
<i>New Residential Permits: Single-Family Units</i>	12	21	32	35	39	40	43	24	34	26
<i>New Residential Permits: Multifamily Units</i>	-	6	1	155	68	148	186	275	154	395

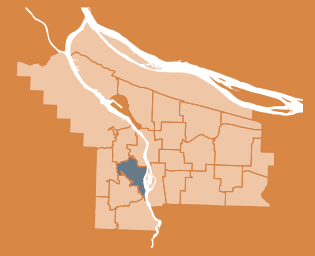
Housing Market	Long-Term Rental					Short-Term Rental
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey	2,433	847	1,021	548	11	TOTAL 160
Average Monthly Rent	\$1,298	\$1,186	\$1,223	\$1,503	\$2,695	Home/Apt 134
Rental Unit Vacancy Rate	7.8%	9.6%	7.9%	5.0%	0.0%	Room 26

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

Homeownership Rates	2000	2018
TOTAL	47.7%	50.7%
White	49.5%	52.7%
Black	-	33.3%
Asian	-	39.5%
Hispanic-Latinx	-	28.2%
Hawaiian-Pacific Islander	-	-
Native American	-	12.0%

Median Home Sales Price (2019\$)





South Portland-Marquam Hill

Population & Income	Population		Median Income		Poverty Rate	
	2000	2018	*2000	2018	2000	2018
TOTAL	9,890	14,740	\$76,706	\$88,977	10.3%	10.2%
White	8,915	12,226	\$75,190	\$95,850	9.3%	8.4%
Black	121	378	-	\$22,917	-	38.2%
Asian	471	1,032	-	\$60,000	21.7%	12.2%
Hispanic-Latinx	285	1,006	-	\$42,321	-	8.4%
Hawaiian-Pacific Islander	12	1	-	-	-	-
Native American	37	-	-	-	-	-

*(2017\$)

Households	2000	2018
Households Total	5,258	7,979
Single-Person Households	2,247	3,473
Households with Children	707	956

Populations	2000	2018
Foreign-Born Individuals	956	1,939
Persons Exp. Disabilities	1,184	1,776
Persons 65 and Older	1,282	3,117

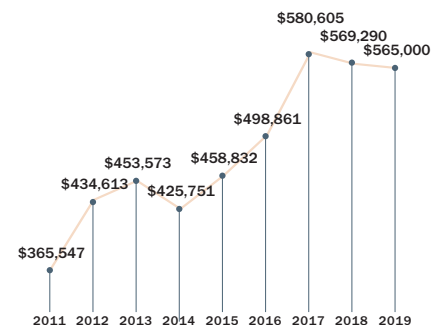
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Housing Units: Total Units	7,247	7,251	7,463	7,613	7,869	8,527	8,559	8,863	8,875	8,878
<i>Housing Units: Single-Family</i>	2,754	2,758	2,761	2,767	2,776	2,781	2,794	2,795	2,802	2,805
<i>Housing Units: Multifamily</i>	4,493	4,493	4,702	4,846	5,093	5,746	5,765	6,068	6,073	6,073
Regulated Affordable Housing Units	-	26	-	-	-	244	-	-	-	-
<i>City Funded Regulated Affordable Housing Units</i>	11	11	11	220	220	220	220	220	220	220
New Residential Permits: Total Units	4	212	12	167	343	764	241	12	40	238
<i>New Residential Permits: Single-Family Units</i>	4	3	12	11	3	13	17	7	1	6
<i>New Residential Permits: Multifamily Units</i>	-	209	-	156	340	751	224	5	39	232

Housing Market	Long-Term Rental					Short-Term Rental	
	Overall	Studio	1-BR	2-BR	3-BR	TOTAL	Home/Apt
Multifamily Rental Unit Survey	3,656	916	1,809	895	36	117	87
Average Monthly Rent	\$1,677	\$1,191	\$1,428	\$2,448	\$2,078		30
Rental Unit Vacancy Rate	7.1%	6.7%	7.5%	6.8%	7.1%		

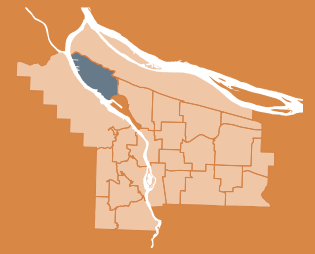
Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	NO	NO	NO
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	YES	NO	NO	NO	NO
3-Person Moderate-Income	YES	YES	NO	NO	NO
Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	NO	NO	NO
Black	NO	NO	NO	NO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

Homeownership Rates	2000	2018
TOTAL	51.8%	44.7%
White	54.1%	49.1%
Black	-	19.9%
Asian	-	24.7%
Hispanic-Latinx	-	29.2%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2019\$)



St. Johns



Population & Income	Population		Median Income		Poverty Rate	
	2000	2018	*2000	2018	2000	2018
TOTAL	25,585	31,852	\$49,209	\$59,815	19.2%	21.8%
White	17,904	24,297	\$50,854	\$67,615	15.2%	17.5%
Black	2,172	2,668	\$26,936	\$32,617	44.0%	36.1%
Asian	1,469	1,394	-	\$54,074	14.1%	45.4%
Hispanic-Latinx	3,544	5,249	\$43,815	\$46,807	24.1%	29.7%
Hawaiian-Pacific Islander	164	432	-	\$60,000	-	54.8%
Native American	500	383	-	\$40,000	-	55.3%

*(2017\$)

Households	2000	2018
Households Total	9,193	11,350
Single-Person Households	2,467	3,215
Households with Children	3,280	3,024

Populations	2000	2018
Foreign-Born Individuals	3,733	4,054
Persons Exp. Disabilities	5,499	3,650
Persons 65 and Older	2,378	2,486

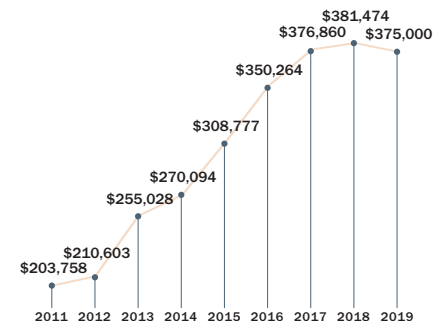
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Housing Units: Total Units	10,848	10,888	10,920	10,957	11,254	11,328	11,424	11,657	11,696	11,778
Housing Units: Single-Family	7,206	7,230	7,254	7,289	7,333	7,386	7,428	7,467	7,505	7,555
Housing Units: Multifamily	3,642	3,658	3,666	3,668	3,921	3,942	3,996	4,190	4,191	4,223
Regulated Affordable Housing Units	-	1185	-	-	-	1236	-	-	-	-
City Funded Regulated Affordable Housing Units	297	297	303	303	303	303	303	303	311	311
New Residential Permits: Total Units	87	43	43	309	93	95	345	144	76	172
New Residential Permits: Single-Family Units	35	36	43	64	62	69	51	71	52	68
New Residential Permits: Multifamily Units	52	7	-	245	31	26	294	73	24	104

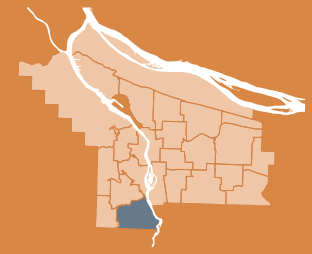
Housing Market	Long-Term Rental					Short-Term Rental	
	Overall	Studio	1-BR	2-BR	3-BR	TOTAL	Home/Apt
Multifamily Rental Unit Survey	1,862	622	405	735	98	152	100
Average Monthly Rent	\$1,208	\$1,117	\$1,163	\$1,244	\$1,423		52
Rental Unit Vacancy Rate	4.0%	4.3%	4.7%	3.4%	4.1%		

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

Homeownership Rates	2000	2018
TOTAL	56.2%	55.1%
White	63.3%	62.3%
Black	19.7%	13.1%
Asian	-	46.8%
Hispanic-Latinx	28.2%	34.3%
Hawaiian-Pacific Islander	-	13.9%
Native American	-	36.1%

Median Home Sales Price (2019\$)





Tryon Creek-Riverdale

Population & Income	Population		Median Income		Poverty Rate	
	2000	2018	*2000	2018	2000	2018
TOTAL	10,258	11,391	\$115,907	\$135,648	4.6%	7.5%
White	9,403	9,631	\$107,431	\$134,932	3.9%	7.5%
Black	82	57	-	-	-	-
Asian	373	539	-	-	-	13.8%
Hispanic-Latinx	210	649	-	-	-	4.9%
Hawaiian-Pacific Islander	29	25	-	-	-	33.3%
Native American	30	29	-	-	-	-

*(2017\$)

Households	2000	2018
Households Total	3,638	3,768
Single-Person Households	736	665
Households with Children	1,319	1,266

Populations	2000	2018
Foreign-Born Individuals	681	1,032
Persons Exp. Disabilities	930	798
Persons 65 and Older	1,040	1,398

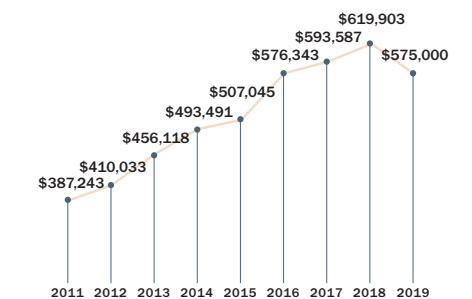
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Housing Units: Total Units	3,724	3,733	3,745	3,757	3,766	3,777	3,790	3,808	3,820	3,829
<i>Housing Units: Single-Family</i>	3,632	3,641	3,653	3,665	3,674	3,685	3,698	3,716	3,728	3,737
<i>Housing Units: Multifamily</i>	92	92	92	92	92	92	92	92	92	92
Regulated Affordable Housing Units	-	-	-	-	-	-	-	-	-	-
<i>City Funded Regulated Affordable Housing Units</i>	-	-	-	-	-	-	-	-	-	-
New Residential Permits: Total Units	9	15	7	13	15	19	15	14	8	6
<i>New Residential Permits: Single-Family Units</i>	9	14	7	13	15	19	15	14	8	6
<i>New Residential Permits: Multifamily Units</i>	-	1	-	-	-	-	-	-	-	-

Housing Market	Long-Term Rental					Short-Term Rental	
	Overall	Studio	1-BR	2-BR	3-BR	TOTAL	Home/Apt
Multifamily Rental Unit Survey	47	-	12	35	-	20	11
Average Monthly Rent	\$1,226	-	\$1,125	\$1,265	-	9	
Rental Unit Vacancy Rate	2.3%	-	0.0%	2.3%	-		

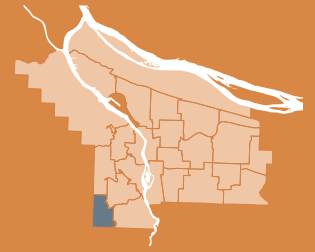
Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	-	YES	YES	-	NO
3-Person Extremely Low-Income	-	NO	NO	-	NO
3-Person Low-Income	-	YES	YES	-	NO
3-Person Moderate-Income	-	YES	YES	-	NO
Couple with Family	-	YES	YES	-	YES
White	-	YES	YES	-	NO
Black	-	NO	NO	-	NO
Latinx	-	YES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

Homeownership Rates	2000	2018
TOTAL	88.4%	88.9%
White	88.6%	89.3%
Black	-	77.8%
Asian	-	87.4%
Hispanic-Latinx	-	71.8%
Hawaiian-Pacific Islander	-	100.0%
Native American	-	-

Median Home Sales Price (2019\$)



West Portland



Population & Income	Population		Median Income		Poverty Rate	
	2000	2018	*2000	2018	2000	2018
TOTAL	12,726	14,215	\$83,815	\$93,828	6.6%	8.5%
White	11,088	11,872	\$84,324	\$97,181	5.3%	5.4%
Black	272	958	-	\$33,085	-	52.0%
Asian	476	635	-	-	8.5%	6.6%
Hispanic-Latinx	593	521	-	\$55,556	18.8%	20.6%
Hawaiian-Pacific Islander	58	-	-	-	-	-
Native American	68	-	-	-	-	-

*(2017\$)

Households	2000	2018
Households Total	5,444	5,845
Single-Person Households	1,588	1,493
Households with Children	1,571	1,643
Populations		
Foreign-Born Individuals	1,367	1,410
Persons Exp. Disabilities	1,428	1,284
Persons 65 and Older	1,045	2,229

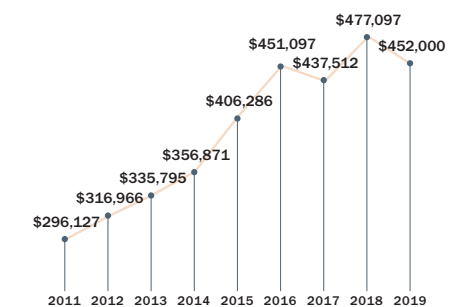
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Housing Units: Total Units	5,258	5,263	5,268	5,274	5,286	5,303	5,323	5,344	5,370	5,384
<i>Housing Units: Single-Family</i>	4,233	4,238	4,243	4,249	4,261	4,278	4,298	4,319	4,345	4,357
<i>Housing Units: Multifamily</i>	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,027
Regulated Affordable Housing Units	-	21	-	-	-	21	-	-	-	-
<i>City Funded Regulated Affordable Housing Units</i>	-	-	-	-	-	-	-	-	-	-
New Residential Permits: Total Units	7	7	5	15	14	23	23	23	14	12
<i>New Residential Permits: Single-Family Units</i>	5	7	5	15	14	-	-	-	-	-
<i>New Residential Permits: Multifamily Units</i>	2	-	-	-	-	-	-	-	2	-

Housing Market	Long-Term Rental					Short-Term Rental	
	Overall	Studio	1-BR	2-BR	3-BR	TOTAL	Home/Apt
Multifamily Rental Unit Survey	1,192	97	309	665	120	40	29
Average Monthly Rent	\$1,456	\$895	\$1,170	\$1,539	\$1,796		11
Rental Unit Vacancy Rate	5.6%	7.0%	5.6%	5.3%	5.8%		

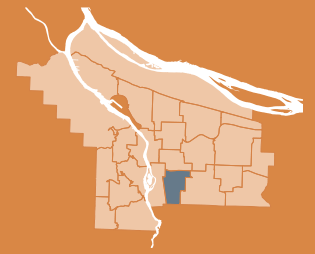
Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	YES	NO	NO
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	YES	YES	NO	NO	NO
3-Person Moderate-Income	YES	YES	YES	NO	NO
Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	YES	NO	NO
Black	NO	NO	NO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

Homeownership Rates	2000	2018
TOTAL	72.3%	71.6%
White	74.2%	75.3%
Black	-	6.9%
Asian	-	66.8%
Hispanic-Latinx	-	48.6%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2019\$)



Woodstock



Population & Income	Population		Median Income		Poverty Rate	
	2000	2018	*2000	2018	2000	2018
TOTAL	23,529	26,736	\$57,723	\$74,259	11.9%	10.0%
White	19,924	22,663	\$58,321	\$80,002	11.3%	8.4%
Black	442	586	-	-	-	45.8%
Asian	1,575	1,520	\$57,886	\$49,833	8.6%	12.9%
Hispanic-Latinx	1,162	2,131	-	\$50,917	16.0%	12.3%
Hawaiian-Pacific Islander	73	57	-	-	-	-
Native American	229	9	-	-	-	-

*(2017\$)

Households	2000	2018
Households Total	9,887	10,451
Single-Person Households	3,238	2,913
Households with Children	2,468	2,567

Populations	2000	2018
Foreign-Born Individuals	2,762	2,369
Persons Exp. Disabilities	3,830	2,955
Persons 65 and Older	3,082	3,034

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Housing Units: Total Units	10,312	10,340	10,350	10,378	10,419	10,487	10,567	10,724	10,847	10,887
Housing Units: Single-Family	6,740	6,763	6,771	6,797	6,826	6,870	6,916	6,964	7,023	7,059
Housing Units: Multifamily	3,572	3,577	3,579	3,581	3,593	3,617	3,651	3,760	3,824	3,828
Regulated Affordable Housing Units	-	308	-	-	-	313	-	-	-	-
City Funded Regulated Affordable Housing Units	135	135	135	135	135	135	135	135	141	141
New Residential Permits: Total Units	21	13	26	59	64	40	179	161	72	60
New Residential Permits: Single-Family Units	19	11	26	33	60	40	55	71	47	32
New Residential Permits: Multifamily Units	2	2	-	26	4	-	124	90	25	28

Housing Market	Long-Term Rental					Short-Term Rental	
	Overall	Studio	1-BR	2-BR	3-BR	TOTAL	Home/Apt
Multifamily Rental Unit Survey	2,695	582	967	1,050	83	138	99
Average Monthly Rent	\$1,249	\$1,056	\$1,085	\$1,400	\$1,426		39
Rental Unit Vacancy Rate	5.7%	6.3%	5.9%	5.2%	5.4%		

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
Latinx	YES	YES	YES	NO	NO
Native American	YES	YES	NO	NO	NO
Asian	YES	YES	YES	YES	NO
Hawaiian-Pacific Islander	YES	YES	YES	YES	NO
Senior	YES	YES	NO	NO	NO
Single Mother	NO	NO	NO	NO	NO
Foreign-Born	YES	YES	NO	NO	NO

Homeownership Rates	2000	2018
TOTAL	57.3%	55.2%
White	60.1%	57.6%
Black	-	18.3%
Asian	50.1%	66.2%
Hispanic-Latinx	-	24.2%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2019\$)

