State of Housing in Portland

2023

Acknowledgements

Foreword from Commissioner Carmen Rubio

Dear Portlanders,

I am grateful for the opportunity to present the 2023 State of Housing in Portland report as your Housing Commissioner. Since 2015, this report has provided local government officials, housing providers, and the broader community with a comprehensive, thorough resource on the nature of our city's housing market. The Portland Housing Bureau's annual report provides essential insights into who can—and, more critically, who cannot—afford to rent and own a home in Portland.

The 2023 report offers a glimmer of hope after years of major housing affordability challenges in our city and region: The rental market softened slightly in 2023, with overall rent growth slowing or declining across various neighborhoods and unit types. Relatedly, the vacancy rate in Portland ticked up slightly, making more units available for households in need. The median home sales price has decreased slightly, as well. While this is cause for some optimism, the same market conditions that have burdened low-income residents and driven high costs for new housing production persist: inflation, interest rates, materials costs, and land costs.

This report covers another year in which the Portland Housing Bureau has produced hundreds of affordable housing units. Since the Housing Emergency was declared in 2015, PHB has opened and preserved nearly 4,900 affordable homes, providing housing for an estimated 9,283 low-income Portlanders at a time. Of these units, 16 percent were created through the City's Inclusionary Housing program, which in 2023 underwent an important set of changes to make it more effective at producing affordable homes in every neighborhood of Portland.

Meanwhile, another 3,537 affordable homes are in PHB's pipeline, which will be able to house another estimated 7,247 of our neighbors in need. Furthermore, nearly one-third of these units are deeply affordable for extremely low-income households, and 44 percent have multiple bedrooms to accommodate families. I am extremely proud of the work the Bureau has done to provide safe, stable, and durable homes for the people of Portland. And I am grateful to the voters for entrusting us with the Bond funding necessary to produce this much-needed housing.

The State of Housing Report is only a piece of the puzzle. The City has also recently completed a Housing Needs Analysis report, an analysis of housing cost drivers, as well as a Housing Production Strategy to guide our work in the coming decades.

Thank you to the Portland Housing Bureau for once again producing this essential document, which serves as a critical resource as we work alongside our housing partners to ensure every Portlander has the opportunity to live their best life.

Gracías,

Commissioner Carmen Rubio

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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. This report focuses primarily on the state of Portland's housing market and its impacts on Portlanders. It also examines the City of Portland's policies and programs that address housing affordability, tenant protections, and homelessness.

The 2023 State of Housing in Portland Report shows that housing affordability remains a challenge for most Portlanders, as rents and home sales prices have continued to climb and outpace incomes. A detailed look at the recent population and housing data signals that Portland is in a challenging period of housing affordability for both homeowners and renters.

Portland's population grew by 15,770 individuals (or by 2.5 percent) and more than 29,947 households (9 percent) between 2017 and 2022, according to the latest available American Community Survey (ACS) estimates of the U.S. Census Bureau. The current population estimate as of 2022 was over 646,101. Population growth has been largely concentrated in the Central City, Northwest, South Portland-Marquam Hill and MLK-Alberta.
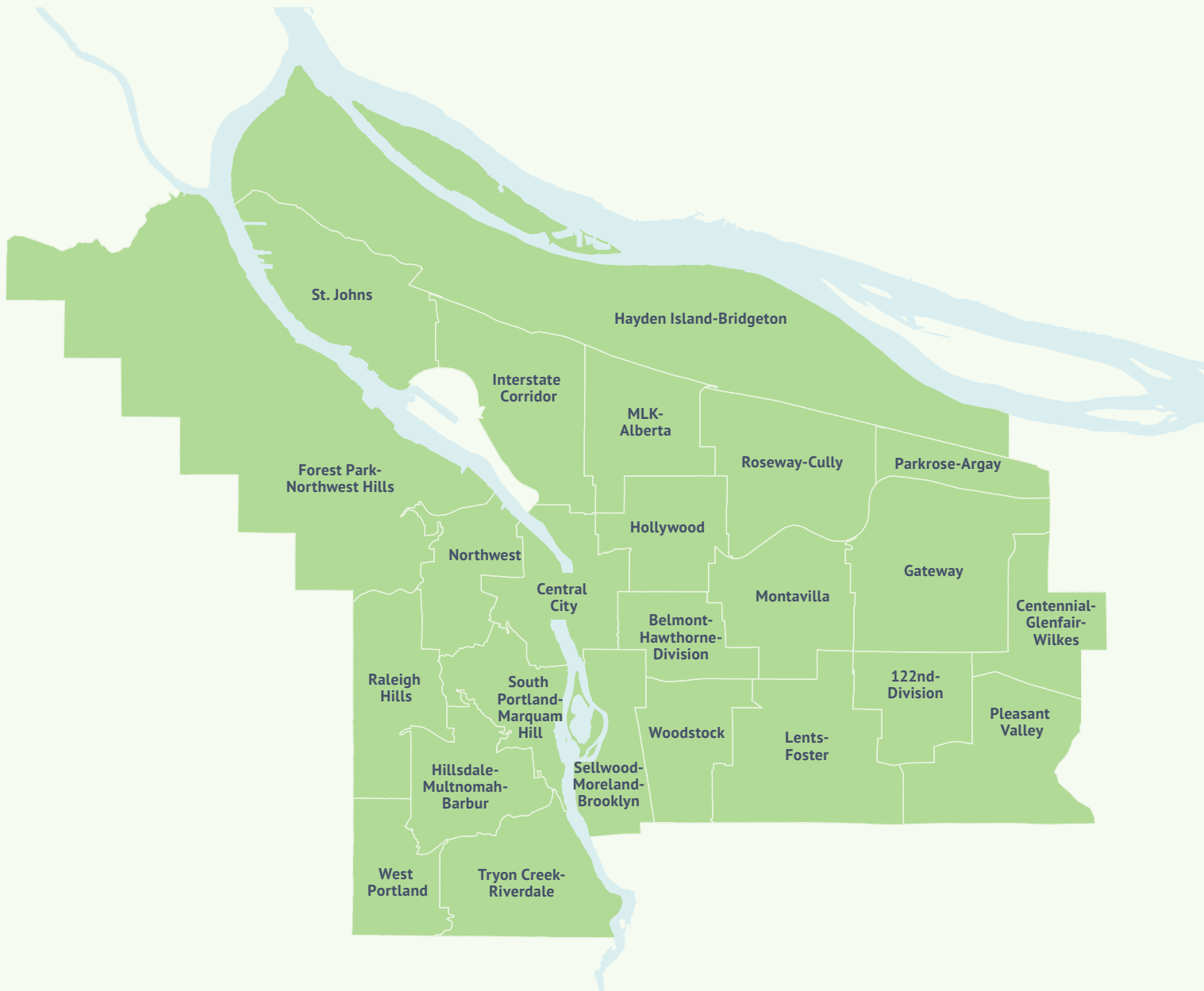
These changes in population and economy also impact the city's housing permits and production. Production from 2018 to 2023 has averaged 3,172 units per year with a high in 2020 of 5,502 units and a low in 2023 of 1483 units. Multifamily unit production in 2023 continued to account for a large proportion of new residential development, with approximately 80 percent of all new housing units falling within the multifamily category. In total, the composition of the city's housing stock is estimated to be 305,000 units comprised of 158,648 single-family and 146,256 multifamily homes.

As the city continues to grow, Portland is also becoming wealthier, more educated, and more racially diverse. 43.5 percent of households were making more than $100,000 per year in 2022 and close to half of Portlanders over the age of 18 had a bachelor's degree or higher. Disparities in income and educational attainment, however, persist between white households and People of Color, as well as renters and homeowners.

The gap between household income and housing costs continues to burden many households and demands continued efforts by the City to address housing affordability. In 2023, the City of Portland produced 514 new affordable units. These units will house an estimated 856 people. There are an additional 3,537 units in the affordable housing development pipeline that will open over the next few years.

Local revenue sources like Portland's Housing Bond, the Metro Regional Affordable Housing Bond, and funds from urban renewal districts have been critical for building new affordable housing. Newer sources of funding such as PCEF and Impending changes to revenue sources like the expiration of several Urban Renewal Areas (URAs), however, will likely impact affordable housing production. The Housing Bureau will continue to track and report on the production and preservation of affordable housing units under changing state and local legislation.

Neighborhood Analysis Area Map

St. Johns

Hayden Island-Bridgeton

Interstate Corridor

MLK-Alberta

Roseway-Cully

Parkrose-Argay

Forest Park-Northwest Hills

Hollywood

Gateway

Northwest

Central City

Montavilla

Centennial-Glenfair-Wilkes

Belmont-Hawthorne-Division

Raleigh Hills

South Portland-Marquam Hill

122nd-Division

Pleasant Valley

Hillsdale-Multnomah-Barbur

Woodstock

Lents-Foster

Sellwood-Moreland-Brooklyn

West Portland

Tryon Creek-Riverdale

Demographic Drivers

Population and Households

Portland's population increased by more than 15,770 individuals (2.5 percent) between 2017 and 2022, with a total estimated population of 646,101 individuals as of 2022. The increase in population growth is significant among the city's Asian, and Hispanic-Latine populations. Additionally, there was a 74 percent increase among those who identified as belonging to two or more races (Fig.1.1). The population is aging as the median age increased from 36.8 years in 2017 to 38.3 years in 2022. The senior population (65+) increased from 12 percent to 14 percent in 2022. As the population continues to age, "aging in place" takes on an increasingly important role in the housing market.

The percentage of people with disabilities remained at 12.7 percent from 2017 to 2022. The percentage of foreign-born people was 13 percent in 2022, slightly down from 14 percent in 2017. In terms of educational attainment, people over the age 25 with a bachelor's degree or advanced degrees increased from 48 percent in 2017 to 52.5 percent in 2025. The Central City, Northwest, South Portland-Marquam Hill, and MLK-Alberta neighborhoods continue to show the largest population increases, accounting for more than 50 percent of the city's population growth.

Portland added 29,947 households between 2017 and 2022 for a total of 283,896 households. This is an increase of approximately 9 percent. Among the households that increased, households without children saw the largest increase (13.7 percent). The households with children decreased by 5.6 percent. Single-person households continued to represent one-third of Portland's households during the observed time period, increasing by 13.5 percent. The Central City, Northwest, Interstate Corridor, Gateway, and Lents-Foster gained the most households, the majority of which were households without children. These five neighborhoods together gained more than 13,500 households.

Income

Portland's median household income went up by $11,796 (16 percent) between 2017 and 2022. Median income levels for both renters and homeowners in Portland have grown since 2017. The median homeowner income was $120,596 in 2022, exceeding the 2017 level by approximately $15,554 (15 percent). While renter households saw their median income increase by 19 percent, renter income continues to lag behind homeowner incomes. The median homeowner income is more than double that of renters, which is $57,489 per year. While incomes have risen overall from 2017 to 2022 for all racial and ethnic groups, income disparities persist.

Housing Stock and Production

In 2023, the total housing stock in Portland is estimated to be around 305,000 units comprising of 158,648 single-family and 146,356 multifamily homes. (Fig.1.25) Over the last 19 years from 2005 to 2023, Portland has added 64,343 units, which is an average of 3,387 units per year. Annual production decreased after the 2008 recession and rose to the peak in 2017 when Portland added 8,697 units. From 2018 to 2023, production has averaged 3,172 units per year with a high in 2020 of 5,502 units and a low in 2023 of 1,483 units. The City of Portland's recently adopted Housing Needs Analysis has identified the need for an additional 120,000 new units of housing by 2045. This translates into an annual production target of 5,000 units.

Annual permitting trends follow a similar pattern as production. The number of annual permits issued also peaked in 2017 with 6,796. Permitting dipped in 2020 and the number of annual permits averaged 4,422 for period of 2018 to 2023. (Fig. 1.26B)

Rentership

Portland's rentership rate has stayed about the same at 47 percent from 2017 to 2022, indicating a nearly even split between renter and homeowner households. Rentership rates vary by race and ethnicity. 43 percent of white households rent homes in Portland, while 68 percent of Black households, 60 percent of Native American households, and over half of other BIPOC households rent their homes. Rentership rates have decreased for all community groups, decreasing the most among African American, Asian and Hawaiian and Pacific Islanders. The rentership rates have stayed about the same for Hispanic and Latine and Native American communities from 2017 to 2022.

Rentership also varies by location. The Interstate Corridor, South Portland-Marquam Hill, Northwest, Hayden Island-Bridgeton, Raleigh Hills, and West Portland showed more than 2 percent increases, while Pleasant Valley, Centennial-Glenfair-Wilkes, St. Johns and Gateway showed decreases in rentership between 2017 and 2022.

Homeownership

Overall homeownership rates have stayed the same over the last five years at 53 percent. All racial and ethnic communities have seen steady or increasing homeownership rates. White and Asian populations have the highest rate of homeownership Communities of Color. However, the combined rate for Communities of Color has increased from 38 percent in 2017 to 40 percent in 2022. Pleasant Valley, Centennial-Glenfair- Wilkes, St. Johns, Gateway have seen their homeownership rates increase by more than 4 percent from 2017 to 2022. On the other hand, the Interstate

Corridor, South Porland-Marquam Hill, Northwest, and Hayden Island-Bridgeton saw a 5 percent decrease during the same period.

Racial Diversity

Changes in the proportion of the non-white population measured in all 24 neighborhoods between 2017 and 2022 illustrate a continued significant shift to greater diversity in the racial composition of the city. In 2022, all neighborhoods had non-white populations above 15 percent. Portland's BIPOC population continued to increase in East, Northeast, North, and Southeast Portland, where the neighborhood proportion of BIPOC individuals in 2020 ranged from 40 percent to nearly 52 percent. Citywide, racial diversity, as measured by the percent change in the share of BIPOC population, increased in every neighborhood between 2017 and 2022.

The proportional share of Communities of Color showed the highest increase during this period in St. Johns, Forest Park-Northwest Hills, Pleasant Valley, and Centennial-Glenfair-Wilkes.

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 in Multnomah County. The report is published every two years and is based a federal definition of homelessness ("HUD homeless") which includes people staying in emergency shelter, transitional housing, or living on the street. The 2022 PIT Count (postponed from 2021 due to COVID-19) show a new trend in the distribution of people experiencing homeless during the pandemic. In 2022, 5,228 people were counted as experiencing homelessness on a single night in winter. There was a 30 percent increase in the percentage of the total HUD homeless from the 2019 count with most of the increase seen in the unsheltered population. Among

the unsheltered population, the percentage who were chronically homeless also increased. People experiencing chronic homelessness often reported having a range of disabling conditions, including mental health issues, substance use disorders, physical disabilities,a nd chronic health conditions—all of which were exacerbated by the impacts of the COVID-19 pandemic.

The findings released so far from the latest PIT Count show that People of Color continue to experience homelessness at a disproportionately high rate. In Multnomah County, 40 percent of all those counted were People of Color. As in previous years, the 2022 PIT Count indicates that People of Color as a whole, and people identifying as American Indian or Alaska Native, Native Hawaiian or Pacific Islander, and Black or African American, in particular, are significantly overrepresented in the HUD homeless population.
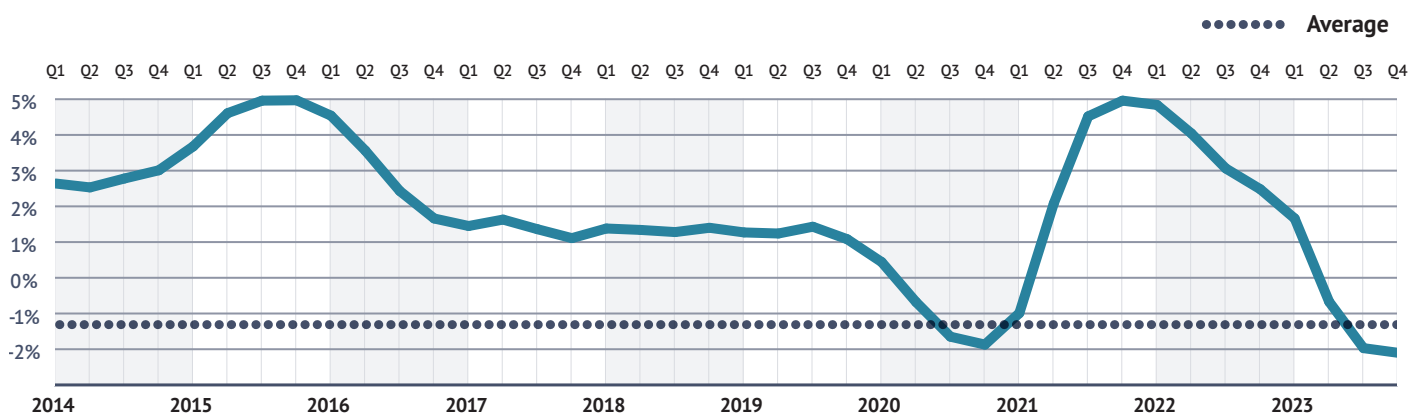
Rental Market and Affordability

In 2023, Portland saw a "softening" of the residential rental market, where overall rent growth slowed or declined in different parts of the city. The average overall asking rent which had increased year over year by 6.1 percent in 2021 and 3.7 percent in 2022, shows only a modest growth of 0.4 percent in 2023. This was an average overall increase of $7. Studio units showed a decrease of 1 percent. Other unit types showed only a small increase in average rent. The rents for 1-bedroom and 2-bedroom units increased on average by 0.3 percent and 1 percent respectively. However, the rents for 3-bedroom units increased on average by 6 percent. In previous years, average rents increased in almost all neighborhoods. But in 2023, many neighborhoods saw a decrease. The following neighborhoods saw a decrease of more than 7 percent: Forest Park-Northwest Hills, Hayden Island-Bridgeton, and Pleasant Valley. The following neighborhoods saw a smaller decreases in average rents (3 percent or less): Belmont-Hawthorne-Division, Central City, Hollywood, Lents-Foster, Northwest, Roseway-Cully, Sellwood-Moreland-Brooklyn, and South Portland. On the other hand, the following neighborhoods—122nd-Division, Centennial-Glenfair-Wilkes, Tryon Creek-Riverdale and Woodstock—experienced the largest rent increases of 5 percent and above. The rents for studios increased substantially in West Portland and Woodstock (12 and 13 percent, respectively). On average, rents for 3-bedrooms increased by 17 or more percent in the following neighborhoods: Belmont-Hawthorne-Division, Central City, Parkrose-Argay, and Sellwood-Moreland-Brooklyn.

The vacancy rate on average had been decreasing to 6.4 percent (2021) and 6 percent (2022), saw an uptick to 7.5 percent in 2023. The vacancy rate was slightly higher for studios (7.9 percent) and 1-bedroom units (7.7 percent) than 2- and 3-bedroom units, at 6.9 and 7.2 percent, respectively.

See Fig. 0.1–0.4

Fig. 0.1   Percent Change in Rent per Year, 2013-2023 (Quarterly Data)

Portland ----
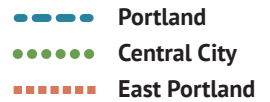**Central City** ●●●●●
East Portland ·····

Fig. 0.2 Vacancy Rates, 2013-2023 (Quarterly Data)
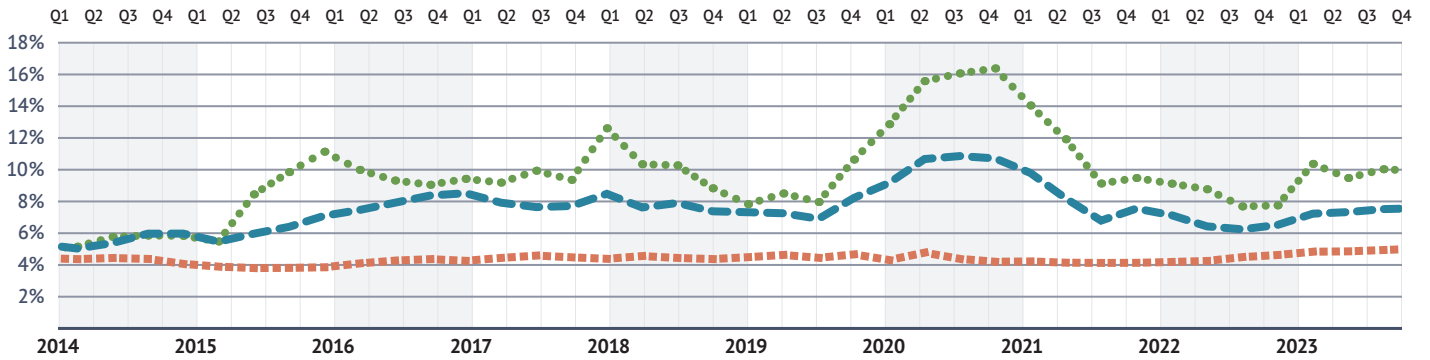
Fig. 0.3 Asking Rents, 2013-2023 (Quarterly Data)
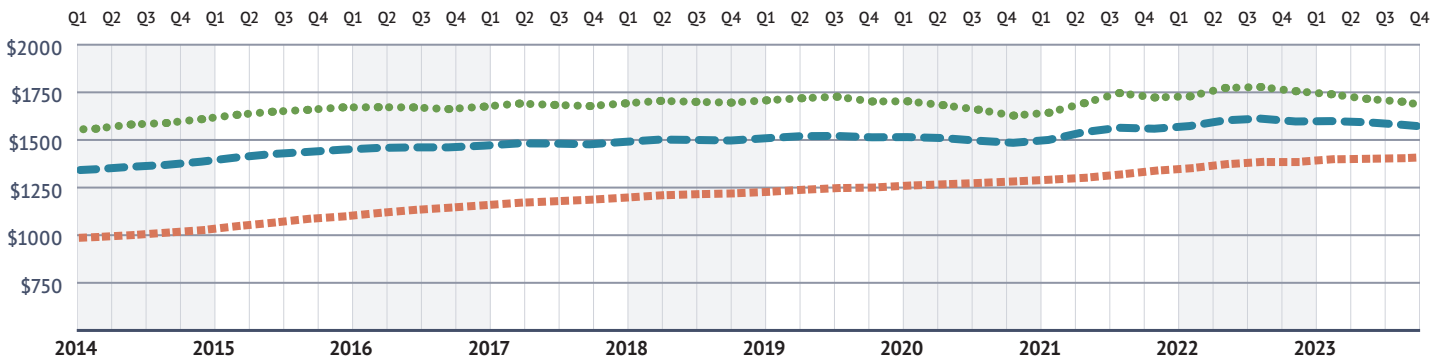
Fig. 0.4 Rent Concession Rates, 2013-2023 (Quarterly Data)
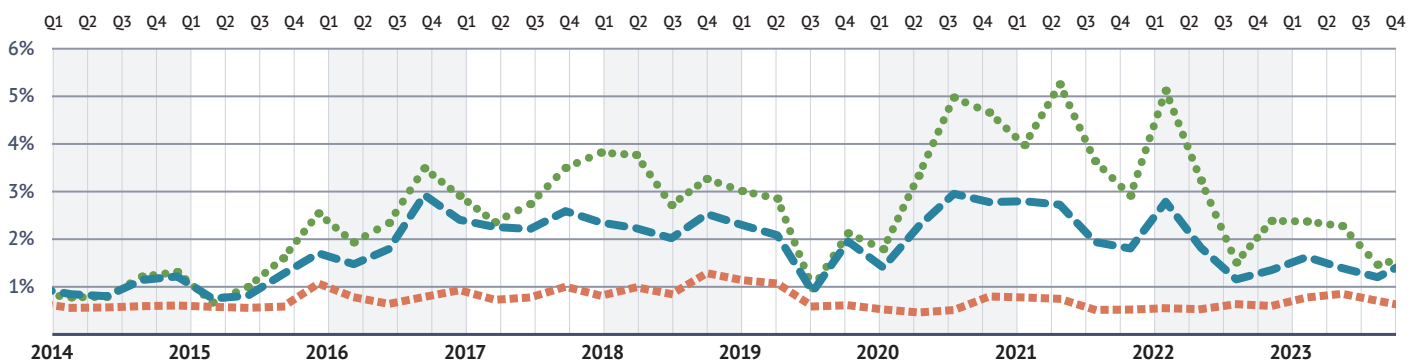
Source (all): CoStar 2024

Homeownership Market and Affordability

Between 2019 and 2023, the median home sales price decreased by 2 percent or $11,700. A few neighborhoods showed significant increases in median home sales price (between 6 and 14 percent): Centennial-Glenfair-Wilkes, Forest Park-Northwest Hills, Hayden Island-Bridgeton, Parkrose-Argay, Pleasant Valley, and Raleigh Hills. Nine neighborhoods showed a decrease: Central City and South Portland leading the way by 22 percent and 13 percent, respectively, when measured in 2023 dollars.

The median home sales price exceeded $400,000 in close to four fifths of neighborhoods in 2023, as in 2019, when measured in 2023 dollars. In 2023, a homebuyer looking to purchase a home below $300,000 would not have any neighborhood in which to buy. The four neighborhoods where the median home price is less than $400,000 are 122nd-Division, Centennial-Glenfair-Wilkes, Central City, and Hayden Island-Bridgeton. Increases in home prices and rents in many East Portland neighborhoods over the last five years may signal a growing risk of displacement and housing instability. However, 2023 data shows some slowing of increases to median home sales prices in these neighborhoods. The current residential market sends mixed signals. While the median home sales price is down (2 percent) and median income is up (16 percent), overall affordability to most Portland households remains low because of high mortgage rates and a low inventory of homes for sale. Together these factors make homeownership out of reach for many Portlanders.

See Fig. 0.5–0.6

Fig. 0.5 Increase in Home Prices (2023$)
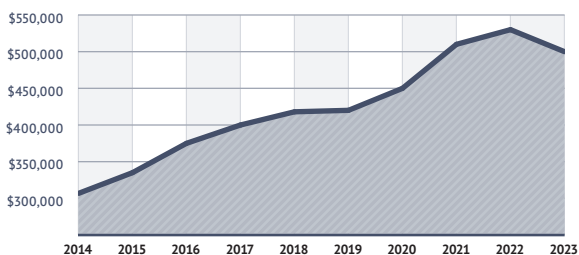
Fig. 0.6 Median Home Sales Price by Housing Types, 2014-2023
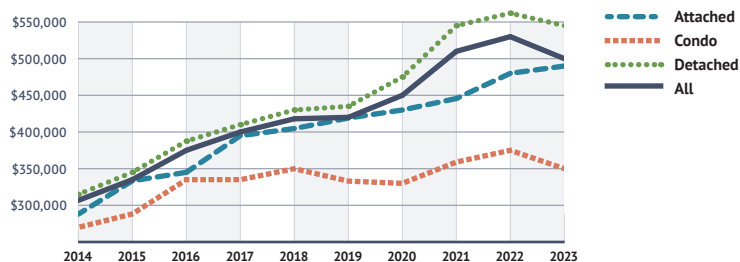
Source (both above): RMLS 2024

CITY OF PORTLAND

Since the 2015 Housing Emergency Declaration

On October 7, 2015, Portland City Council declared a housing emergency to help address the city's growing homeless and affordable housing crisis. The declaration by City Council allowed for the expedited development of affordable housing projects and made it easier to provide service locations to people experiencing homelessness. Over the past eight years, many affordable housing projects have used the expedited building permit process made possible through the state of emergency declaration. Since the declaration, the Portland Housing Bureau (PHB) has opened and preserved more than 4,842 units of affordable housing providing homes to an estimated 9,283 people. Eighty-four percent of the units opened were developed with PHB funding and an additional 16 percent of units have been created through the City's Inclusionary Housing Program, and tax and development fee exemption programs. One-third of units opened are deeply affordable to households earning 0-30% of Area Median Income (AMI).

There are currently 3,537 units in the Housing Bureau's affordable housing development pipeline. These newly affordable units will house another estimated 7,247 low-income Portlanders. Nearly one third of the 3,537 units in the development pipeline are deeply affordable to households earning 0-30% AMI. Forty-four percent of the units are family sized units and 18 percent are Permanent Supportive Housing (PSH) units for homeless households. The Housing Bureau tracks and reports on the production and preservation of affordable housing units developed by direct financing to fee exemptions to for-profit developers. The tables (in the section 5) list nonprofit providers as well as property tax and development housing projects approved by City Council during the housing emergency with a count of total units, rent designation, estimate of total people housed, and project type.

City Regulated Units by Location Since 2015

Location of Permanent Supportive Housing Units

133 to 432
68 to 133
47 to 68
24 to 47
6 to 24
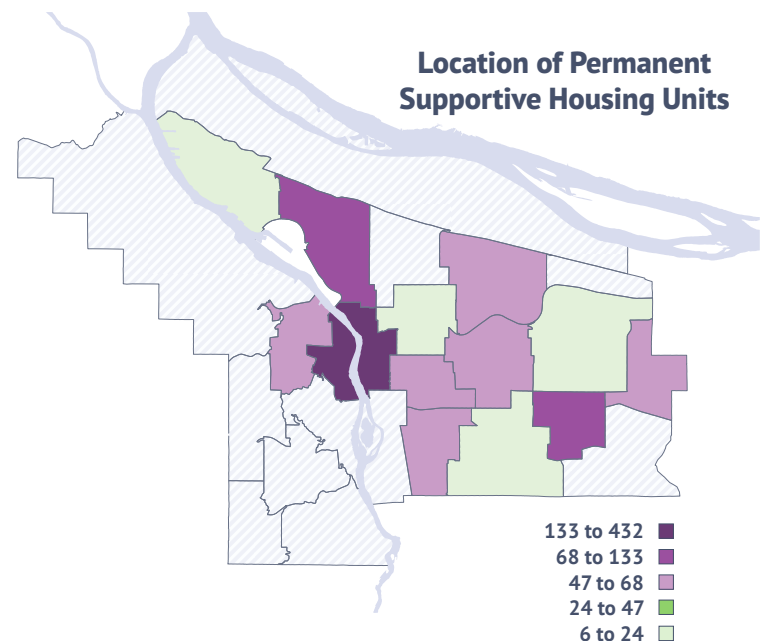
CITY OF PORTLAND

COVID-19 Emergency Rent Assistance Programs

Portland renters who lost income as a result of the pandemic have relied on a variety of resources to pay their bills and rent. Government rent assistance programs have provided critical financial support to help renters make ends meet. The Portland Housing Bureau, Multnomah County Joint Office for Homeless Services, the Department of County Human Services, and Home Forward's COVID-19 Emergency Rent Assistance Program (ERAP) was created to prevent evictions caused by the financial and health impacts of COVID-19. The program provides emergency rent assistance to low-income households in Multnomah County, with a focus on serving BIPOC communities experiencing the greatest impacts from COVID-19.

The COVID Emergency Rent Assistance program is entering its fourth phase of funding, with the program in operation since the summer of 2020. As of December 2023, Portland's local rent assistance program has assisted over 31,850 households with nearly $145.2 million in financial assistance. Rent assistance is provided through referrals to our local Housing Authority, Home Forward, from a network of service providers with experience in providing culturally specific services to BIPOC communities.

Number of Households Served by Rent Assistance by Zip Code

801 to 1,000
601 to 800
401 to 600
201 to 400
0 to 200
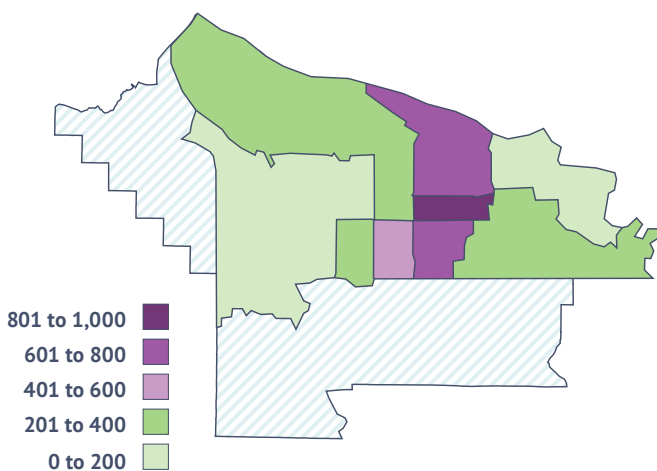
PHB April 2023

Communities Served

Race/Ethnicity	Percentage
White	28%
Black	43%
Asian	5%
Native American	2%
Hawaiian-Pacific Islander	3%
Hispanic-Latine	23%
Multiracial	3%

Gender	Percentage
Male	43%
Female	28%
Nonbinary	<1%
Declined to respond	<1%

Portland's Residential Rental Registry

In 2018, Portland City Council adopted the Residential Rental Registration Program. The program requires annual registration of residential rental units within the City. The registration data provides an accurate description of Portland's residential rental inventory and provides valuable insight into its distribution, composition, and ownership. The annual registration fee provides essential support for services to Portland's landlords and tenants. Figure 0.9 compares registered rental units to Portland's stock of rental housing as described in the American Community Survey.

Ownership of Portland's Residential Rentals

In the 2021 tax year, 127,597 residential rental units were registered by 23,622 owners across 29,479 tax lots. Of the 23,622 rental owners, 20,754 (87.8 percent) are in Oregon, 16,810 (71.2 percent) in Portland. Of the 127,597 rental units, 95,225 units (74.6 percent) had Oregon owners, 77,000 units (60.4 percent) had Portland ownership (Fig. 0.7). When rental unit ownership is analyzed by rental property size (the number of units on a tax lot), outside of Oregon ownership is highest in the largest rental properties, those with 50 or more units (Fig. 0.8).

Fig. 0.7   Owner Location of Residential Rental Units, 2021

127,192
Total Registered Rental Units*
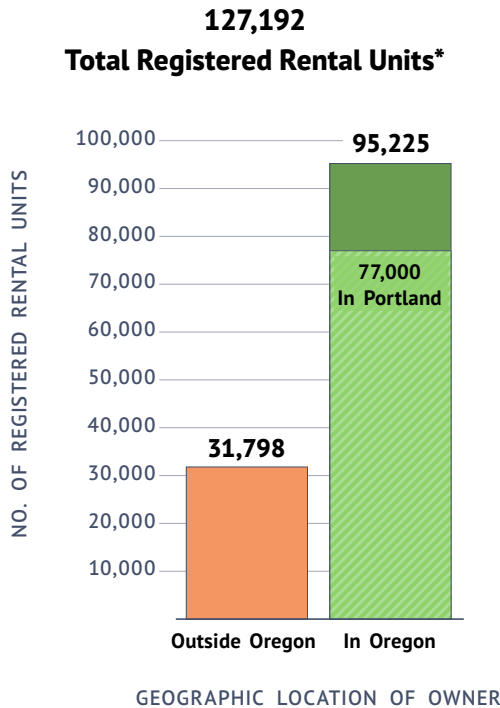
*Total includes units with "unclear" or "unknown" locations.

Fig. 0.8 Owner Location of Residential Rental Units by Property Size, 2021

Larger properties are more commonly owned by owners from outside of Oregon.

Legend: Outside Oregon, In Oregon, In Portland
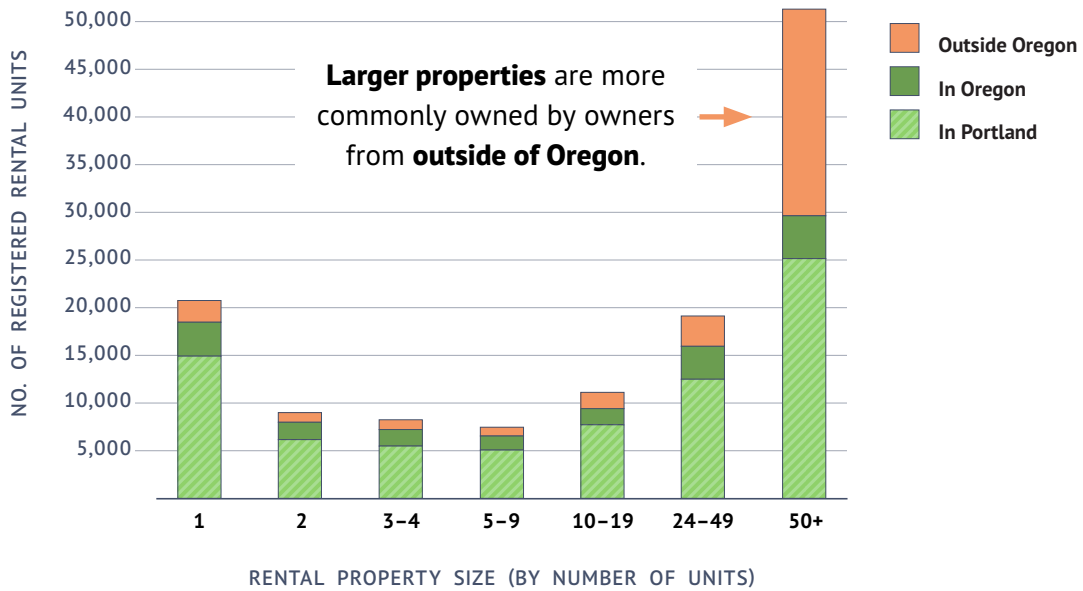
Fig. 0.9 ACS and Rental Registration Data

Legend: ACS, Rental Registration
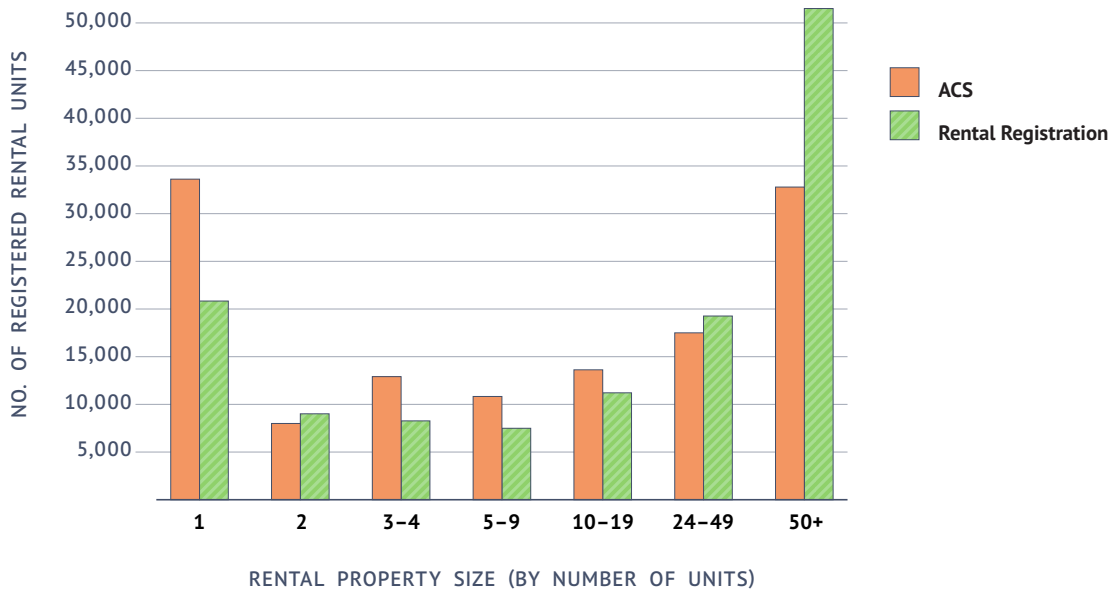
Geographic Distribution of Residential Rental Registry

The distribution and composition of residential rentals varies across the City. The neighborhoods with the most residential rental units are Central City with 23,122 units (18.1 percent) and Northwest with 12,487 (9.8 percent). In these neighborhoods, large apartment buildings account for most of the rental inventory. The neighborhoods with the fewest rental units are Tryon Creek-Riverdale with 270 (0.21 percent) and Forest Park-Northwest Hills with 313 (1.1 percent) (Fig. 0.10). The neighborhoods with the most residential rental properties are Interstate Corridor with 3,044 (12.9 percent) and Lents-Foster 3,037 (12.9 percent). In these neighborhoods the rental inventory contains more single family residences and other smaller rental properties (Fig. 0.11).

Fig. 0.10 Residential Rental Unit Distribution by Neighborhood, 2021

18,601 to 23,200
14,001 to 18,600
9,401 to 14,000
4,801 to 9,400
200 to 4,800
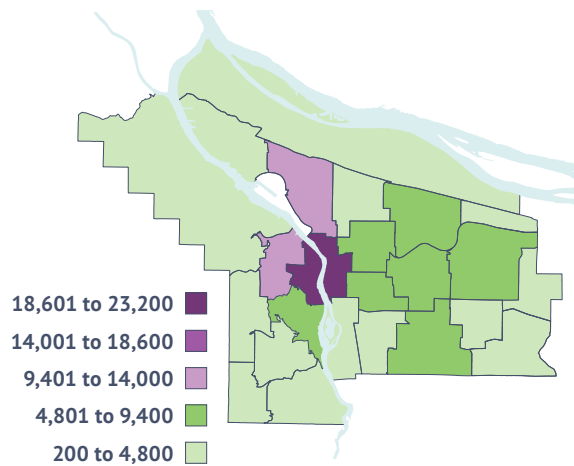
Fig. 0.11 Residential Rental Property Distribution by Neighborhood, 2021

2,501 to 3,100
1,901 to 2,500
1,301 to 1,900
701 to 1,300
100 to 700

PART ONE
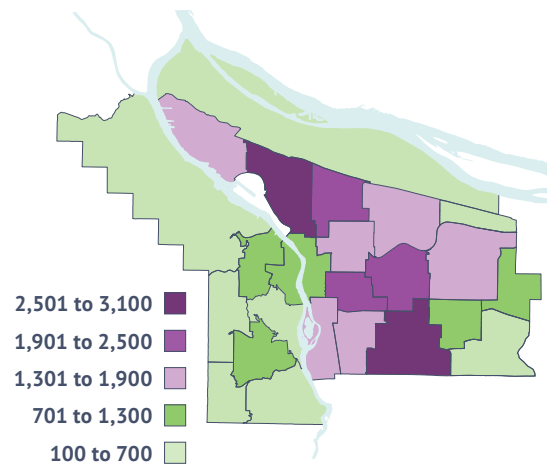
Portland Demographics and Housing Stock

Contents

SECTION 1

Population, Households and Income

Portland's population grew by 15,770 individuals (or by 2.5 percent) and more than 22,947 households (8.8 percent) between 2017 and 2022, according to the latest available American Community Survey (ACS) estimates of the U.S. Census Bureau. The current population estimate as of 2022 was over 646,101. Population growth has been largely concentrated in the Central City, Northwest, South Portland-Marquam Hill, MLK-Alberta, and Woodstock.

- With a population of 646,101, Portland is still the 26th most populous city in the United States and the sixth largest city on the West Coast.

- Between 2017 and 2022, Portland's population grew at an average rate of 0.05 percent per year—a slower growth rate than earlier in the decade. The rate has noticeably slowed down in the last few years (2021-2022).

- Household growth is increasing at a rate of 1.8 percent per year, with nonfamily and single-person households representing the majority of Portland households. Households with children constituted only 22 percent of all households.

- Portland is becoming a wealthier city overall, with 43.5 percent of households making $100,000 or more. At the same time, the number of lower-income households decreased significantly from 2017 to 2022.

- The median household income increased from $74,080 in 2017 to $85,876 in 2022—a 16 percent increase of $11,796.

- The median income for renter households was $57,489 per year in 2022, less than half the median income of homeowners ($120,596).

- Incomes rose from 2017 to 2022 for all racial and ethnic groups. Median income levels rose significantly for white households and showed noticeable increases for Asian, Hawaiian-Pacific Islanders, Native American and Alaska Native, and Hispanic-Latine communities.

- Black, Indigenous, and other People of Color (BIPOC) households continue to experience disproportionately low homeownership rates compared to white households and the population as whole.

Population

Portland's population increased by more than 15,770 individuals (2.5 percent) between 2017 and 2022, with a total estimated population of 646,101 individuals as of 2022. The increase in population growth is significant among the city's Asian, and Hispanic-Latine populations. Additionally, there was a 74 percent increase among those who identified as belonging to two or more races (Fig.1.1).

The population is aging as the median age increased from 36.8 years in 2017 to 38.3 years in 2022. The senior population (65+) increased from 12 percent to 14 percent in 2022. As the population continues to age, "aging in place" takes on an increasingly important role in the housing market.

The percentage of people with disabilities remained at 12.7 percent from 2017 to 2022. The percentage of foreign-born people was 13 percent in 2022, slightly down from 14 percent in 2017. In terms of educational attainment, people over the age 25 with a bachelor's degree or advanced degrees increased from 48 percent in 2017 to 52.5 percent in 2025. The Central City, Northwest, South Portland-Marquam Hill, and MLK-Alberta 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, 2017-2022

- 3,375 to 6,409
- 1,427 to 3,374
- 319 to 1,426
- -1,255 to -318
- -1,780 to -1,256

Fig. 1.1   Population by Race and Ethnicity

Source: U.S. Census Bureau—2017 5-year ACS Estimates, 2022 5-year ACS Estimates

Notes: Race Alone Data, Hispanic-Latine can be of any race

Fig. 1.2   Population Growth by Neighborhood, 2017-2022
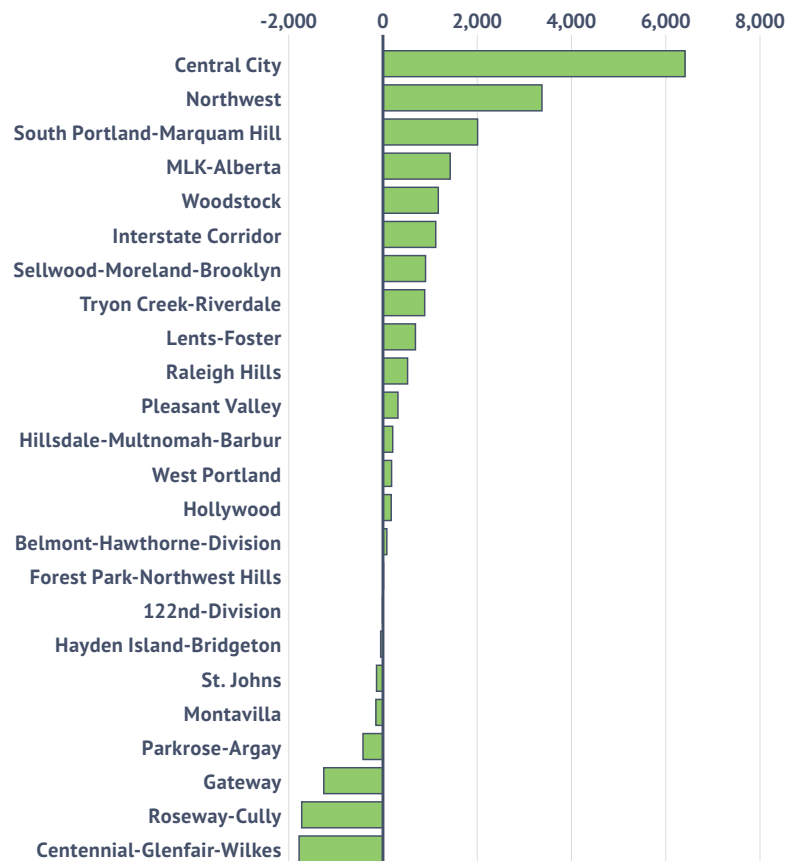
Source: U.S. Census Bureau—2017 5-year ACS Estimates, 2022 5-year ACS Estimates

Households

Portland added 29,947 households between 2017 and 2022 for a total of 283,896 households. This is an increase of approximately 9 percent. Among the households that increased, households without children saw the largest increase (13.7 percent).

Households with children decreased by 5.6 percent. Single-person households continued to represent one-third of Portland's households during the observed time period, increasing by 13.5 percent. The Central City, Northwest, Interstate Corridor, Gateway, and Lents-Foster gained the most households, the majority of which were households without children. These five neighborhoods together gained more than 13,500 households.

Fig. 1.3   Number of Households
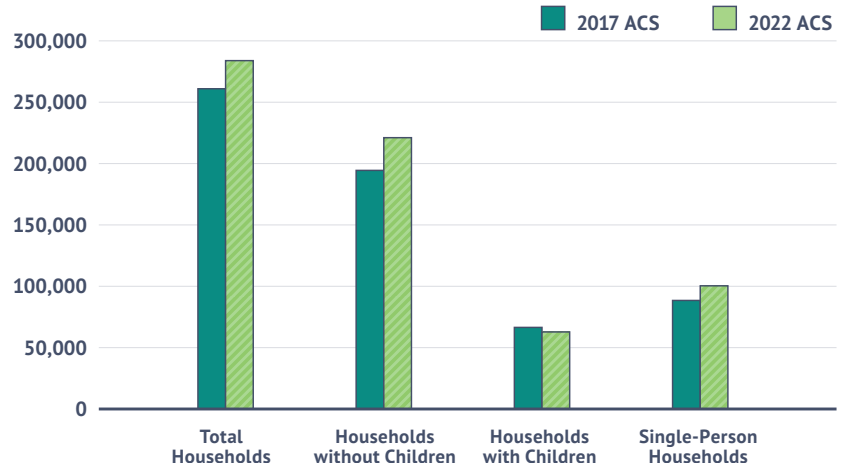
Source: U.S. Census Bureau—2017 5-year ACS Estimates, 2022 5-year ACS Estimates

Fig. 1.4   Household Growth by Neighborhood, 2017-2022
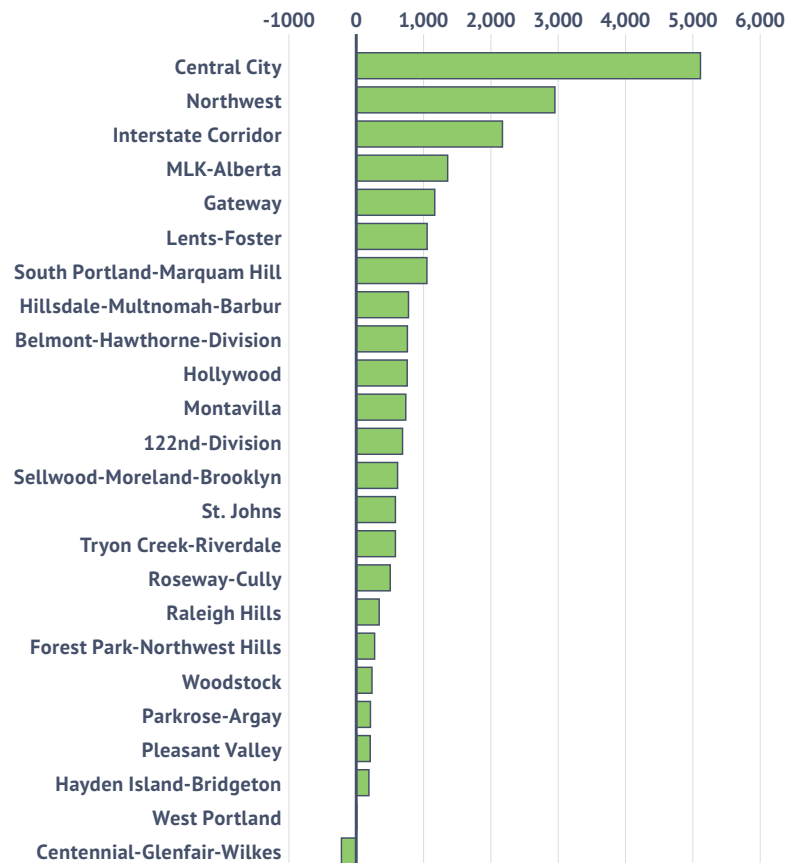
Source: U.S. Census Bureau—2017 5-year ACS Estimates, 2022 5-year ACS Estimate

Growth in Number of Households by Neighborhood, 2017-2022
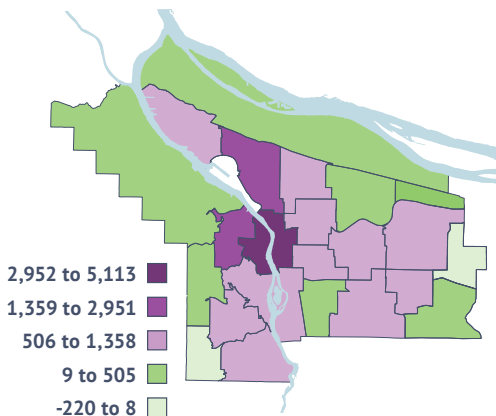
2,952 to 5,113
1,359 to 2,951
506 to 1,358
9 to 505
-220 to 8

Income

Portland's median household income went up by $11,796 (16 percent) between 2017 and 2022. Median income levels for both renters and homeowners in Portland have grown since 2017. The median homeowner income was $120,596 in 2022, exceeding the 2017 level by approximately $15,554 (15 percent). While renter households saw their median income increase by 19 percent, renter income continues to lag behind homeowner incomes. The median homeowner income is more than double that of renters, which is $57,489 per year.

While incomes have risen overall from 2017 to 2022 for all racial and ethnic groups, income disparities persist.

Fig. 1.5 **Median Household Income by Housing Tenure** (2022 Adjusted $)
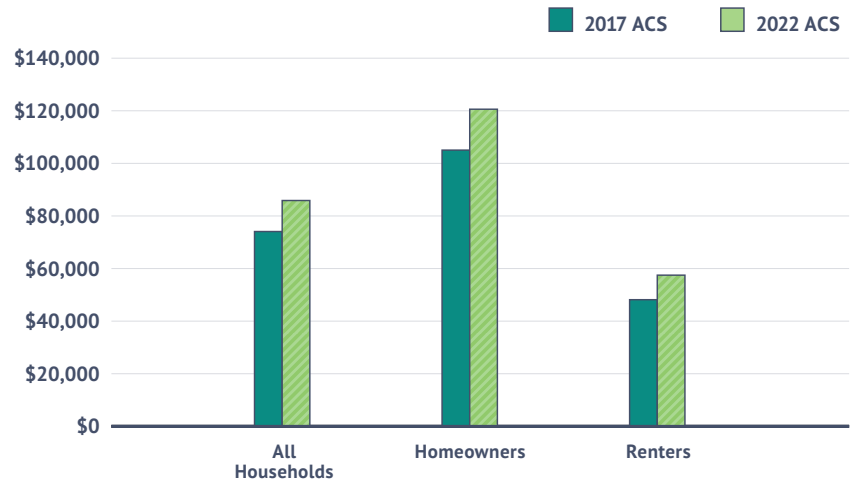
Source: U.S. Census Bureau—2017 5-year ACS Estimates, 2022 5-year ACS Estimates

Fig. 1.6 **Median Household Income by Race and Ethnicity** (2020 Adjusted $)
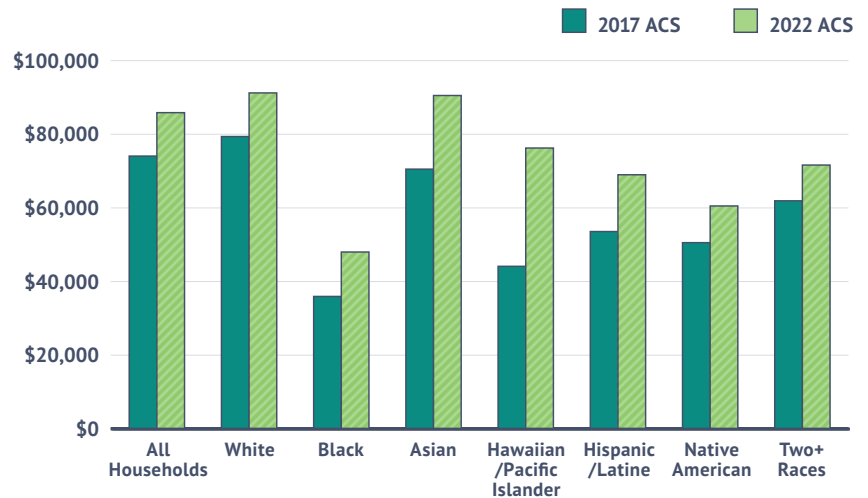
Source: U.S. Census Bureau—2017 5-year ACS Estimates, 2022 5-year ACS Estimate

Change in Median Income by Neighborhood, 2017-2022

56 to 73%
48 to 55%
39 to 47%
32 to 38%
24 to 31%
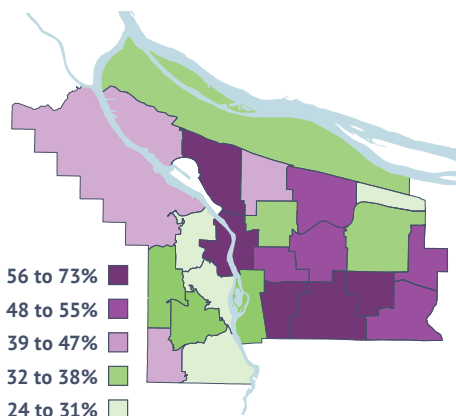
*Given that reported income data are estimates based on sample of households, any assertions regarding changes to income between 2015 and 2020 need to be statistically verified. The trend in changes to household income by race/ethnicity noted in the section is based on testing for reliability at the 90 percent confidence level.

Rentership

Portland's rentership rate has stayed about the same at 47 percent from 2017 to 2022, indicating a nearly even split between renter and homeowner households.

Rentership rates vary by race and ethnicity. 43 percent of white households rent homes in Portland, while 68 percent of Black households, 60 percent of Native American households, and over half of other BIPOC households rent their homes. Rentership rates have decreased for all community groups, decreasing the most among African American, Asian and Hawaiian and Pacific Islanders. The rentership rates have stayed about the same for Hispanic and Latine and Native American communities from 2017 to 2022.

Rentership also varies by location. The Interstate Corridor, South Portland-Marquam Hill, Northwest, Hayden Island-Bridgeton, Raleigh Hills, and West Portland showed more than 2 percent increases, while Pleasant Valley, Centennial-Glenfair-Wilkes, St. Johns and Gateway showed decreases in rentership between 2017 and 2022.

Fig. 1.7   Rentership by Race and Ethnicity
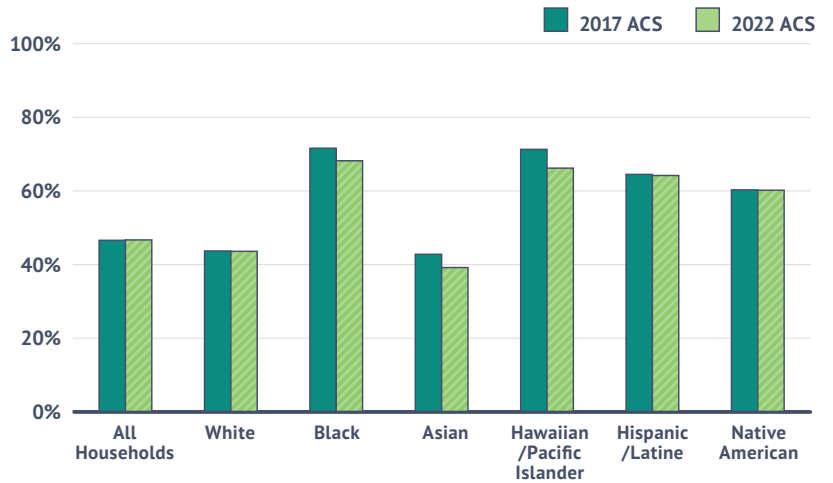
Source: U.S. Census Bureau—2017 5-year ACS Estimates, 2022 5-year ACS Estimates

Fig. 1.8   Change in Rate of Rentership by Neighborhood, 2017-2022
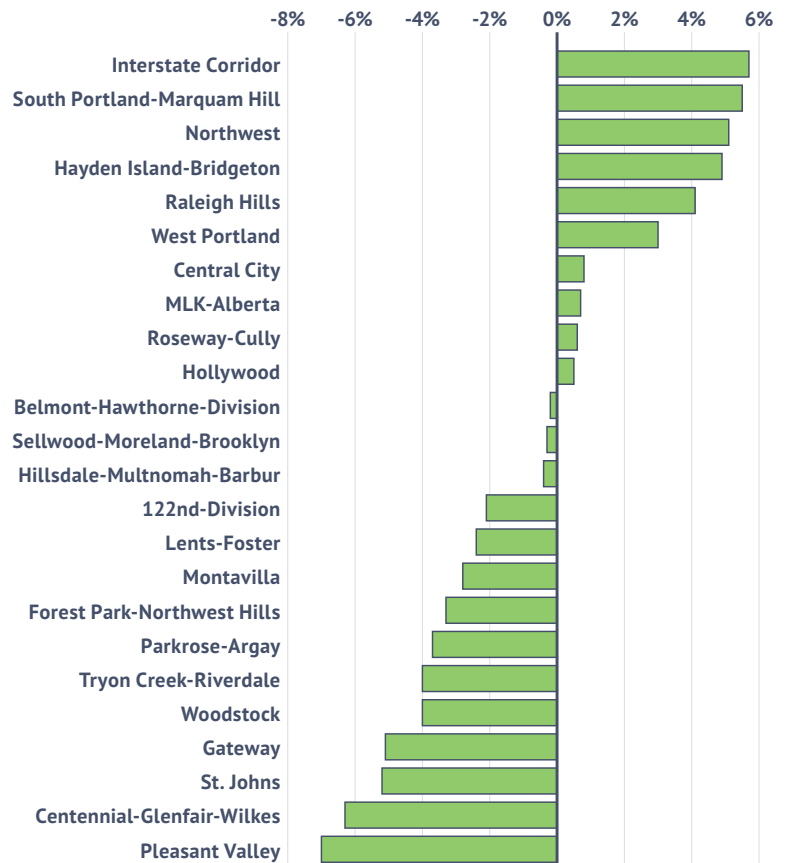
Source: U.S. Census Bureau—2017 5-year ACS Estimates, 2022 5-year ACS Estimate

Growth in Rentership by Neighborhood, 2017-2022

4.2 to 9.6%
-0.9 to 4.1%
-2 to -0.8%
-5 to -2.1%
-7 to -5.1%

Homeownership

Overall homeownership rates have stayed the same over the last five years at 53 percent. All racial and ethnic communities have seen steady or increasing homeownership rates.

White and Asian populations have the highest rate of homeownership at 56 percent and 61 percent respectively. The homeownership rate is significantly lower for all other Communities of Color. However, the combined rate for Communities of Color has increased from 38 percent in 2017 to 40 percent in 2022.

Pleasant Valley, Centennial-Glenfair-Wilkes, St. Johns, Gateway have seen their homeownership rates increase by more than 4 percent from 2017 to 2022. On the other hand, the Interstate Corridor, South Portland-Marquam Hill, Northwest, and Hayden Island-Bridgeton saw a 5 percent decrease during the same period.
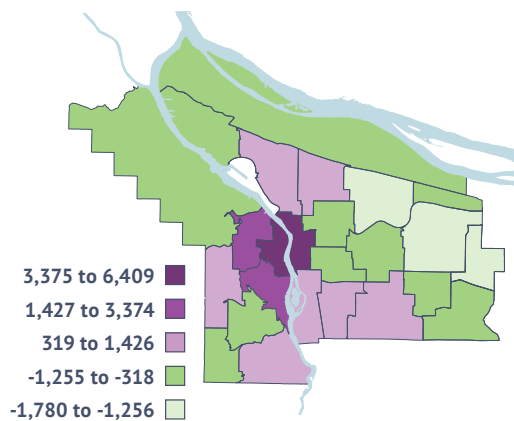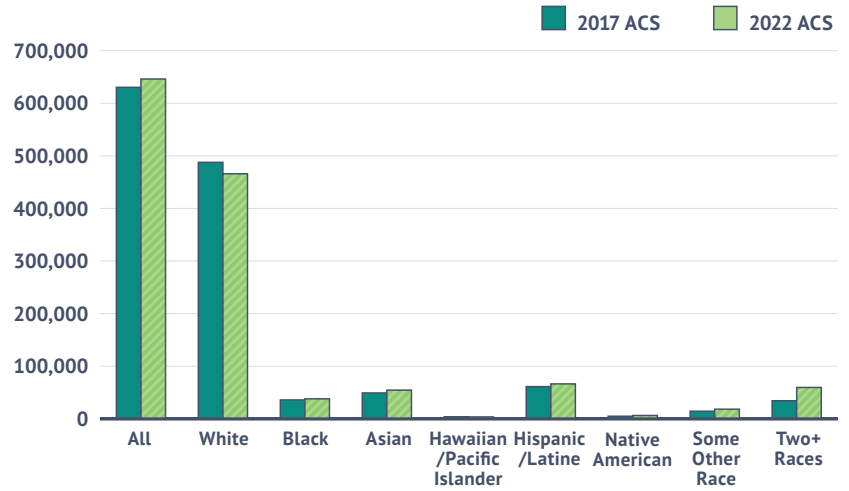
Fig. 1.9   Homeownership Rate by Race and Ethnicity
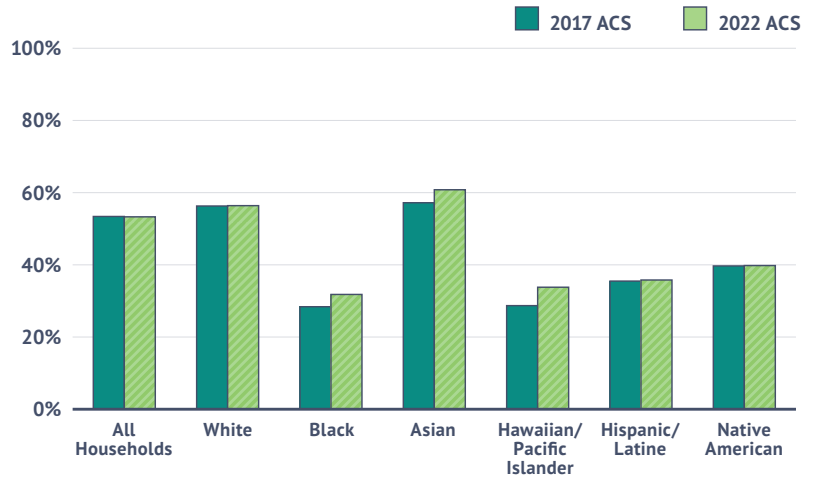
Source: U.S. Census Bureau—2017 5-year ACS Estimates, 2022 5-year ACS Estimates

Notes: Race Alone Data, Hispanic-Latine can be of any race

Fig. 1.10   Change in Rate of Homeownership by Neighborhood, 2017-2022
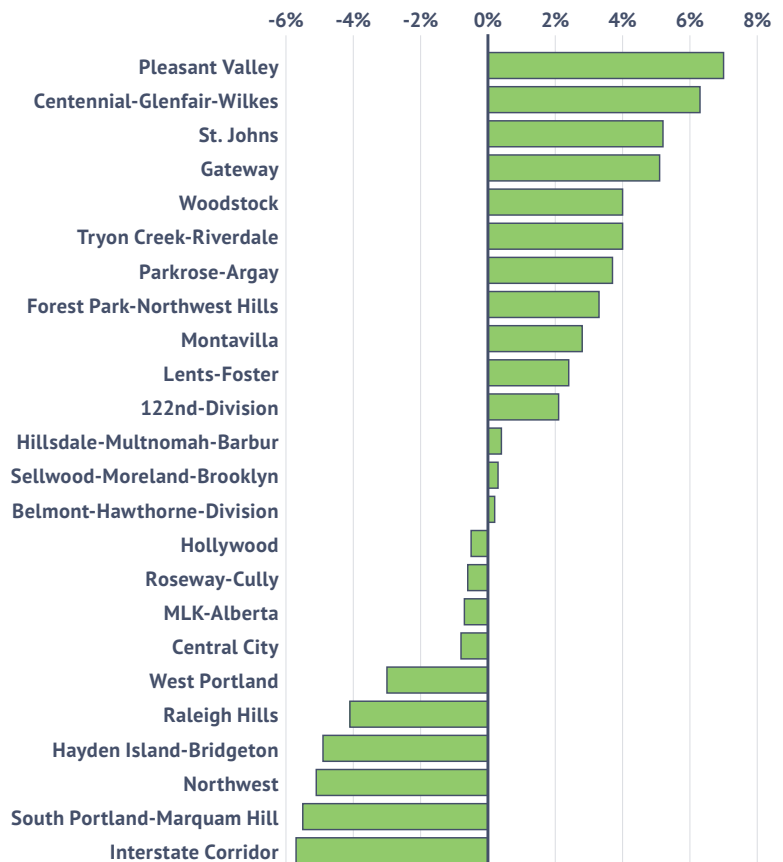
Source: 2017 5-year ACS Estimates, 2022 5-year ACS Estimates

Change in Homeownership by Neighborhood, 2015-2020

4.1 to 7.0%
0.5 to 4.0%
-2.9 to 0.4%
-4.8 to -3.0%
-5.7 to -4.9%

Racial Diversity

Changes in the proportion of the non-white population measured in all 24 neighborhoods between 2017 and 2022 illustrate a continued significant shift to greater diversity in the racial composition of the city. In 2022, all neighborhoods had non-white populations above 15 percent.

Portland's BIPOC population continued to increase in East, Northeast, North, and Southeast Portland, where the neighborhood proportion of BIPOC individuals in 2020 ranged from 40 percent to nearly 52 percent.

Citywide, racial diversity, as measured by the percent change in the share of BIPOC population, increased in every neighborhood between 2017 and 2022.

The proportional share of Communities of Color showed the highest increase during this period in St. Johns, Forest Park-Northwest Hills, Pleasant Valley, and Centennial-Glenfair-Wilkes.

Fig. 1.11   Non-White Population by Neighborhood, 2022
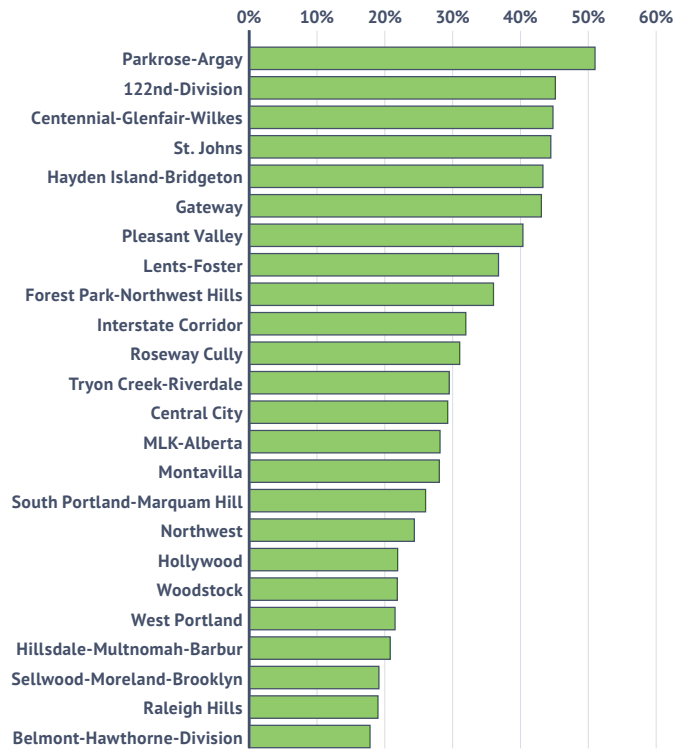
Source: U.S. Census Bureau—2022 5-year ACS Estimates

Fig. 1.12   Change in Racial Diversity by Neighborhood, 2017-2022
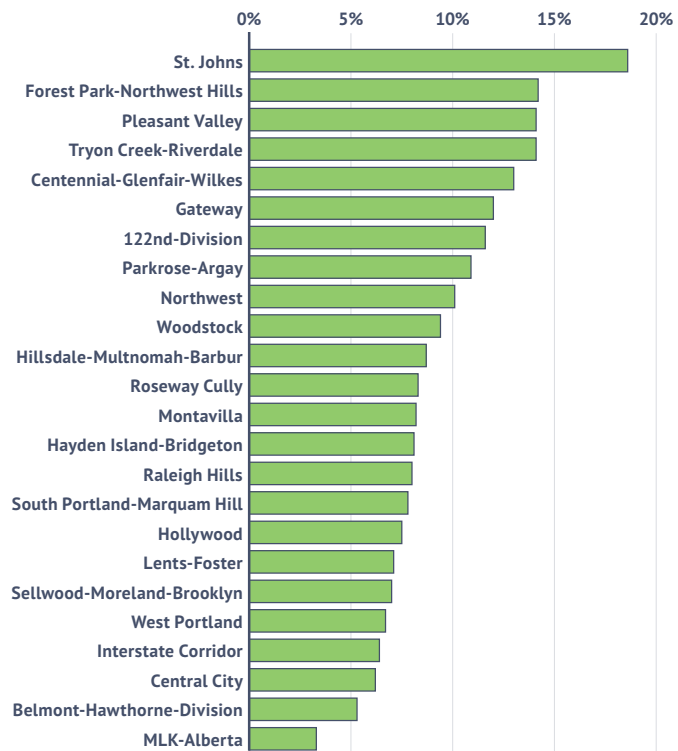
Source: U.S. Census Bureau—2022 5-year ACS Estimate
*Percent change in share of Communities of Color

Change in Racial Diversity by Neighborhood, 2017-2022
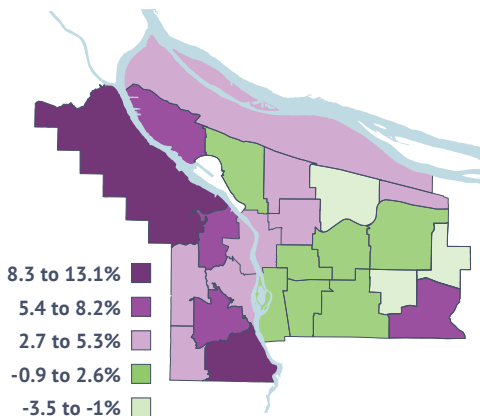
8.3 to 13.1%
5.4 to 8.2%
2.7 to 5.3%
-0.9 to 2.6%
-3.5 to -1%

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 in Multnomah County. The report is published every two years and is based a federal definition of homelessness ("HUD homeless") which includes people staying in emergency shelter, transitional housing, or living on the street. The 2022 PIT Count (postponed from 2021 due to COVID-19) showed a new trend in the distribution of people experiencing homeless during the pandemic. In 2022, 5,228 people were counted as experiencing homelessness on a single night in winter. There was a 30 percent increase in the percentage of the total HUD homeless from the 2019 count with most of the increase seen in the unsheltered population. Among the unsheltered population, the percentage who were chronically homeless also increased. People experiencing chronic homelessness often reported having a range of disabling conditions, including mental health issues, substance use disorders, physical disabilities, and chronic health conditions—all of which were exacerbated by the impacts of the COVID-19 pandemic.

The findings released so far from the latest PIT Count show that People of Color continue to experience homelessness at a disproportionately high rate. In Multnomah County, 40 percent of all those counted were People of Color. As in previous years, the 2022 PIT Count indicates that People of Color as a whole, and people identifying as American Indian or Alaska Native, Native Hawaiian or Pacific Islander, and Black or African American, in particular, are significantly overrepresented in the HUD homeless population.

Fig. 1.13   People Experiencing Homelessness in 2022
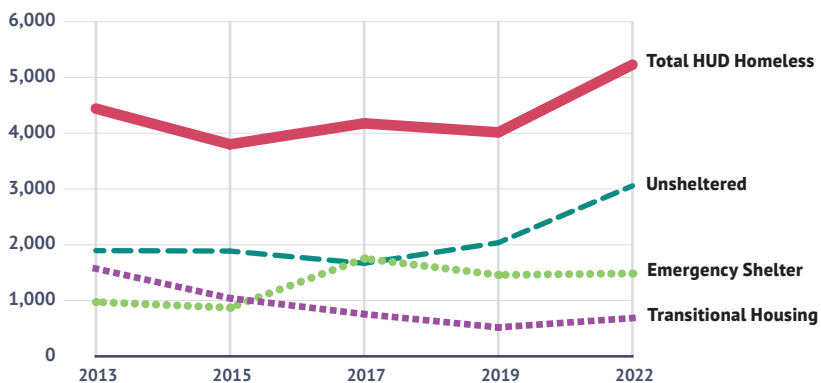
Source: Joint Office of Homeless Services, Point-in-Time Count Reports (2013-2022)

Joint Office of Homeless Services (JOHS)

A collaborative of local jurisdictions formed to coordinate homeless services throughout Multnomah County, the JOHS coordinates following three main programs through service providers:

Permanent Housing: Includes Permanent Supportive Housing and rapid rehousing programs. The number of people served has increased over last five years.

Homelessness Prevention: Includes short to medium supportive services for households at risk of eviction and homelessness. The number of people served in homelessness prevention programs increased again in FY22 but decreased once again in FY23.

Emergency Shelter: Includes emergency shelter as well as services. The number of people served in emergency shelter increased slowly within the reporting period reflecting the ongoing family shelter policy changes.

Fig. 1.14 Total People Served in Permanent Housing, Homeless Prevention and Emergency Shelter Programs, FY 2021-2023
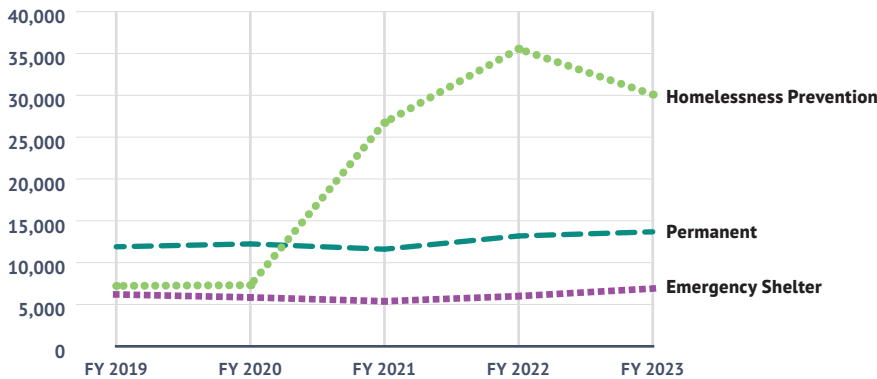
Source: https://public.tableau.com/app/profile/johs/viz/JOHSSystemPerformanceQuarterlyReport-FY23Q4/Report
Note: People newly enrolled or retained in above programs within the reporting period

Fig. 1.15 Percentages of Total People Served in Various Programs, FY 2023

Source: https://public.tableau.com/app/profile/johs/viz/JOHSSystemPerformanceQuarterlyReport-FY23Q4/Report
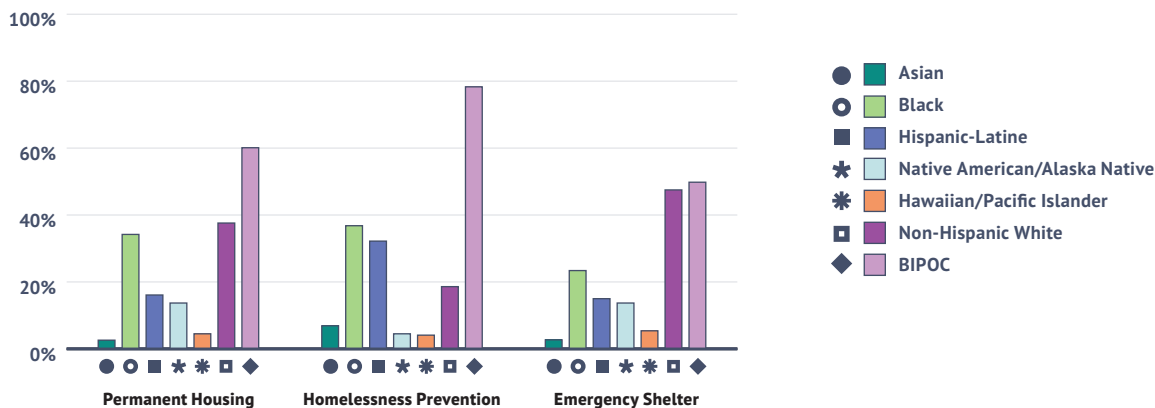
SECTION 2

Housing Stock and Production

In total, the composition of the city's housing stock is estimated to be approximately 305,000 units with a near even proportion of single-family (52 percent) and multifamily (48 percent) homes. There were 158,648 single-family units and 146,256 multifamily units.

- From 2018 to 2023, production has averaged 3,172 units per year with a high in 2020 of 5,502 units and a low in 2023 of 1,483 units.

- The City of Portland's recently adopted Housing Needs Analysis has identified the need for an additional 120,000 new units of housing by 2045. This translates into an annual production target of 5,000 units.

- From 2005 to 2023, multifamily unit production continued to account for a large proportion of new residential development, with approximately 80 percent of all new housing units falling within the multifamily category.

- Multifamily permitting continues to be concentrated in the Central City, Hollywood, the Interstate Corridor, Montavilla and Woodstock. Multifamily permits in these neighborhoods accounted for nearly 68 percent of all multifamily permits.

Housing Stock and Production Totals

In 2023, the total housing stock in Portland is estimated to be around 305,000 units comprising of 158,648 single-family and 146,356 multifamily homes. (Fig.1.25)

Over the last 19 years from 2005 to 2023, Portland has added 64,343 units, which is an average of 3,387 units per year. Annual production decreased after the 2008 recession and rose to the peak in 2017 when Portland added 8,697 units. From 2018 to 2023, production has averaged 3,172 units per year with a high in 2020 of 5,502 units and a low in 2023 of 1,483 units. The City of Portland's recently adopted Housing Needs Analysis has identified the need for an additional 120,000 new units of housing by 2045. This translates into an annual production target of 5,000 units.

Annual permitting trends follow a similar pattern as production. The number of annual permits issued also peaked in 2017 with 6,796. Permitting dipped in 2020 and the number of annual permits averaged 4,422 for period of 2018 to 2023. (Fig. 1.26B)

Fig. 1.16   Portland Housing Stock Total Units, 2005-2023
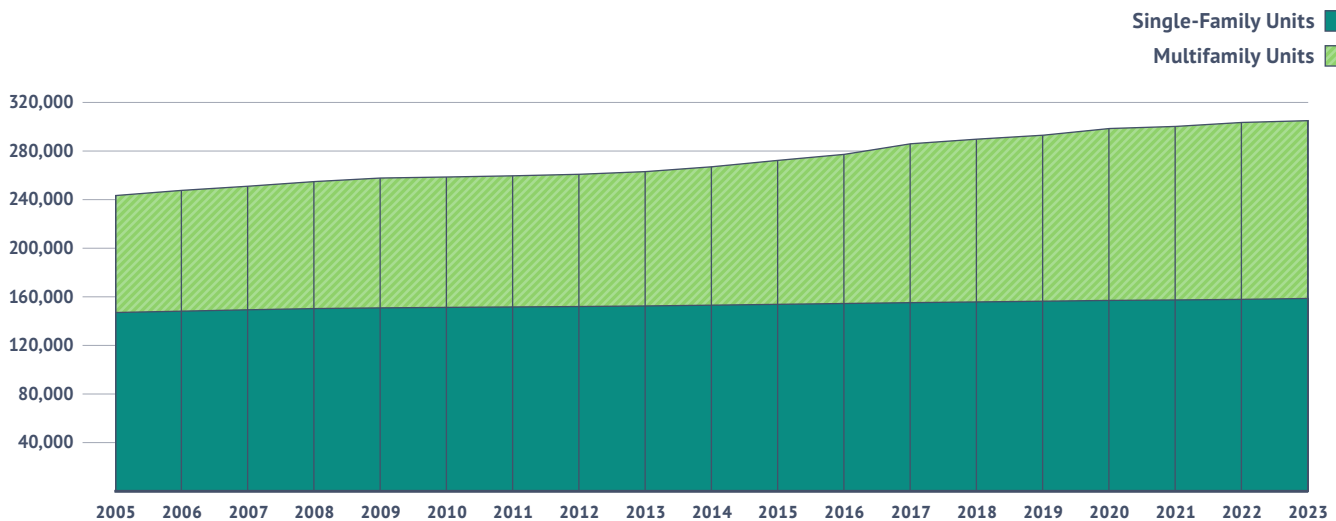
Source: Multnomah County, Portland Tax Lot Data 2023 and Metro Multifamily Inventory 2023

Fig. 1.17   Portland Housing Stock Annual Unit Production, 2005-2023
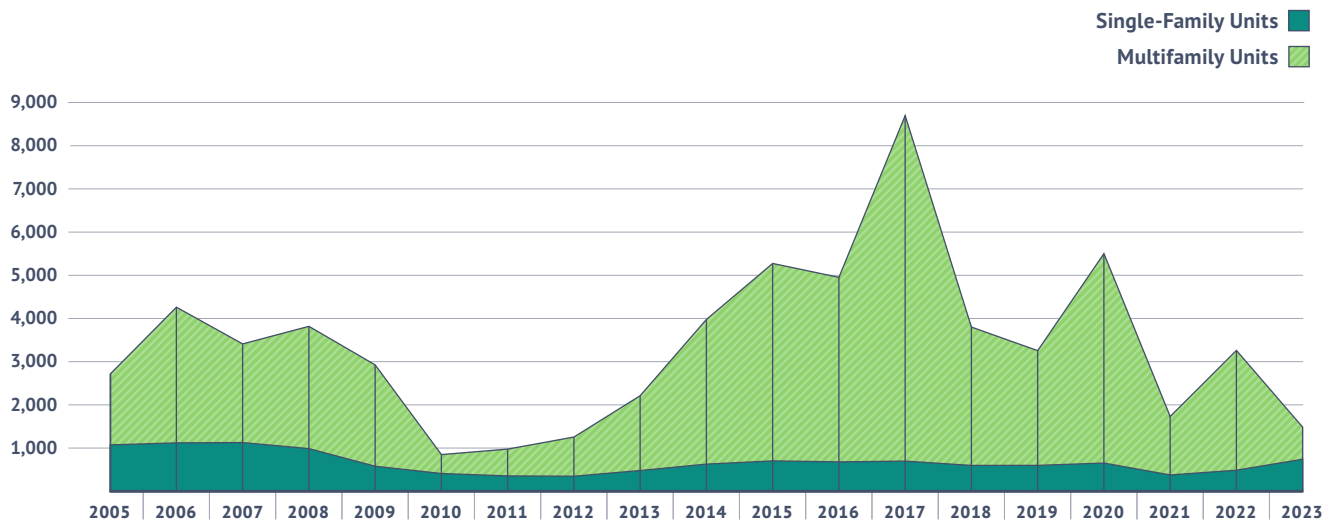
Single-Family Units
Multifamily Units

Source: Multnomah County, Portland Tax Lot Data 2023 and Metro Multifamily Inventory 2023

Fig. 1.18   Portland Housing Annual Unit Permits, 2005-2023
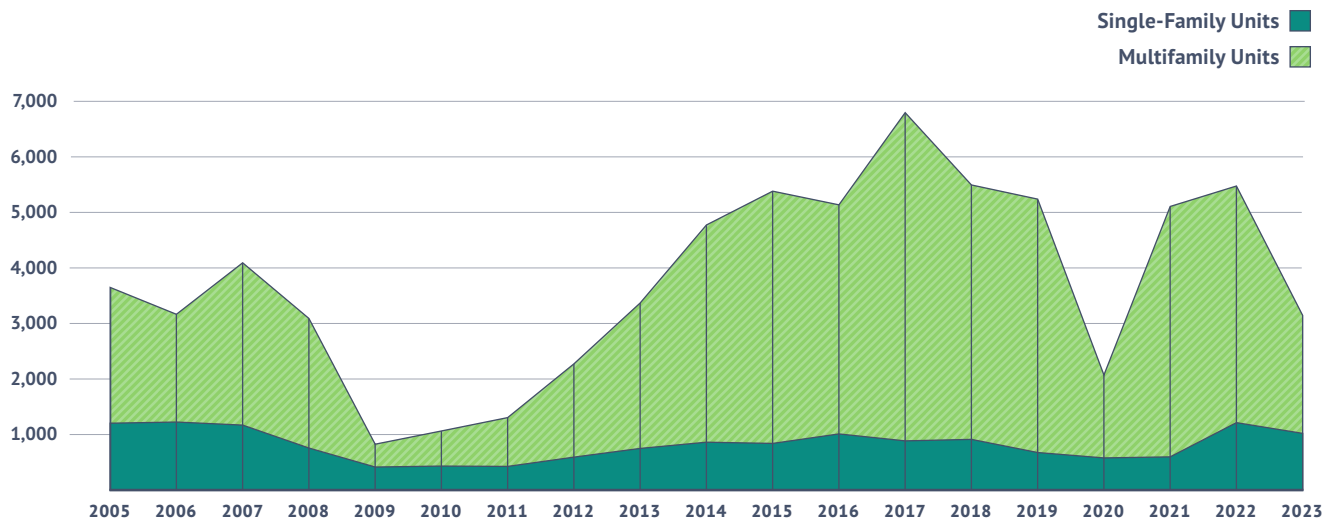
Single-Family Units
Multifamily Units

Source: City of Portland, Bureau of Development Services, 2023

Multifamily Permits and Production 2005-2023

From 2005 to 2023, multifamily unit production continued to account for a large proportion of new residential development, with approximately 80 percent of all new housing units falling within the multifamily category (Fig. 1.26A). Portland produced 51,708 units over this nineteen year period, with an average of 2,721 multifamily units per year. Multifamily production peaked in 2017 and since then it has average 2,596 per year. 2023 saw a substantial decrease in production in the multifamily sector.

From 2005-2023, 55,879 multifamily permits were issued, with an average of 2,941 per year. The number of permits issued peaked in 2017 at 5,910 and has since averaged 3,588 per year.

Fig. 1.19   Multifamily Unit Permits and Production, 2005-2023
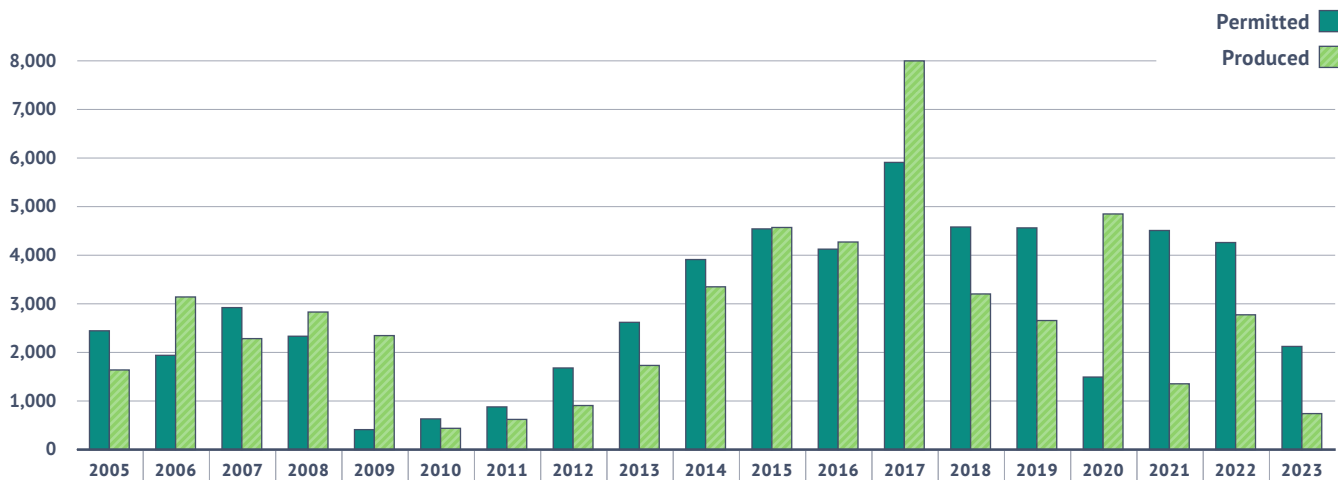
Source: Multnomah County, Portland Tax Lot Data 2023, Metro Multifamily Inventory 2023, and City of Portland, Bureau of Development Services, 2023

Multifamily Permits and Production by Neighborhood

741 multifamily units were produced in Portland in 2023, nearly 90 percent of which were added in South Portland-Marquam Hill, Interstate Corridor, Central City, Centennial-Glenfair-Wilkes, and Gateway. South Portland-Marquam Hill and Interstate Corridor together saw 458 new units added. (Fig. 1.29)

In 2023, the City of Portland issued 2,123 permits for multifamily units throughout the city. As in previous years, multifamily permitting continues to be concentrated in the Central City, Hollywood, the Interstate Corridor, the Montavilla and Woodstock. Multifamily permits in these neighborhoods accounted for nearly 68 percent of all multifamily permits. (Fig.1.30)

Fig. 1.20   Multifamily Unit Production by Neighborhood, 2023
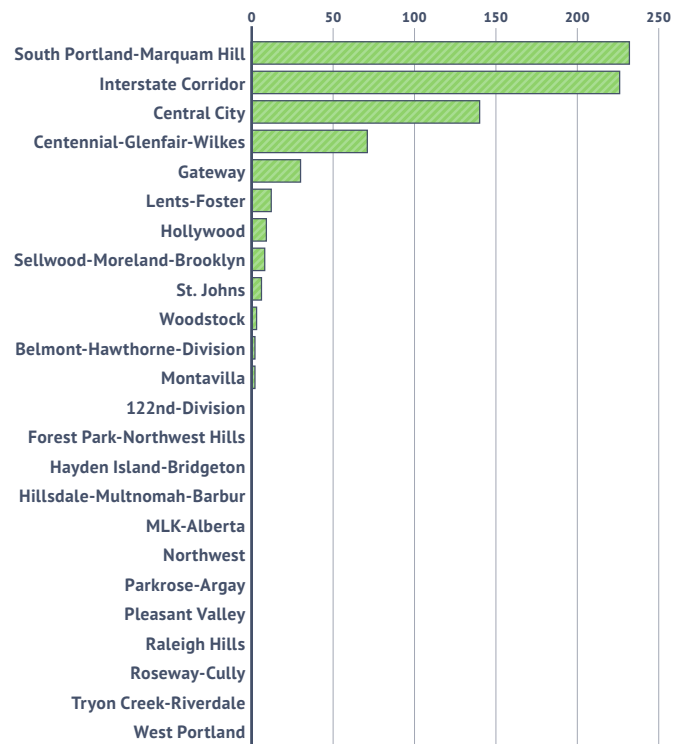
Source: Multnomah County, Portland Tax Lot Data 2023

Fig. 1.21   Multifamily Unit Permits by Neighborhood, 2023
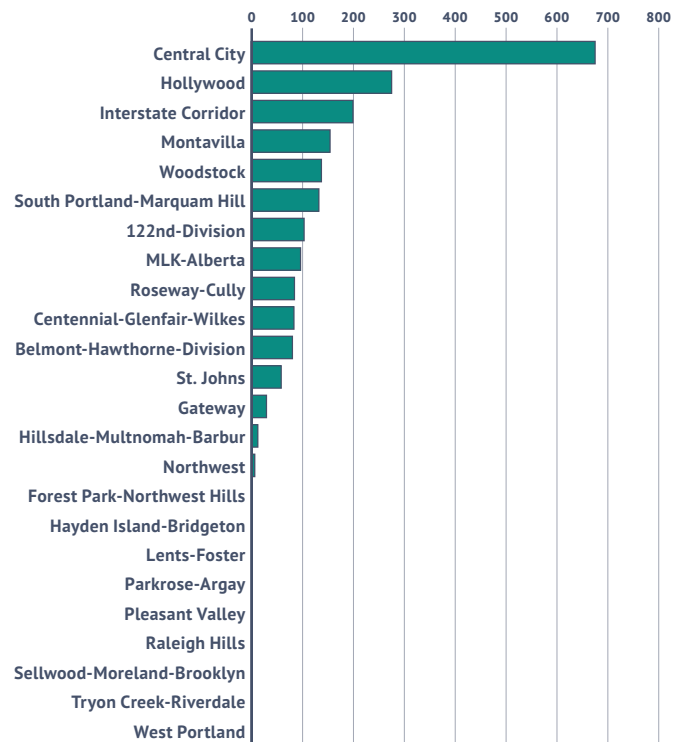
Source: City of Portland, Bureau of Development Services, 2023

Multifamily Unit Permitting by Neighborhood, 2023

276 to 675
200 to 275
104 to 199
30 to 103
0 to 29
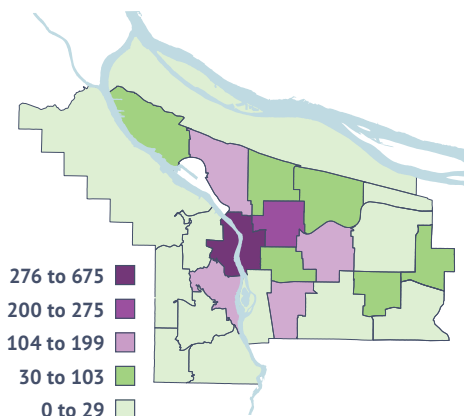
Single-Family Permits and Production 2005-2023

From 2005-2023, single-family accounted for 20 percent of all residential production. 12,645 single-family units were produced with an average of 665 units per year. There was a dip in 2021 (with 377 units) but since 2023 has gone back to 742, which is more than the annual average.

More than 15,572 permits were issued over nineteen years, with an annual average of 820 permits per year. Single-family activity showed increases in 2022 and 2023 with a total of 2,235 permits.

Fig. 1.22 **Single-Family Unit Permits and Production, 2005-2023**
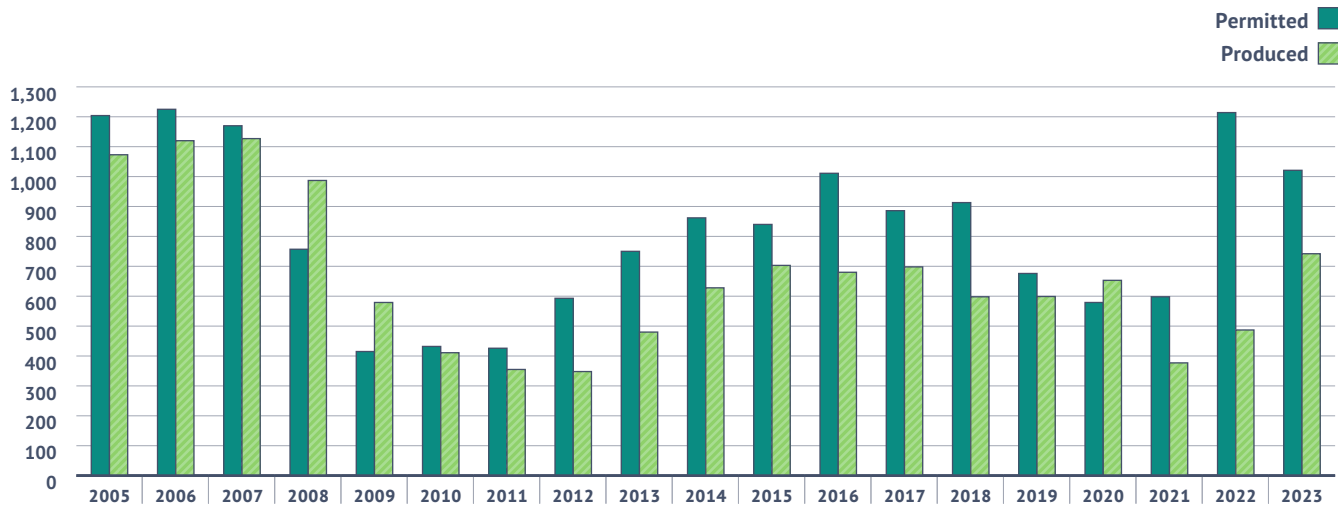
Source: Multnomah County, Portland Tax Lot Data 2023, Metro Multifamily Inventory 2023, and City of Portland, Bureau of Development Services, 2023

Single-Family Permits and Production by Neighborhood

742 single-family homes were produced in Portland in 2023. Most of the units produced were concentrated in the Interstate Corridor, Pleasant Valley, Lents-Foster, Woodstock, and St. Johns neighborhoods, accounting for 54 percent of overall single-family production.

In 2023, 1,021 permits were issued in Portland. St. Johns, Interstate Corridor, and Woodstock accounted for 59 percent of all permits.

Fig. 1.23 Single-Family Unit Production by Neighborhood, 2023
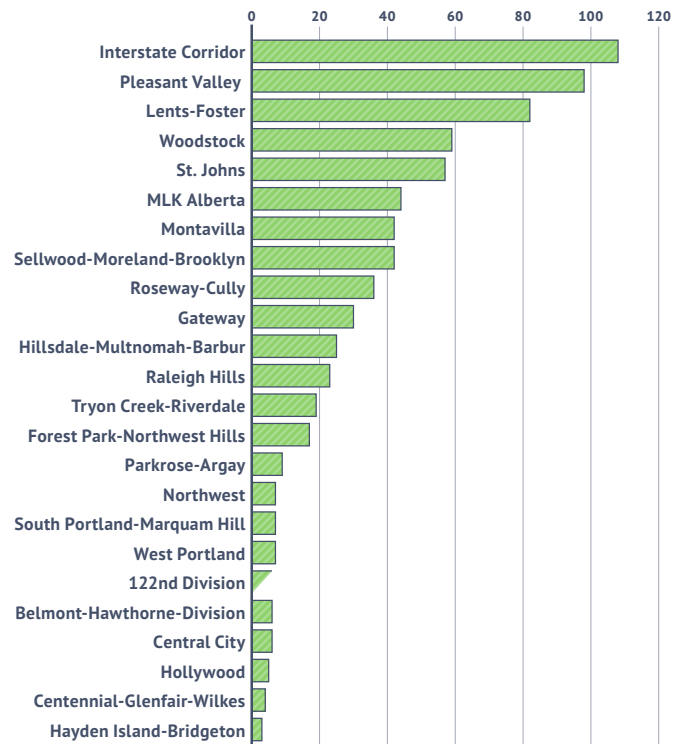
Source: Multnomah County, Portland Tax Lot Data 2023

Fig. 1.24 Single-Family Unit Permits by Neighborhood, 2023

Single-Family Unit Permits by Neighborhood, 2023

Source: City of Portland, Bureau of Development Services, 2023

Housing Market Affordability

Contents

SECTION 1

Rental Housing Market and Affordability

Guide to Rental Affordability Estimates

HOUSEHOLD PROFILE > RENTER

① **Average Portland Household**

Median Annual Income	**$85,876**
Median Monthly Income	**$7,156**
Maximum Monthly Housing Cost Considered Affordable	**$2,147**

②

On average, a **Portland** household could afford a rental unit costing $2,147 or less without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those costing more than $2,147 would be considered not affordable.

2-Bedroom Affordability

Affordable 🟢
Not Affordable 🟣

③ **Portland Rental Affordability: Average Neighborhood Rent by Unit Type**

Unit Type	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
Neighborhood	2022	2023	2022	2023	2022	2023	2022	2023	2022	2023
122nd-Division	$823	**$889**	$948	**$1,035**	$1,121	**$1,186**	$1,391	**$1,440**	$1,076	**$1,150**
Belmont-Hawthorne-Division	$1,266	**$1,255**	$1,466	**$1,426**	$1,642	**$1,634**	$1,518	**$1,828**	$1,441	**$1,430**
Centennial-Glenfair-Wilkes	$1,003	**$1,014**	$1,028	**$1,087**	$1,146	**$1,209**	$1,458	**$1,479**	$1,125	**$1,179**
Central City	$1,305	**$1,253**	$1,642	**$1,596**	$2,510	**$2,520**	$3,714	**$4,487**	$1,750	**$1,723**
Forest Park-Northwest Hills	null	null	$1,756	**$1,695**	$2,094	**$1,932**	null	null	$2,013	**$1,873**
Gateway	$1,048	**$1,013**	$1,125	**$1,160**	$1,247	**$1,302**	$1,482	**$1,552**	$1,217	**$1,265**
Hayden Island-Bridgeton	$1,479	**$1,417**	$1,631	**$1,617**	$2,294	**$2,000**	null	null	$1,918	**$1,753**
Hillsdale-Multnomah-Barbur	$1,429	**$1,448**	$1,210	**$1,236**	$1,401	**$1,426**	$1,814	**$1,706**	$1,364	**$1,378**
Hollywood	$1,255	**$1,218**	$1,413	**$1,389**	$1,787	**$1,740**	$2,191	**$1,963**	$1,462	**$1,429**
Interstate Corridor	$1,297	**$1,259**	$1,546	**$1,539**	$2,006	**$2,037**	$1,973	**$2,109**	$1,559	**$1,560**
Lents-Foster	$1,127	**$1,161**	$1,182	**$1,183**	$1,353	**$1,285**	$1,791	**$1,735**	$1,348	**$1,305**
MLK-Alberta	$1,249	**$1,278**	$1,352	**$1,384**	$1,779	**$1,860**	$1,728	**$1,758**	$1,428	**$1,466**
Montavilla	$1,402	**$1,400**	$1,184	**$1,164**	$1,328	**$1,370**	$1,547	**$1,505**	$1,295	**$1,307**
Northwest	$1,248	**$1,218**	$1,716	**$1,706**	$2,739	**$2,653**	$3,944	**$3,620**	$1,754	**$1,726**
Parkrose-Argay	$1,134	**$1,243**	$1,260	**$1,243**	$1,619	**$1,515**	$1,700	**$2,136**	$1,482	**$1,506**
Pleasant Valley	null	null	$1,143	**$1,149**	$1,560	**$1,404**	$1,489	**$1,507**	$1,503	**$1,391**
Raleigh Hills	$1,295	**$1,286**	$1,444	**$1,436**	$1,366	**$1,360**	$1,946	**$1,980**	$1,458	**$1,453**
Roseway-Cully	$1,231	**$1,189**	$1,060	**$1,073**	$1,397	**$1,380**	$1,566	**$1,579**	$1,265	**$1,257**
Sellwood-Moreland-Brooklyn	$1,341	**$1,348**	$1,377	**$1,351**	$1,601	**$1,629**	$2,136	**$2,999**	$1,433	**$1,432**
South Portland-Marquam Hill	$1,354	**$1,390**	$1,708	**$1,724**	$2,411	**$2,337**	$2,261	**$2,160**	$1,816	**$1,812**
St. Johns	$1,191	**$1,187**	$1,263	**$1,317**	$1,359	**$1,399**	$1,506	**$1,630**	$1,314	**$1,356**
Tryon Creek-Riverdale	null	null	$1,130	**$1,120**	$1,362	**$1,543**	null	null	$1,298	**$1,425**
West Portland	$939	**$1,068**	$1,388	**$1,373**	$1,843	**$1,807**	$1,897	**$2,055**	$1,682	**$1,697**
Woodstock	$1,116	**$1,277**	$1,210	**$1,267**	$1,473	**$1,548**	$1,451	**$1,608**	$1,333	**$1,406**
Portland Citywide	$1,294	**$1,285**	$1,552	**$1,556**	$1,904	**$1,922**	$2,122	**$2,248**	$1,614	**$1,621**

Source: CoStar Multifamily Residential Market Data, November 2023

①

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

②

Household Data
Currently available data for each household type.

Data Source: ACS 2022 5-Year Estimates

③

Affordability Estimates
Average Q3 rent for 2022 and 2023, 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 2022 5-Year Income Estimates

Change in Rental Price 2022 to 2023

In 2023, Portland saw a "softening" of the residential rental market, where overall rent growth slowed or declined in different parts of the city. The average overall asking rent which had increased year over year by 6.1 percent in 2021 and 3.7 percent in 2022, shows only a modest growth of 0.4 percent in 2023. This was an average overall increase of $7. Studio units showed a decrease of 1 percent. Other unit types showed only a small increase in average rent. The rents for 1-bedroom and 2-bedroom units increased on average by 0.3 percent and 1 percent respectively. However, the rents for 3-bedroom units increased on average by 6 percent.

In previous years, average rents increased in almost all neighborhoods. But in 2023, many neighborhoods saw a decrease. The following neighborhoods saw a decrease of more than 7 percent: Forest Park-Northwest Hills, Hayden Island-Bridgeton, and Pleasant Valley. The following neighborhoods saw a smaller decreases in average rents (3 percent or less): Belmont-Hawthorne-Division, Central City, Hollywood, Lents-Foster, Northwest, Roseway-Cully, Sellwood-Moreland-Brooklyn, and South Portland. On the other hand, the following neighborhoods—122nd-Division, Centennial-Glenfair-Wilkes, Tryon Creek-Riverdale and Woodstock—experienced the largest rent increases of 5 percent and above. The rents for studios increased substantially in West Portland and Woodstock (12 and 13 percent, respectively). On average, rents for 3-bedrooms increased by 17 or more percent in the following neighborhoods: Belmont-Hawthorne-Division, Central City, Parkrose-Argay, and Sellwood-Moreland-Brooklyn.

The vacancy rate on average had been decreasing to 6.4 percent (2021) and 6 percent (2022), saw an uptick to 7.5 percent in 2023. The vacancy rate was slightly higher for studios (7.9 percent) and 1-bedroom units (7.7 percent) than 2- and 3-bedroom units, at 6.9 and 7.2 percent, respectively.

Portland Rental Affordability: Change in Average Neighborhood Rent by Unit Type, 2023

Unit Type	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
Neighborhood	Rent	% Change	Rent	% Change	Rent	% Change	Rent	% Change	Rent	% Change
122nd-Division	$889	7%	$1,035	8%	$1,186	5%	$1,440	3%	$1,150	6%
Belmont-Hawthorne-Division	$1,255	-1%	$1,426	-3%	$1,634	0%	$1,828	17%	$1,430	-1%
Centennial-Glenfair-Wilkes	$1,014	1%	$1,087	5%	$1,209	5%	$1,479	1%	$1,179	5%
Central City	$1,253	-4%	$1,596	-3%	$2,520	0%	$4,487	17%	$1,723	-2%
Forest Park-Northwest Hills	null	null	$1,695	-4%	$1,932	-8%	null	null	$1,873	-7%
Gateway	$1,013	-3%	$1,160	3%	$1,302	4%	$1,552	5%	$1,265	4%
Hayden Island-Bridgeton	$1,417	-4%	$1,617	-1%	$2,000	-15%	null	null	$1,753	-9%
Hillsdale-Multnomah-Barbur	$1,448	1%	$1,236	2%	$1,426	2%	$1,706	-6%	$1,378	1%
Hollywood	$1,218	-3%	$1,389	-2%	$1,740	-3%	$1,963	-12%	$1,429	-2%
Interstate Corridor	$1,259	-3%	$1,539	0%	$2,037	2%	$2,109	6%	$1,560	0%
Lents-Foster	$1,161	3%	$1,183	0%	$1,285	-5%	$1,735	-3%	$1,305	-3%
MLK-Alberta	$1,278	2%	$1,384	2%	$1,860	4%	$1,758	2%	$1,466	3%
Montavilla	$1,400	0%	$1,164	-2%	$1,370	3%	$1,505	-3%	$1,307	1%
Northwest	$1,218	-2%	$1,706	-1%	$2,653	-3%	$3,620	-9%	$1,726	-2%
Parkrose-Argay	$1,243	9%	$1,243	-1%	$1,515	-7%	$2,136	20%	$1,506	2%
Pleasant Valley	null	null	$1,149	1%	$1,404	-11%	$1,507	1%	$1,391	-8%
Raleigh Hills	$1,286	-1%	$1,436	-1%	$1,360	0%	$1,980	2%	$1,453	0%
Roseway-Cully	$1,189	-4%	$1,073	1%	$1,380	-1%	$1,579	1%	$1,257	-1%
Sellwood-Moreland-Brooklyn	$1,348	1%	$1,351	-2%	$1,629	2%	$2,999	29%	$1,432	0%
South Portland-Marquam Hill	$1,390	3%	$1,724	1%	$2,337	-3%	$2,160	-5%	$1,812	0%
St. Johns	$1,187	0%	$1,317	4%	$1,399	3%	$1,630	8%	$1,356	3%
Tryon Creek-Riverdale	null	null	$1,120	-1%	$1,543	12%	null	null	$1,425	9%
West Portland	$1,068	12%	$1,373	-1%	$1,807	-2%	$2,055	8%	$1,697	1%
Woodstock	$1,277	13%	$1,267	4%	$1,548	5%	$1,608	10%	$1,406	5%
Portland Citywide	$1,285	-1%	$1,556	0%	$1,922	1%	$2,248	6%	$1,621	0%

Source: CoStar Multifamily Residential Market Data, November 2023

HOUSEHOLD PROFILE > RENTER

Average Portland Household

Median Annual Income	**$85,876**
Median Monthly Income	**$7,156**
Maximum Monthly Housing Cost Considered Affordable	**$2,147**

On average, a **Portland** household could afford a rental unit costing $2,147 or less without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those costing more than $2,147 would be considered not affordable.

2-Bedroom Affordability

Affordable ●
Not Affordable ●

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Unit Type →	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
Neighborhood	**2022**	**2023**	**2022**	**2023**	**2022**	**2023**	**2022**	**2023**	**2022**	**2023**
122nd-Division	$823	**$889**	$948	**$1,035**	$1,121	**$1,186**	$1,391	**$1,440**	$1,076	**$1,150**
Belmont-Hawthorne-Division	$1,266	**$1,255**	$1,466	**$1,426**	$1,642	**$1,634**	$1,518	**$1,828**	$1,441	**$1,430**
Centennial-Glenfair-Wilkes	$1,003	**$1,014**	$1,028	**$1,087**	$1,146	**$1,209**	$1,458	**$1,479**	$1,125	**$1,179**
Central City	$1,305	**$1,253**	$1,642	**$1,596**	$2,510	**$2,520**	$3,714	**$4,487**	$1,750	**$1,723**
Forest Park-Northwest Hills	null	null	$1,756	**$1,695**	$2,094	**$1,932**	null	null	$2,013	**$1,873**
Gateway	$1,048	**$1,013**	$1,125	**$1,160**	$1,247	**$1,302**	$1,482	**$1,552**	$1,217	**$1,265**
Hayden Island-Bridgeton	$1,479	**$1,417**	$1,631	**$1,617**	$2,294	**$2,000**	null	null	$1,918	**$1,753**
Hillsdale-Multnomah-Barbur	$1,429	**$1,448**	$1,210	**$1,236**	$1,401	**$1,426**	$1,814	**$1,706**	$1,364	**$1,378**
Hollywood	$1,255	**$1,218**	$1,413	**$1,389**	$1,787	**$1,740**	$2,191	**$1,963**	$1,462	**$1,429**
Interstate Corridor	$1,297	**$1,259**	$1,546	**$1,539**	$2,006	**$2,037**	$1,973	**$2,109**	$1,559	**$1,560**
Lents-Foster	$1,127	**$1,161**	$1,182	**$1,183**	$1,353	**$1,285**	$1,791	**$1,735**	$1,348	**$1,305**
MLK-Alberta	$1,249	**$1,278**	$1,352	**$1,384**	$1,779	**$1,860**	$1,728	**$1,758**	$1,428	**$1,466**
Montavilla	$1,402	**$1,400**	$1,184	**$1,164**	$1,328	**$1,370**	$1,547	**$1,505**	$1,295	**$1,307**
Northwest	$1,248	**$1,218**	$1,716	**$1,706**	$2,739	**$2,653**	$3,944	**$3,620**	$1,754	**$1,726**
Parkrose-Argay	$1,134	**$1,243**	$1,260	**$1,243**	$1,619	**$1,515**	$1,700	**$2,136**	$1,482	**$1,506**
Pleasant Valley	null	null	$1,143	**$1,149**	$1,560	**$1,404**	$1,489	**$1,507**	$1,503	**$1,391**
Raleigh Hills	$1,295	**$1,286**	$1,444	**$1,436**	$1,366	**$1,360**	$1,946	**$1,980**	$1,458	**$1,453**
Roseway-Cully	$1,231	**$1,189**	$1,060	**$1,073**	$1,397	**$1,380**	$1,566	**$1,579**	$1,265	**$1,257**
Sellwood-Moreland-Brooklyn	$1,341	**$1,348**	$1,377	**$1,351**	$1,601	**$1,629**	$2,136	**$2,999**	$1,433	**$1,432**
South Portland-Marquam Hill	$1,354	**$1,390**	$1,708	**$1,724**	$2,411	**$2,337**	$2,261	**$2,160**	$1,816	**$1,812**
St. Johns	$1,191	**$1,187**	$1,263	**$1,317**	$1,359	**$1,399**	$1,506	**$1,630**	$1,314	**$1,356**
Tryon Creek-Riverdale	null	null	$1,130	**$1,120**	$1,362	**$1,543**	null	null	$1,298	**$1,425**
West Portland	$939	**$1,068**	$1,388	**$1,373**	$1,843	**$1,807**	$1,897	**$2,055**	$1,682	**$1,697**
Woodstock	$1,116	**$1,277**	$1,210	**$1,267**	$1,473	**$1,548**	$1,451	**$1,608**	$1,333	**$1,406**
Portland Citywide	$1,294	**$1,285**	$1,552	**$1,556**	$1,904	**$1,922**	$2,122	**$2,248**	$1,614	**$1,621**

Source: CoStar Multifamily Residential Market Data, November 2023

HOUSEHOLD PROFILE > RENTER

3 Person Extremely Low Income (30% AMI)

Median Annual Income **$30,480**

Median Monthly Income **$2,540**

Maximum Monthly Housing Cost Considered Affordable **$762**
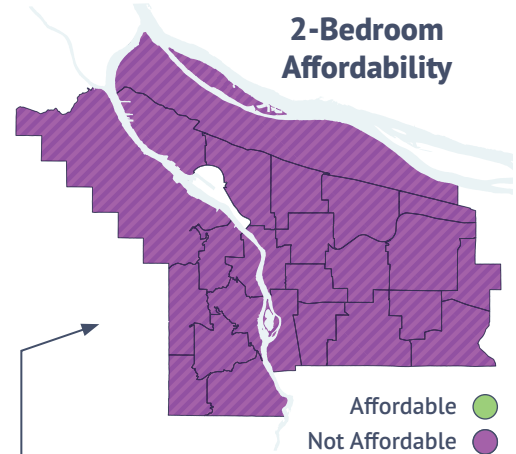
On average, a **3-person extremely low income** household could afford a rental unit costing $762 or less without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those costing more than $762 would be considered not affordable.

2-Bedroom Affordability

Affordable ●
Not Affordable ●

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Unit Type	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
Neighborhood	2022	2023	2022	2023	2022	2023	2022	2023	2022	2023
122nd-Division	$823	$889	$948	$1,035	$1,121	$1,186	$1,391	$1,440	$1,076	$1,150
Belmont-Hawthorne-Division	$1,266	$1,255	$1,466	$1,426	$1,642	$1,634	$1,518	$1,828	$1,441	$1,430
Centennial-Glenfair-Wilkes	$1,003	$1,014	$1,028	$1,087	$1,146	$1,209	$1,458	$1,479	$1,125	$1,179
Central City	$1,305	$1,253	$1,642	$1,596	$2,510	$2,520	$3,714	$4,487	$1,750	$1,723
Forest Park-Northwest Hills	null	null	$1,756	$1,695	$2,094	$1,932	null	null	$2,013	$1,873
Gateway	$1,048	$1,013	$1,125	$1,160	$1,247	$1,302	$1,482	$1,552	$1,217	$1,265
Hayden Island-Bridgeton	$1,479	$1,417	$1,631	$1,617	$2,294	$2,000	null	null	$1,918	$1,753
Hillsdale-Multnomah-Barbur	$1,429	$1,448	$1,210	$1,236	$1,401	$1,426	$1,814	$1,706	$1,364	$1,378
Hollywood	$1,255	$1,218	$1,413	$1,389	$1,787	$1,740	$2,191	$1,963	$1,462	$1,429
Interstate Corridor	$1,297	$1,259	$1,546	$1,539	$2,006	$2,037	$1,973	$2,109	$1,559	$1,560
Lents-Foster	$1,127	$1,161	$1,182	$1,183	$1,353	$1,285	$1,791	$1,735	$1,348	$1,305
MLK-Alberta	$1,249	$1,278	$1,352	$1,384	$1,779	$1,860	$1,728	$1,758	$1,428	$1,466
Montavilla	$1,402	$1,400	$1,184	$1,164	$1,328	$1,370	$1,547	$1,505	$1,295	$1,307
Northwest	$1,248	$1,218	$1,716	$1,706	$2,739	$2,653	$3,944	$3,620	$1,754	$1,726
Parkrose-Argay	$1,134	$1,243	$1,260	$1,243	$1,619	$1,515	$1,700	$2,136	$1,482	$1,506
Pleasant Valley	null	null	$1,143	$1,149	$1,560	$1,404	$1,489	$1,507	$1,503	$1,391
Raleigh Hills	$1,295	$1,286	$1,444	$1,436	$1,366	$1,360	$1,946	$1,980	$1,458	$1,453
Roseway-Cully	$1,231	$1,189	$1,060	$1,073	$1,397	$1,380	$1,566	$1,579	$1,265	$1,257
Sellwood-Moreland-Brooklyn	$1,341	$1,348	$1,377	$1,351	$1,601	$1,629	$2,136	$2,999	$1,433	$1,432
South Portland-Marquam Hill	$1,354	$1,390	$1,708	$1,724	$2,411	$2,337	$2,261	$2,160	$1,816	$1,812
St. Johns	$1,191	$1,187	$1,263	$1,317	$1,359	$1,399	$1,506	$1,630	$1,314	$1,356
Tryon Creek-Riverdale	null	null	$1,130	$1,120	$1,362	$1,543	null	null	$1,298	$1,425
West Portland	$939	$1,068	$1,388	$1,373	$1,843	$1,807	$1,897	$2,055	$1,682	$1,697
Woodstock	$1,116	$1,277	$1,210	$1,267	$1,473	$1,548	$1,451	$1,608	$1,333	$1,406
Portland Citywide	$1,294	$1,285	$1,552	$1,556	$1,904	$1,922	$2,122	$2,248	$1,614	$1,621

Source: CoStar Multifamily Residential Market Data, November 2023

HOUSEHOLD PROFILE > RENTER

3 Person Low Income (60% AMI)

Median Annual Income **$60,960**

Median Monthly Income **$5,080**

Maximum Monthly Housing Cost Considered Affordable **$1,524**

On average, a **3-person low income** household could afford a rental unit costing $1,524 or less without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those costing more than $1,524 would be considered not affordable.

2-Bedroom Affordability

Affordable ●
Not Affordable ●

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Unit Type →	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
Neighborhood	2022	2023	2022	2023	2022	2023	2022	2023	2022	2023
122nd-Division	$823	**$889**	$948	**$1,035**	$1,121	**$1,186**	$1,391	**$1,440**	$1,076	**$1,150**
Belmont-Hawthorne-Division	$1,266	**$1,255**	$1,466	**$1,426**	$1,642	**$1,634**	$1,518	**$1,828**	$1,441	**$1,430**
Centennial-Glenfair-Wilkes	$1,003	**$1,014**	$1,028	**$1,087**	$1,146	**$1,209**	$1,458	**$1,479**	$1,125	**$1,179**
Central City	$1,305	**$1,253**	$1,642	**$1,596**	$2,510	**$2,520**	$3,714	**$4,487**	$1,750	**$1,723**
Forest Park-Northwest Hills	null	null	$1,756	**$1,695**	$2,094	**$1,932**	null	null	$2,013	**$1,873**
Gateway	$1,048	**$1,013**	$1,125	**$1,160**	$1,247	**$1,302**	$1,482	**$1,552**	$1,217	**$1,265**
Hayden Island-Bridgeton	$1,479	**$1,417**	$1,631	**$1,617**	$2,294	**$2,000**	null	null	$1,918	**$1,753**
Hillsdale-Multnomah-Barbur	$1,429	**$1,448**	$1,210	**$1,236**	$1,401	**$1,426**	$1,814	**$1,706**	$1,364	**$1,378**
Hollywood	$1,255	**$1,218**	$1,413	**$1,389**	$1,787	**$1,740**	$2,191	**$1,963**	$1,462	**$1,429**
Interstate Corridor	$1,297	**$1,259**	$1,546	**$1,539**	$2,006	**$2,037**	$1,973	**$2,109**	$1,559	**$1,560**
Lents-Foster	$1,127	**$1,161**	$1,182	**$1,183**	$1,353	**$1,285**	$1,791	**$1,735**	$1,348	**$1,305**
MLK-Alberta	$1,249	**$1,278**	$1,352	**$1,384**	$1,779	**$1,860**	$1,728	**$1,758**	$1,428	**$1,466**
Montavilla	$1,402	**$1,400**	$1,184	**$1,164**	$1,328	**$1,370**	$1,547	**$1,505**	$1,295	**$1,307**
Northwest	$1,248	**$1,218**	$1,716	**$1,706**	$2,739	**$2,653**	$3,944	**$3,620**	$1,754	**$1,726**
Parkrose-Argay	$1,134	**$1,243**	$1,260	**$1,243**	$1,619	**$1,515**	$1,700	**$2,136**	$1,482	**$1,506**
Pleasant Valley	null	null	$1,143	**$1,149**	$1,560	**$1,404**	$1,489	**$1,507**	$1,503	**$1,391**
Raleigh Hills	$1,295	**$1,286**	$1,444	**$1,436**	$1,366	**$1,360**	$1,946	**$1,980**	$1,458	**$1,453**
Roseway-Cully	$1,231	**$1,189**	$1,060	**$1,073**	$1,397	**$1,380**	$1,566	**$1,579**	$1,265	**$1,257**
Sellwood-Moreland-Brooklyn	$1,341	**$1,348**	$1,377	**$1,351**	$1,601	**$1,629**	$2,136	**$2,999**	$1,433	**$1,432**
South Portland-Marquam Hill	$1,354	**$1,390**	$1,708	**$1,724**	$2,411	**$2,337**	$2,261	**$2,160**	$1,816	**$1,812**
St. Johns	$1,191	**$1,187**	$1,263	**$1,317**	$1,359	**$1,399**	$1,506	**$1,630**	$1,314	**$1,356**
Tryon Creek-Riverdale	null	null	$1,130	**$1,120**	$1,362	**$1,543**	null	null	$1,298	**$1,425**
West Portland	$939	**$1,068**	$1,388	**$1,373**	$1,843	**$1,807**	$1,897	**$2,055**	$1,682	**$1,697**
Woodstock	$1,116	**$1,277**	$1,210	**$1,267**	$1,473	**$1,548**	$1,451	**$1,608**	$1,333	**$1,406**
Portland Citywide	$1,294	**$1,285**	$1,552	**$1,556**	$1,904	**$1,922**	$2,122	**$2,248**	$1,614	**$1,621**

Source: CoStar Multifamily Residential Market Data, November 2023

HOUSEHOLD PROFILE > RENTER

3 Person Moderate Income (80% AMI)

Median Annual Income **$81,280**

Median Monthly Income **$6,773**

Maximum Monthly Housing Cost Considered Affordable **$2,032**

On average, a **3-person moderate income** household could afford a rental unit costing $2,032 or less without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those costing more than $2,032 would be considered not affordable.

2-Bedroom Affordability

Affordable ●
Not Affordable ●

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Unit Type →	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
Neighborhood	**2022**	**2023**	**2022**	**2023**	**2022**	**2023**	**2022**	**2023**	**2022**	**2023**
122nd-Division	$823	**$889**	$948	**$1,035**	$1,121	**$1,186**	$1,391	**$1,440**	$1,076	**$1,150**
Belmont-Hawthorne-Division	$1,266	**$1,255**	$1,466	**$1,426**	$1,642	**$1,634**	$1,518	**$1,828**	$1,441	**$1,430**
Centennial-Glenfair-Wilkes	$1,003	**$1,014**	$1,028	**$1,087**	$1,146	**$1,209**	$1,458	**$1,479**	$1,125	**$1,179**
Central City	$1,305	**$1,253**	$1,642	**$1,596**	$2,510	**$2,520**	$3,714	**$4,487**	$1,750	**$1,723**
Forest Park-Northwest Hills	null	null	$1,756	**$1,695**	$2,094	**$1,932**	null	null	$2,013	**$1,873**
Gateway	$1,048	**$1,013**	$1,125	**$1,160**	$1,247	**$1,302**	$1,482	**$1,552**	$1,217	**$1,265**
Hayden Island-Bridgeton	$1,479	**$1,417**	$1,631	**$1,617**	$2,294	**$2,000**	null	null	$1,918	**$1,753**
Hillsdale-Multnomah-Barbur	$1,429	**$1,448**	$1,210	**$1,236**	$1,401	**$1,426**	$1,814	**$1,706**	$1,364	**$1,378**
Hollywood	$1,255	**$1,218**	$1,413	**$1,389**	$1,787	**$1,740**	$2,191	**$1,963**	$1,462	**$1,429**
Interstate Corridor	$1,297	**$1,259**	$1,546	**$1,539**	$2,006	**$2,037**	$1,973	**$2,109**	$1,559	**$1,560**
Lents-Foster	$1,127	**$1,161**	$1,182	**$1,183**	$1,353	**$1,285**	$1,791	**$1,735**	$1,348	**$1,305**
MLK-Alberta	$1,249	**$1,278**	$1,352	**$1,384**	$1,779	**$1,860**	$1,728	**$1,758**	$1,428	**$1,466**
Montavilla	$1,402	**$1,400**	$1,184	**$1,164**	$1,328	**$1,370**	$1,547	**$1,505**	$1,295	**$1,307**
Northwest	$1,248	**$1,218**	$1,716	**$1,706**	$2,739	**$2,653**	$3,944	**$3,620**	$1,754	**$1,726**
Parkrose-Argay	$1,134	**$1,243**	$1,260	**$1,243**	$1,619	**$1,515**	$1,700	**$2,136**	$1,482	**$1,506**
Pleasant Valley	null	null	$1,143	**$1,149**	$1,560	**$1,404**	$1,489	**$1,507**	$1,503	**$1,391**
Raleigh Hills	$1,295	**$1,286**	$1,444	**$1,436**	$1,366	**$1,360**	$1,946	**$1,980**	$1,458	**$1,453**
Roseway-Cully	$1,231	**$1,189**	$1,060	**$1,073**	$1,397	**$1,380**	$1,566	**$1,579**	$1,265	**$1,257**
Sellwood-Moreland-Brooklyn	$1,341	**$1,348**	$1,377	**$1,351**	$1,601	**$1,629**	$2,136	**$2,999**	$1,433	**$1,432**
South Portland-Marquam Hill	$1,354	**$1,390**	$1,708	**$1,724**	$2,411	**$2,337**	$2,261	**$2,160**	$1,816	**$1,812**
St. Johns	$1,191	**$1,187**	$1,263	**$1,317**	$1,359	**$1,399**	$1,506	**$1,630**	$1,314	**$1,356**
Tryon Creek-Riverdale	null	null	$1,130	**$1,120**	$1,362	**$1,543**	null	null	$1,298	**$1,425**
West Portland	$939	**$1,068**	$1,388	**$1,373**	$1,843	**$1,807**	$1,897	**$2,055**	$1,682	**$1,697**
Woodstock	$1,116	**$1,277**	$1,210	**$1,267**	$1,473	**$1,548**	$1,451	**$1,608**	$1,333	**$1,406**
Portland Citywide	$1,294	**$1,285**	$1,552	**$1,556**	$1,904	**$1,922**	$2,122	**$2,248**	$1,614	**$1,621**

Source: CoStar Multifamily Residential Market Data, November 2023
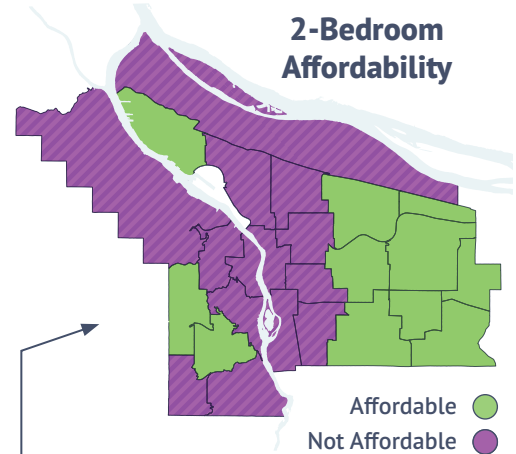
HOUSEHOLD PROFILE > RENTER

Average Couple with Family Household

Median Annual Income	**$152,817**
Median Monthly Income	**$12,735**
Maximum Monthly Housing Cost Considered Affordable	**$3,820**

**2-Bedroom
Affordability**

On average, a **couple with family** household could afford a rental unit costing $3,820 or less without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those costing more than $3,820 would be considered not affordable.

Affordable ●
Not Affordable ●

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Unit Type ⟶	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
Neighborhood	**2022**	**2023**	**2022**	**2023**	**2022**	**2023**	**2022**	**2023**	**2022**	**2023**
122nd-Division	$823	**$889**	$948	**$1,035**	$1,121	**$1,186**	$1,391	**$1,440**	$1,076	**$1,150**
Belmont-Hawthorne-Division	$1,266	**$1,255**	$1,466	**$1,426**	$1,642	**$1,634**	$1,518	**$1,828**	$1,441	**$1,430**
Centennial-Glenfair-Wilkes	$1,003	**$1,014**	$1,028	**$1,087**	$1,146	**$1,209**	$1,458	**$1,479**	$1,125	**$1,179**
Central City	$1,305	**$1,253**	$1,642	**$1,596**	$2,510	**$2,520**	$3,714	**$4,487**	$1,750	**$1,723**
Forest Park-Northwest Hills	null	null	$1,756	**$1,695**	$2,094	**$1,932**	null	null	$2,013	**$1,873**
Gateway	$1,048	**$1,013**	$1,125	**$1,160**	$1,247	**$1,302**	$1,482	**$1,552**	$1,217	**$1,265**
Hayden Island-Bridgeton	$1,479	**$1,417**	$1,631	**$1,617**	$2,294	**$2,000**	null	null	$1,918	**$1,753**
Hillsdale-Multnomah-Barbur	$1,429	**$1,448**	$1,210	**$1,236**	$1,401	**$1,426**	$1,814	**$1,706**	$1,364	**$1,378**
Hollywood	$1,255	**$1,218**	$1,413	**$1,389**	$1,787	**$1,740**	$2,191	**$1,963**	$1,462	**$1,429**
Interstate Corridor	$1,297	**$1,259**	$1,546	**$1,539**	$2,006	**$2,037**	$1,973	**$2,109**	$1,559	**$1,560**
Lents-Foster	$1,127	**$1,161**	$1,182	**$1,183**	$1,353	**$1,285**	$1,791	**$1,735**	$1,348	**$1,305**
MLK-Alberta	$1,249	**$1,278**	$1,352	**$1,384**	$1,779	**$1,860**	$1,728	**$1,758**	$1,428	**$1,466**
Montavilla	$1,402	**$1,400**	$1,184	**$1,164**	$1,328	**$1,370**	$1,547	**$1,505**	$1,295	**$1,307**
Northwest	$1,248	**$1,218**	$1,716	**$1,706**	$2,739	**$2,653**	$3,944	**$3,620**	$1,754	**$1,726**
Parkrose-Argay	$1,134	**$1,243**	$1,260	**$1,243**	$1,619	**$1,515**	$1,700	**$2,136**	$1,482	**$1,506**
Pleasant Valley	null	null	$1,143	**$1,149**	$1,560	**$1,404**	$1,489	**$1,507**	$1,503	**$1,391**
Raleigh Hills	$1,295	**$1,286**	$1,444	**$1,436**	$1,366	**$1,360**	$1,946	**$1,980**	$1,458	**$1,453**
Roseway-Cully	$1,231	**$1,189**	$1,060	**$1,073**	$1,397	**$1,380**	$1,566	**$1,579**	$1,265	**$1,257**
Sellwood-Moreland-Brooklyn	$1,341	**$1,348**	$1,377	**$1,351**	$1,601	**$1,629**	$2,136	**$2,999**	$1,433	**$1,432**
South Portland-Marquam Hill	$1,354	**$1,390**	$1,708	**$1,724**	$2,411	**$2,337**	$2,261	**$2,160**	$1,816	**$1,812**
St. Johns	$1,191	**$1,187**	$1,263	**$1,317**	$1,359	**$1,399**	$1,506	**$1,630**	$1,314	**$1,356**
Tryon Creek-Riverdale	null	null	$1,130	**$1,120**	$1,362	**$1,543**	null	null	$1,298	**$1,425**
West Portland	$939	**$1,068**	$1,388	**$1,373**	$1,843	**$1,807**	$1,897	**$2,055**	$1,682	**$1,697**
Woodstock	$1,116	**$1,277**	$1,210	**$1,267**	$1,473	**$1,548**	$1,451	**$1,608**	$1,333	**$1,406**
Portland Citywide	$1,294	**$1,285**	$1,552	**$1,556**	$1,904	**$1,922**	$2,122	**$2,248**	$1,614	**$1,621**

Source: CoStar Multifamily Residential Market Data, November 2023

HOUSEHOLD PROFILE > RENTER
Average White Household

Median Annual Income **$91,236**

Median Monthly Income **$7,603**

Maximum Monthly Housing Cost Considered Affordable **$2,281**

On average, a **White** household could afford a rental unit costing $2,281 or less without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those costing more than $2,281 would be considered not affordable.

2-Bedroom Affordability

Affordable ●
Not Affordable ●

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Unit Type ⟶	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
Neighborhood	2022	2023	2022	2023	2022	2023	2022	2023	2022	2023
122nd-Division	$823	**$889**	$948	**$1,035**	$1,121	**$1,186**	$1,391	**$1,440**	$1,076	**$1,150**
Belmont-Hawthorne-Division	$1,266	**$1,255**	$1,466	**$1,426**	$1,642	**$1,634**	$1,518	**$1,828**	$1,441	**$1,430**
Centennial-Glenfair-Wilkes	$1,003	**$1,014**	$1,028	**$1,087**	$1,146	**$1,209**	$1,458	**$1,479**	$1,125	**$1,179**
Central City	$1,305	**$1,253**	$1,642	**$1,596**	$2,510	**$2,520**	$3,714	**$4,487**	$1,750	**$1,723**
Forest Park-Northwest Hills	null	null	$1,756	**$1,695**	$2,094	**$1,932**	null	null	$2,013	**$1,873**
Gateway	$1,048	**$1,013**	$1,125	**$1,160**	$1,247	**$1,302**	$1,482	**$1,552**	$1,217	**$1,265**
Hayden Island-Bridgeton	$1,479	**$1,417**	$1,631	**$1,617**	$2,294	**$2,000**	null	null	$1,918	**$1,753**
Hillsdale-Multnomah-Barbur	$1,429	**$1,448**	$1,210	**$1,236**	$1,401	**$1,426**	$1,814	**$1,706**	$1,364	**$1,378**
Hollywood	$1,255	**$1,218**	$1,413	**$1,389**	$1,787	**$1,740**	$2,191	**$1,963**	$1,462	**$1,429**
Interstate Corridor	$1,297	**$1,259**	$1,546	**$1,539**	$2,006	**$2,037**	$1,973	**$2,109**	$1,559	**$1,560**
Lents-Foster	$1,127	**$1,161**	$1,182	**$1,183**	$1,353	**$1,285**	$1,791	**$1,735**	$1,348	**$1,305**
MLK-Alberta	$1,249	**$1,278**	$1,352	**$1,384**	$1,779	**$1,860**	$1,728	**$1,758**	$1,428	**$1,466**
Montavilla	$1,402	**$1,400**	$1,184	**$1,164**	$1,328	**$1,370**	$1,547	**$1,505**	$1,295	**$1,307**
Northwest	$1,248	**$1,218**	$1,716	**$1,706**	$2,739	**$2,653**	$3,944	**$3,620**	$1,754	**$1,726**
Parkrose-Argay	$1,134	**$1,243**	$1,260	**$1,243**	$1,619	**$1,515**	$1,700	**$2,136**	$1,482	**$1,506**
Pleasant Valley	null	null	$1,143	**$1,149**	$1,560	**$1,404**	$1,489	**$1,507**	$1,503	**$1,391**
Raleigh Hills	$1,295	**$1,286**	$1,444	**$1,436**	$1,366	**$1,360**	$1,946	**$1,980**	$1,458	**$1,453**
Roseway-Cully	$1,231	**$1,189**	$1,060	**$1,073**	$1,397	**$1,380**	$1,566	**$1,579**	$1,265	**$1,257**
Sellwood-Moreland-Brooklyn	$1,341	**$1,348**	$1,377	**$1,351**	$1,601	**$1,629**	$2,136	**$2,999**	$1,433	**$1,432**
South Portland-Marquam Hill	$1,354	**$1,390**	$1,708	**$1,724**	$2,411	**$2,337**	$2,261	**$2,160**	$1,816	**$1,812**
St. Johns	$1,191	**$1,187**	$1,263	**$1,317**	$1,359	**$1,399**	$1,506	**$1,630**	$1,314	**$1,356**
Tryon Creek-Riverdale	null	null	$1,130	**$1,120**	$1,362	**$1,543**	null	null	$1,298	**$1,425**
West Portland	$939	**$1,068**	$1,388	**$1,373**	$1,843	**$1,807**	$1,897	**$2,055**	$1,682	**$1,697**
Woodstock	$1,116	**$1,277**	$1,210	**$1,267**	$1,473	**$1,548**	$1,451	**$1,608**	$1,333	**$1,406**
Portland Citywide	$1,294	**$1,285**	$1,552	**$1,556**	$1,904	**$1,922**	$2,122	**$2,248**	$1,614	**$1,621**

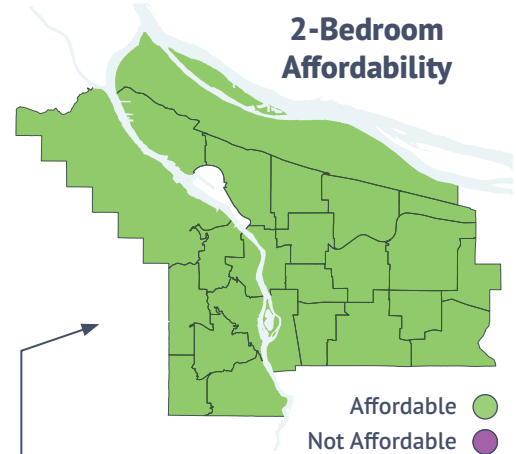Source: CoStar Multifamily Residential Market Data, November 2023
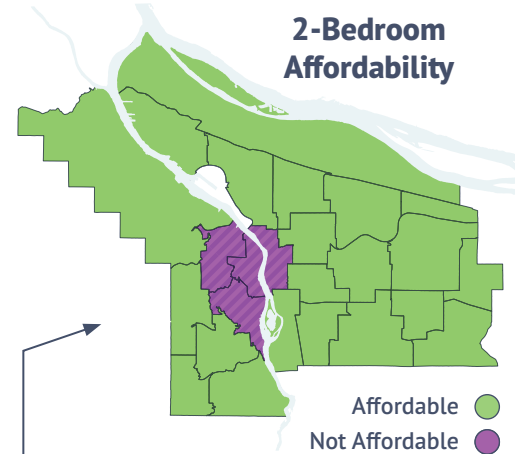
HOUSEHOLD PROFILE > RENTER

Average Black Household

Median Annual Income **$48,020**

Median Monthly Income **$4,002**

Maximum Monthly Housing Cost Considered Affordable **$1,201**

On average, a **Black** household could afford a rental unit costing $1,201 or less without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those costing more than $1,201 would be considered not affordable.

2-Bedroom Affordability

Affordable ⬤
Not Affordable ⬤

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Unit Type	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
Neighborhood	**2022**	**2023**	**2022**	**2023**	**2022**	**2023**	**2022**	**2023**	**2022**	**2023**
122nd-Division	$823	**$889**	$948	**$1,035**	$1,121	**$1,186**	$1,391	**$1,440**	$1,076	**$1,150**
Belmont-Hawthorne-Division	$1,266	**$1,255**	$1,466	**$1,426**	$1,642	**$1,634**	$1,518	**$1,828**	$1,441	**$1,430**
Centennial-Glenfair-Wilkes	$1,003	**$1,014**	$1,028	**$1,087**	$1,146	**$1,209**	$1,458	**$1,479**	$1,125	**$1,179**
Central City	$1,305	**$1,253**	$1,642	**$1,596**	$2,510	**$2,520**	$3,714	**$4,487**	$1,750	**$1,723**
Forest Park-Northwest Hills	null	null	$1,756	**$1,695**	$2,094	**$1,932**	null	null	$2,013	**$1,873**
Gateway	$1,048	**$1,013**	$1,125	**$1,160**	$1,247	**$1,302**	$1,482	**$1,552**	$1,217	**$1,265**
Hayden Island-Bridgeton	$1,479	**$1,417**	$1,631	**$1,617**	$2,294	**$2,000**	null	null	$1,918	**$1,753**
Hillsdale-Multnomah-Barbur	$1,429	**$1,448**	$1,210	**$1,236**	$1,401	**$1,426**	$1,814	**$1,706**	$1,364	**$1,378**
Hollywood	$1,255	**$1,218**	$1,413	**$1,389**	$1,787	**$1,740**	$2,191	**$1,963**	$1,462	**$1,429**
Interstate Corridor	$1,297	**$1,259**	$1,546	**$1,539**	$2,006	**$2,037**	$1,973	**$2,109**	$1,559	**$1,560**
Lents-Foster	$1,127	**$1,161**	$1,182	**$1,183**	$1,353	**$1,285**	$1,791	**$1,735**	$1,348	**$1,305**
MLK-Alberta	$1,249	**$1,278**	$1,352	**$1,384**	$1,779	**$1,860**	$1,728	**$1,758**	$1,428	**$1,466**
Montavilla	$1,402	**$1,400**	$1,184	**$1,164**	$1,328	**$1,370**	$1,547	**$1,505**	$1,295	**$1,307**
Northwest	$1,248	**$1,218**	$1,716	**$1,706**	$2,739	**$2,653**	$3,944	**$3,620**	$1,754	**$1,726**
Parkrose-Argay	$1,134	**$1,243**	$1,260	**$1,243**	$1,619	**$1,515**	$1,700	**$2,136**	$1,482	**$1,506**
Pleasant Valley	null	null	$1,143	**$1,149**	$1,560	**$1,404**	$1,489	**$1,507**	$1,503	**$1,391**
Raleigh Hills	$1,295	**$1,286**	$1,444	**$1,436**	$1,366	**$1,360**	$1,946	**$1,980**	$1,458	**$1,453**
Roseway-Cully	$1,231	**$1,189**	$1,060	**$1,073**	$1,397	**$1,380**	$1,566	**$1,579**	$1,265	**$1,257**
Sellwood-Moreland-Brooklyn	$1,341	**$1,348**	$1,377	**$1,351**	$1,601	**$1,629**	$2,136	**$2,999**	$1,433	**$1,432**
South Portland-Marquam Hill	$1,354	**$1,390**	$1,708	**$1,724**	$2,411	**$2,337**	$2,261	**$2,160**	$1,816	**$1,812**
St. Johns	$1,191	**$1,187**	$1,263	**$1,317**	$1,359	**$1,399**	$1,506	**$1,630**	$1,314	**$1,356**
Tryon Creek-Riverdale	null	null	$1,130	**$1,120**	$1,362	**$1,543**	null	null	$1,298	**$1,425**
West Portland	$939	**$1,068**	$1,388	**$1,373**	$1,843	**$1,807**	$1,897	**$2,055**	$1,682	**$1,697**
Woodstock	$1,116	**$1,277**	$1,210	**$1,267**	$1,473	**$1,548**	$1,451	**$1,608**	$1,333	**$1,406**
Portland Citywide	$1,294	**$1,285**	$1,552	**$1,556**	$1,904	**$1,922**	$2,122	**$2,248**	$1,614	**$1,621**

Source: CoStar Multifamily Residential Market Data, November 2023

HOUSEHOLD PROFILE > RENTER
Average Latine Household

Median Annual Income	**$69,000**
Median Monthly Income	**$5,750**
Maximum Monthly Housing Cost Considered Affordable	**$1,725**

On average, a **Latine** household could afford a rental unit costing $1,725 or less without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those costing more than $1,725 would be considered not affordable.

2-Bedroom Affordability

Affordable 🟢
Not Affordable 🟣

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Unit Type	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
Neighborhood	2022	2023	2022	2023	2022	2023	2022	2023	2022	2023
122nd-Division	$823	**$889**	$948	**$1,035**	$1,121	**$1,186**	$1,391	**$1,440**	$1,076	**$1,150**
Belmont-Hawthorne-Division	$1,266	**$1,255**	$1,466	**$1,426**	$1,642	**$1,634**	$1,518	**$1,828**	$1,441	**$1,430**
Centennial-Glenfair-Wilkes	$1,003	**$1,014**	$1,028	**$1,087**	$1,146	**$1,209**	$1,458	**$1,479**	$1,125	**$1,179**
Central City	$1,305	**$1,253**	$1,642	**$1,596**	$2,510	**$2,520**	$3,714	**$4,487**	$1,750	**$1,723**
Forest Park-Northwest Hills	null	null	$1,756	**$1,695**	$2,094	**$1,932**	null	null	$2,013	**$1,873**
Gateway	$1,048	**$1,013**	$1,125	**$1,160**	$1,247	**$1,302**	$1,482	**$1,552**	$1,217	**$1,265**
Hayden Island-Bridgeton	$1,479	**$1,417**	$1,631	**$1,617**	$2,294	**$2,000**	null	null	$1,918	**$1,753**
Hillsdale-Multnomah-Barbur	$1,429	**$1,448**	$1,210	**$1,236**	$1,401	**$1,426**	$1,814	**$1,706**	$1,364	**$1,378**
Hollywood	$1,255	**$1,218**	$1,413	**$1,389**	$1,787	**$1,740**	$2,191	**$1,963**	$1,462	**$1,429**
Interstate Corridor	$1,297	**$1,259**	$1,546	**$1,539**	$2,006	**$2,037**	$1,973	**$2,109**	$1,559	**$1,560**
Lents-Foster	$1,127	**$1,161**	$1,182	**$1,183**	$1,353	**$1,285**	$1,791	**$1,735**	$1,348	**$1,305**
MLK-Alberta	$1,249	**$1,278**	$1,352	**$1,384**	$1,779	**$1,860**	$1,728	**$1,758**	$1,428	**$1,466**
Montavilla	$1,402	**$1,400**	$1,184	**$1,164**	$1,328	**$1,370**	$1,547	**$1,505**	$1,295	**$1,307**
Northwest	$1,248	**$1,218**	$1,716	**$1,706**	$2,739	**$2,653**	$3,944	**$3,620**	$1,754	**$1,726**
Parkrose-Argay	$1,134	**$1,243**	$1,260	**$1,243**	$1,619	**$1,515**	$1,700	**$2,136**	$1,482	**$1,506**
Pleasant Valley	null	null	$1,143	**$1,149**	$1,560	**$1,404**	$1,489	**$1,507**	$1,503	**$1,391**
Raleigh Hills	$1,295	**$1,286**	$1,444	**$1,436**	$1,366	**$1,360**	$1,946	**$1,980**	$1,458	**$1,453**
Roseway-Cully	$1,231	**$1,189**	$1,060	**$1,073**	$1,397	**$1,380**	$1,566	**$1,579**	$1,265	**$1,257**
Sellwood-Moreland-Brooklyn	$1,341	**$1,348**	$1,377	**$1,351**	$1,601	**$1,629**	$2,136	**$2,999**	$1,433	**$1,432**
South Portland-Marquam Hill	$1,354	**$1,390**	$1,708	**$1,724**	$2,411	**$2,337**	$2,261	**$2,160**	$1,816	**$1,812**
St. Johns	$1,191	**$1,187**	$1,263	**$1,317**	$1,359	**$1,399**	$1,506	**$1,630**	$1,314	**$1,356**
Tryon Creek-Riverdale	null	null	$1,130	**$1,120**	$1,362	**$1,543**	null	null	$1,298	**$1,425**
West Portland	$939	**$1,068**	$1,388	**$1,373**	$1,843	**$1,807**	$1,897	**$2,055**	$1,682	**$1,697**
Woodstock	$1,116	**$1,277**	$1,210	**$1,267**	$1,473	**$1,548**	$1,451	**$1,608**	$1,333	**$1,406**
Portland Citywide	$1,294	**$1,285**	$1,552	**$1,556**	$1,904	**$1,922**	$2,122	**$2,248**	$1,614	**$1,621**

Source: CoStar Multifamily Residential Market Data, November 2023
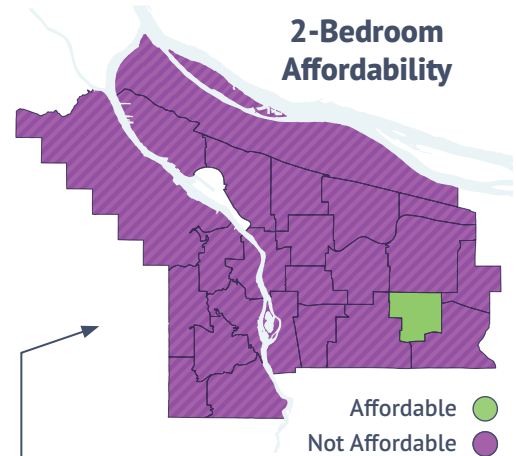
HOUSEHOLD PROFILE > RENTER

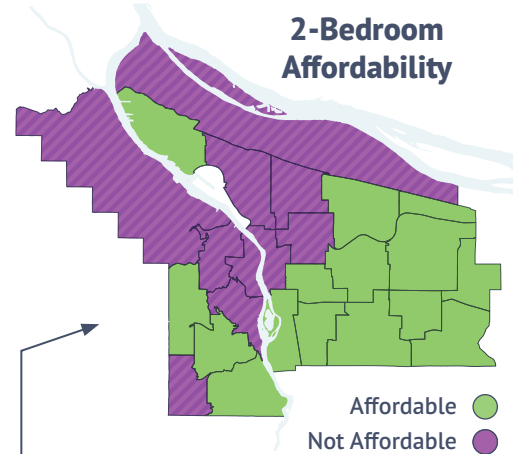# Average Native American Household

Median Annual Income **$60,529**

Median Monthly Income **$5,044**

Maximum Monthly Housing Cost Considered Affordable **$1,513**

On average, a **Native American** household could afford a rental unit costing $1,513 or less without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those costing more than $1,513 would be considered not affordable.

2-Bedroom Affordability

Affordable ●
Not Affordable ●

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Unit Type	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
Neighborhood	2022	2023	2022	2023	2022	2023	2022	2023	2022	2023
122nd-Division	$823	**$889**	$948	**$1,035**	$1,121	**$1,186**	$1,391	**$1,440**	$1,076	**$1,150**
Belmont-Hawthorne-Division	$1,266	**$1,255**	$1,466	**$1,426**	$1,642	**$1,634**	$1,518	**$1,828**	$1,441	**$1,430**
Centennial-Glenfair-Wilkes	$1,003	**$1,014**	$1,028	**$1,087**	$1,146	**$1,209**	$1,458	**$1,479**	$1,125	**$1,179**
Central City	$1,305	**$1,253**	$1,642	**$1,596**	$2,510	**$2,520**	$3,714	**$4,487**	$1,750	**$1,723**
Forest Park-Northwest Hills	null	null	$1,756	**$1,695**	$2,094	**$1,932**	null	null	$2,013	**$1,873**
Gateway	$1,048	**$1,013**	$1,125	**$1,160**	$1,247	**$1,302**	$1,482	**$1,552**	$1,217	**$1,265**
Hayden Island-Bridgeton	$1,479	**$1,417**	$1,631	**$1,617**	$2,294	**$2,000**	null	null	$1,918	**$1,753**
Hillsdale-Multnomah-Barbur	$1,429	**$1,448**	$1,210	**$1,236**	$1,401	**$1,426**	$1,814	**$1,706**	$1,364	**$1,378**
Hollywood	$1,255	**$1,218**	$1,413	**$1,389**	$1,787	**$1,740**	$2,191	**$1,963**	$1,462	**$1,429**
Interstate Corridor	$1,297	**$1,259**	$1,546	**$1,539**	$2,006	**$2,037**	$1,973	**$2,109**	$1,559	**$1,560**
Lents-Foster	$1,127	**$1,161**	$1,182	**$1,183**	$1,353	**$1,285**	$1,791	**$1,735**	$1,348	**$1,305**
MLK-Alberta	$1,249	**$1,278**	$1,352	**$1,384**	$1,779	**$1,860**	$1,728	**$1,758**	$1,428	**$1,466**
Montavilla	$1,402	**$1,400**	$1,184	**$1,164**	$1,328	**$1,370**	$1,547	**$1,505**	$1,295	**$1,307**
Northwest	$1,248	**$1,218**	$1,716	**$1,706**	$2,739	**$2,653**	$3,944	**$3,620**	$1,754	**$1,726**
Parkrose-Argay	$1,134	**$1,243**	$1,260	**$1,243**	$1,619	**$1,515**	$1,700	**$2,136**	$1,482	**$1,506**
Pleasant Valley	null	null	$1,143	**$1,149**	$1,560	**$1,404**	$1,489	**$1,507**	$1,503	**$1,391**
Raleigh Hills	$1,295	**$1,286**	$1,444	**$1,436**	$1,366	**$1,360**	$1,946	**$1,980**	$1,458	**$1,453**
Roseway-Cully	$1,231	**$1,189**	$1,060	**$1,073**	$1,397	**$1,380**	$1,566	**$1,579**	$1,265	**$1,257**
Sellwood-Moreland-Brooklyn	$1,341	**$1,348**	$1,377	**$1,351**	$1,601	**$1,629**	$2,136	**$2,999**	$1,433	**$1,432**
South Portland-Marquam Hill	$1,354	**$1,390**	$1,708	**$1,724**	$2,411	**$2,337**	$2,261	**$2,160**	$1,816	**$1,812**
St. Johns	$1,191	**$1,187**	$1,263	**$1,317**	$1,359	**$1,399**	$1,506	**$1,630**	$1,314	**$1,356**
Tryon Creek-Riverdale	null	null	$1,130	**$1,120**	$1,362	**$1,543**	null	null	$1,298	**$1,425**
West Portland	$939	**$1,068**	$1,388	**$1,373**	$1,843	**$1,807**	$1,897	**$2,055**	$1,682	**$1,697**
Woodstock	$1,116	**$1,277**	$1,210	**$1,267**	$1,473	**$1,548**	$1,451	**$1,608**	$1,333	**$1,406**
Portland Citywide	$1,294	**$1,285**	$1,552	**$1,556**	$1,904	**$1,922**	$2,122	**$2,248**	$1,614	**$1,621**

Source: CoStar Multifamily Residential Market Data, November 2023
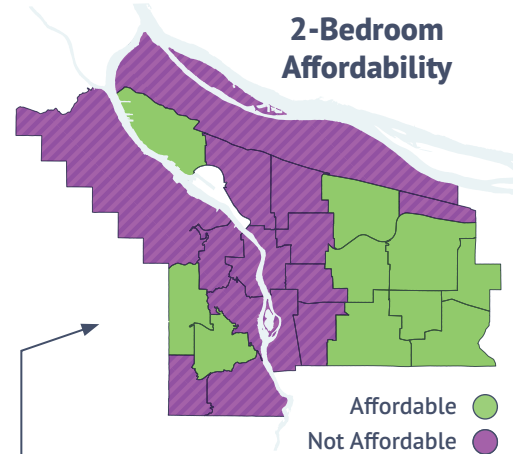
HOUSEHOLD PROFILE > RENTER

Average Asian Household

Median Annual Income	**$90,535**
Median Monthly Income	**$7,545**
Maximum Monthly Housing Cost Considered Affordable	**$2,263**

On average, an **Asian** household could afford a rental unit costing $2,263 or less without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those costing more than $2,263 would be considered not affordable.

2-Bedroom Affordability

Affordable ●
Not Affordable ●

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Unit Type →	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
Neighborhood	**2022**	**2023**	**2022**	**2023**	**2022**	**2023**	**2022**	**2023**	**2022**	**2023**
122nd-Division	$823	**$889**	$948	**$1,035**	$1,121	**$1,186**	$1,391	**$1,440**	$1,076	**$1,150**
Belmont-Hawthorne-Division	$1,266	**$1,255**	$1,466	**$1,426**	$1,642	**$1,634**	$1,518	**$1,828**	$1,441	**$1,430**
Centennial-Glenfair-Wilkes	$1,003	**$1,014**	$1,028	**$1,087**	$1,146	**$1,209**	$1,458	**$1,479**	$1,125	**$1,179**
Central City	$1,305	**$1,253**	$1,642	**$1,596**	$2,510	**$2,520**	$3,714	**$4,487**	$1,750	**$1,723**
Forest Park-Northwest Hills	null	null	$1,756	**$1,695**	$2,094	**$1,932**	null	null	$2,013	**$1,873**
Gateway	$1,048	**$1,013**	$1,125	**$1,160**	$1,247	**$1,302**	$1,482	**$1,552**	$1,217	**$1,265**
Hayden Island-Bridgeton	$1,479	**$1,417**	$1,631	**$1,617**	$2,294	**$2,000**	null	null	$1,918	**$1,753**
Hillsdale-Multnomah-Barbur	$1,429	**$1,448**	$1,210	**$1,236**	$1,401	**$1,426**	$1,814	**$1,706**	$1,364	**$1,378**
Hollywood	$1,255	**$1,218**	$1,413	**$1,389**	$1,787	**$1,740**	$2,191	**$1,963**	$1,462	**$1,429**
Interstate Corridor	$1,297	**$1,259**	$1,546	**$1,539**	$2,006	**$2,037**	$1,973	**$2,109**	$1,559	**$1,560**
Lents-Foster	$1,127	**$1,161**	$1,182	**$1,183**	$1,353	**$1,285**	$1,791	**$1,735**	$1,348	**$1,305**
MLK-Alberta	$1,249	**$1,278**	$1,352	**$1,384**	$1,779	**$1,860**	$1,728	**$1,758**	$1,428	**$1,466**
Montavilla	$1,402	**$1,400**	$1,184	**$1,164**	$1,328	**$1,370**	$1,547	**$1,505**	$1,295	**$1,307**
Northwest	$1,248	**$1,218**	$1,716	**$1,706**	$2,739	**$2,653**	$3,944	**$3,620**	$1,754	**$1,726**
Parkrose-Argay	$1,134	**$1,243**	$1,260	**$1,243**	$1,619	**$1,515**	$1,700	**$2,136**	$1,482	**$1,506**
Pleasant Valley	null	null	$1,143	**$1,149**	$1,560	**$1,404**	$1,489	**$1,507**	$1,503	**$1,391**
Raleigh Hills	$1,295	**$1,286**	$1,444	**$1,436**	$1,366	**$1,360**	$1,946	**$1,980**	$1,458	**$1,453**
Roseway-Cully	$1,231	**$1,189**	$1,060	**$1,073**	$1,397	**$1,380**	$1,566	**$1,579**	$1,265	**$1,257**
Sellwood-Moreland-Brooklyn	$1,341	**$1,348**	$1,377	**$1,351**	$1,601	**$1,629**	$2,136	**$2,999**	$1,433	**$1,432**
South Portland-Marquam Hill	$1,354	**$1,390**	$1,708	**$1,724**	$2,411	**$2,337**	$2,261	**$2,160**	$1,816	**$1,812**
St. Johns	$1,191	**$1,187**	$1,263	**$1,317**	$1,359	**$1,399**	$1,506	**$1,630**	$1,314	**$1,356**
Tryon Creek-Riverdale	null	null	$1,130	**$1,120**	$1,362	**$1,543**	null	null	$1,298	**$1,425**
West Portland	$939	**$1,068**	$1,388	**$1,373**	$1,843	**$1,807**	$1,897	**$2,055**	$1,682	**$1,697**
Woodstock	$1,116	**$1,277**	$1,210	**$1,267**	$1,473	**$1,548**	$1,451	**$1,608**	$1,333	**$1,406**
Portland Citywide	$1,294	**$1,285**	$1,552	**$1,556**	$1,904	**$1,922**	$2,122	**$2,248**	$1,614	**$1,621**

Source: CoStar Multifamily Residential Market Data, November 2023

HOUSEHOLD PROFILE > RENTER

Average Pacific Islander Household

Median Annual Income	**$76,267**
Median Monthly Income	**$6,356**
Maximum Monthly Housing Cost Considered Affordable	**$1,907**

On average, a **Pacific Islander** household could afford a rental unit costing $1,907 or less without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those costing more than $1,907 would be considered not affordable.

2-Bedroom Affordability

Affordable ●
Not Affordable ●

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Unit Type →	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
Neighborhood	**2022**	**2023**	**2022**	**2023**	**2022**	**2023**	**2022**	**2023**	**2022**	**2023**
122nd-Division	$823	**$889**	$948	**$1,035**	$1,121	**$1,186**	$1,391	**$1,440**	$1,076	**$1,150**
Belmont-Hawthorne-Division	$1,266	**$1,255**	$1,466	**$1,426**	$1,642	**$1,634**	$1,518	**$1,828**	$1,441	**$1,430**
Centennial-Glenfair-Wilkes	$1,003	**$1,014**	$1,028	**$1,087**	$1,146	**$1,209**	$1,458	**$1,479**	$1,125	**$1,179**
Central City	$1,305	**$1,253**	$1,642	**$1,596**	$2,510	**$2,520**	$3,714	**$4,487**	$1,750	**$1,723**
Forest Park-Northwest Hills	null	null	$1,756	**$1,695**	$2,094	**$1,932**	null	null	$2,013	**$1,873**
Gateway	$1,048	**$1,013**	$1,125	**$1,160**	$1,247	**$1,302**	$1,482	**$1,552**	$1,217	**$1,265**
Hayden Island-Bridgeton	$1,479	**$1,417**	$1,631	**$1,617**	$2,294	**$2,000**	null	null	$1,918	**$1,753**
Hillsdale-Multnomah-Barbur	$1,429	**$1,448**	$1,210	**$1,236**	$1,401	**$1,426**	$1,814	**$1,706**	$1,364	**$1,378**
Hollywood	$1,255	**$1,218**	$1,413	**$1,389**	$1,787	**$1,740**	$2,191	**$1,963**	$1,462	**$1,429**
Interstate Corridor	$1,297	**$1,259**	$1,546	**$1,539**	$2,006	**$2,037**	$1,973	**$2,109**	$1,559	**$1,560**
Lents-Foster	$1,127	**$1,161**	$1,182	**$1,183**	$1,353	**$1,285**	$1,791	**$1,735**	$1,348	**$1,305**
MLK-Alberta	$1,249	**$1,278**	$1,352	**$1,384**	$1,779	**$1,860**	$1,728	**$1,758**	$1,428	**$1,466**
Montavilla	$1,402	**$1,400**	$1,184	**$1,164**	$1,328	**$1,370**	$1,547	**$1,505**	$1,295	**$1,307**
Northwest	$1,248	**$1,218**	$1,716	**$1,706**	$2,739	**$2,653**	$3,944	**$3,620**	$1,754	**$1,726**
Parkrose-Argay	$1,134	**$1,243**	$1,260	**$1,243**	$1,619	**$1,515**	$1,700	**$2,136**	$1,482	**$1,506**
Pleasant Valley	null	null	$1,143	**$1,149**	$1,560	**$1,404**	$1,489	**$1,507**	$1,503	**$1,391**
Raleigh Hills	$1,295	**$1,286**	$1,444	**$1,436**	$1,366	**$1,360**	$1,946	**$1,980**	$1,458	**$1,453**
Roseway-Cully	$1,231	**$1,189**	$1,060	**$1,073**	$1,397	**$1,380**	$1,566	**$1,579**	$1,265	**$1,257**
Sellwood-Moreland-Brooklyn	$1,341	**$1,348**	$1,377	**$1,351**	$1,601	**$1,629**	$2,136	**$2,999**	$1,433	**$1,432**
South Portland-Marquam Hill	$1,354	**$1,390**	$1,708	**$1,724**	$2,411	**$2,337**	$2,261	**$2,160**	$1,816	**$1,812**
St. Johns	$1,191	**$1,187**	$1,263	**$1,317**	$1,359	**$1,399**	$1,506	**$1,630**	$1,314	**$1,356**
Tryon Creek-Riverdale	null	null	$1,130	**$1,120**	$1,362	**$1,543**	null	null	$1,298	**$1,425**
West Portland	$939	**$1,068**	$1,388	**$1,373**	$1,843	**$1,807**	$1,897	**$2,055**	$1,682	**$1,697**
Woodstock	$1,116	**$1,277**	$1,210	**$1,267**	$1,473	**$1,548**	$1,451	**$1,608**	$1,333	**$1,406**
Portland Citywide	$1,294	**$1,285**	$1,552	**$1,556**	$1,904	**$1,922**	$2,122	**$2,248**	$1,614	**$1,621**

Source: CoStar Multifamily Residential Market Data, November 2023
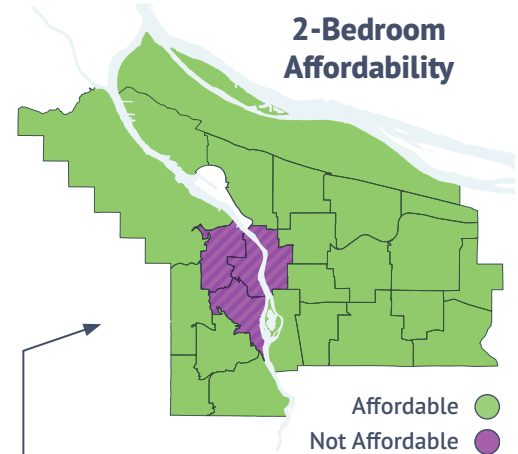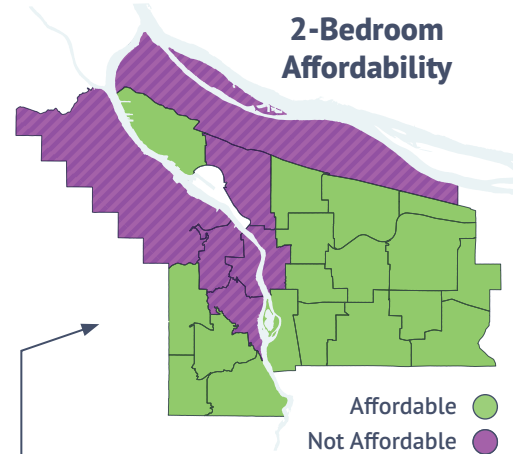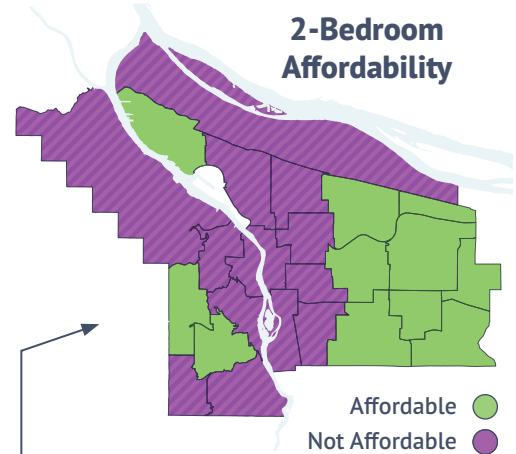
HOUSEHOLD PROFILE > RENTER
Average Senior Household

Median Annual Income **$61,150**

Median Monthly Income **$5,096**

Maximum Monthly Housing Cost Considered Affordable **$1,529**

On average, a **senior** household could afford a rental unit costing $1,529 or less without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those costing more than $1,529 would be considered not affordable.

2-Bedroom Affordability

Affordable 🟢
Not Affordable 🟣

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Unit Type →	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
Neighborhood	2022	2023	2022	2023	2022	2023	2022	2023	2022	2023
122nd-Division	$823	**$889**	$948	**$1,035**	$1,121	**$1,186**	$1,391	**$1,440**	$1,076	**$1,150**
Belmont-Hawthorne-Division	$1,266	**$1,255**	$1,466	**$1,426**	$1,642	**$1,634**	$1,518	**$1,828**	$1,441	**$1,430**
Centennial-Glenfair-Wilkes	$1,003	**$1,014**	$1,028	**$1,087**	$1,146	**$1,209**	$1,458	**$1,479**	$1,125	**$1,179**
Central City	$1,305	**$1,253**	$1,642	**$1,596**	$2,510	**$2,520**	$3,714	**$4,487**	$1,750	**$1,723**
Forest Park-Northwest Hills	null	null	$1,756	**$1,695**	$2,094	**$1,932**	null	null	$2,013	**$1,873**
Gateway	$1,048	**$1,013**	$1,125	**$1,160**	$1,247	**$1,302**	$1,482	**$1,552**	$1,217	**$1,265**
Hayden Island-Bridgeton	$1,479	**$1,417**	$1,631	**$1,617**	$2,294	**$2,000**	null	null	$1,918	**$1,753**
Hillsdale-Multnomah-Barbur	$1,429	**$1,448**	$1,210	**$1,236**	$1,401	**$1,426**	$1,814	**$1,706**	$1,364	**$1,378**
Hollywood	$1,255	**$1,218**	$1,413	**$1,389**	$1,787	**$1,740**	$2,191	**$1,963**	$1,462	**$1,429**
Interstate Corridor	$1,297	**$1,259**	$1,546	**$1,539**	$2,006	**$2,037**	$1,973	**$2,109**	$1,559	**$1,560**
Lents-Foster	$1,127	**$1,161**	$1,182	**$1,183**	$1,353	**$1,285**	$1,791	**$1,735**	$1,348	**$1,305**
MLK-Alberta	$1,249	**$1,278**	$1,352	**$1,384**	$1,779	**$1,860**	$1,728	**$1,758**	$1,428	**$1,466**
Montavilla	$1,402	**$1,400**	$1,184	**$1,164**	$1,328	**$1,370**	$1,547	**$1,505**	$1,295	**$1,307**
Northwest	$1,248	**$1,218**	$1,716	**$1,706**	$2,739	**$2,653**	$3,944	**$3,620**	$1,754	**$1,726**
Parkrose-Argay	$1,134	**$1,243**	$1,260	**$1,243**	$1,619	**$1,515**	$1,700	**$2,136**	$1,482	**$1,506**
Pleasant Valley	null	null	$1,143	**$1,149**	$1,560	**$1,404**	$1,489	**$1,507**	$1,503	**$1,391**
Raleigh Hills	$1,295	**$1,286**	$1,444	**$1,436**	$1,366	**$1,360**	$1,946	**$1,980**	$1,458	**$1,453**
Roseway-Cully	$1,231	**$1,189**	$1,060	**$1,073**	$1,397	**$1,380**	$1,566	**$1,579**	$1,265	**$1,257**
Sellwood-Moreland-Brooklyn	$1,341	**$1,348**	$1,377	**$1,351**	$1,601	**$1,629**	$2,136	**$2,999**	$1,433	**$1,432**
South Portland-Marquam Hill	$1,354	**$1,390**	$1,708	**$1,724**	$2,411	**$2,337**	$2,261	**$2,160**	$1,816	**$1,812**
St. Johns	$1,191	**$1,187**	$1,263	**$1,317**	$1,359	**$1,399**	$1,506	**$1,630**	$1,314	**$1,356**
Tryon Creek-Riverdale	null	null	$1,130	**$1,120**	$1,362	**$1,543**	null	null	$1,298	**$1,425**
West Portland	$939	**$1,068**	$1,388	**$1,373**	$1,843	**$1,807**	$1,897	**$2,055**	$1,682	**$1,697**
Woodstock	$1,116	**$1,277**	$1,210	**$1,267**	$1,473	**$1,548**	$1,451	**$1,608**	$1,333	**$1,406**
Portland Citywide	$1,294	**$1,285**	$1,552	**$1,556**	$1,904	**$1,922**	$2,122	**$2,248**	$1,614	**$1,621**

Source: CoStar Multifamily Residential Market Data, November 2023

HOUSEHOLD PROFILE > RENTER

Average Single Mother Household

<table>
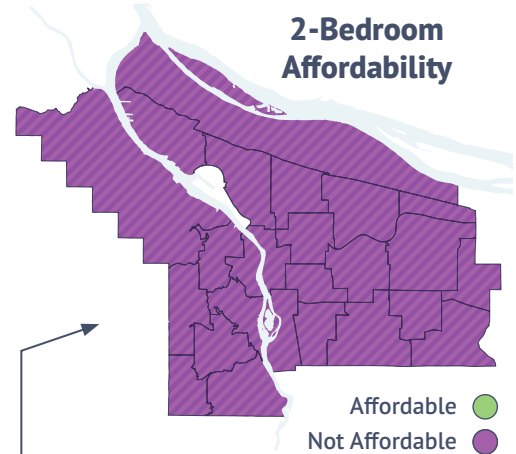<tr><td align="right">Median Annual Income</td><td>**$45,198**</td></tr>
<tr><td align="right">Median Monthly Income</td><td>**$3,767**</td></tr>
<tr><td align="right">Maximum Monthly Housing Cost Considered Affordable</td><td>**$1,130**</td></tr>
</table>

On average, a **single mother** household could afford a rental unit costing $1,130 or less without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those costing more than $1,130 would be considered not affordable.

2-Bedroom Affordability

Affordable ●
Not Affordable ●

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Unit Type	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
Neighborhood	2022	2023	2022	2023	2022	2023	2022	2023	2022	2023
122nd-Division	$823	**$889**	$948	**$1,035**	$1,121	**$1,186**	$1,391	**$1,440**	$1,076	**$1,150**
Belmont-Hawthorne-Division	$1,266	**$1,255**	$1,466	**$1,426**	$1,642	**$1,634**	$1,518	**$1,828**	$1,441	**$1,430**
Centennial-Glenfair-Wilkes	$1,003	**$1,014**	$1,028	**$1,087**	$1,146	**$1,209**	$1,458	**$1,479**	$1,125	**$1,179**
Central City	$1,305	**$1,253**	$1,642	**$1,596**	$2,510	**$2,520**	$3,714	**$4,487**	$1,750	**$1,723**
Forest Park-Northwest Hills	null	null	$1,756	**$1,695**	$2,094	**$1,932**	null	null	$2,013	**$1,873**
Gateway	$1,048	**$1,013**	$1,125	**$1,160**	$1,247	**$1,302**	$1,482	**$1,552**	$1,217	**$1,265**
Hayden Island-Bridgeton	$1,479	**$1,417**	$1,631	**$1,617**	$2,294	**$2,000**	null	null	$1,918	**$1,753**
Hillsdale-Multnomah-Barbur	$1,429	**$1,448**	$1,210	**$1,236**	$1,401	**$1,426**	$1,814	**$1,706**	$1,364	**$1,378**
Hollywood	$1,255	**$1,218**	$1,413	**$1,389**	$1,787	**$1,740**	$2,191	**$1,963**	$1,462	**$1,429**
Interstate Corridor	$1,297	**$1,259**	$1,546	**$1,539**	$2,006	**$2,037**	$1,973	**$2,109**	$1,559	**$1,560**
Lents-Foster	$1,127	**$1,161**	$1,182	**$1,183**	$1,353	**$1,285**	$1,791	**$1,735**	$1,348	**$1,305**
MLK-Alberta	$1,249	**$1,278**	$1,352	**$1,384**	$1,779	**$1,860**	$1,728	**$1,758**	$1,428	**$1,466**
Montavilla	$1,402	**$1,400**	$1,184	**$1,164**	$1,328	**$1,370**	$1,547	**$1,505**	$1,295	**$1,307**
Northwest	$1,248	**$1,218**	$1,716	**$1,706**	$2,739	**$2,653**	$3,944	**$3,620**	$1,754	**$1,726**
Parkrose-Argay	$1,134	**$1,243**	$1,260	**$1,243**	$1,619	**$1,515**	$1,700	**$2,136**	$1,482	**$1,506**
Pleasant Valley	null	null	$1,143	**$1,149**	$1,560	**$1,404**	$1,489	**$1,507**	$1,503	**$1,391**
Raleigh Hills	$1,295	**$1,286**	$1,444	**$1,436**	$1,366	**$1,360**	$1,946	**$1,980**	$1,458	**$1,453**
Roseway-Cully	$1,231	**$1,189**	$1,060	**$1,073**	$1,397	**$1,380**	$1,566	**$1,579**	$1,265	**$1,257**
Sellwood-Moreland-Brooklyn	$1,341	**$1,348**	$1,377	**$1,351**	$1,601	**$1,629**	$2,136	**$2,999**	$1,433	**$1,432**
South Portland-Marquam Hill	$1,354	**$1,390**	$1,708	**$1,724**	$2,411	**$2,337**	$2,261	**$2,160**	$1,816	**$1,812**
St. Johns	$1,191	**$1,187**	$1,263	**$1,317**	$1,359	**$1,399**	$1,506	**$1,630**	$1,314	**$1,356**
Tryon Creek-Riverdale	null	null	$1,130	**$1,120**	$1,362	**$1,543**	null	null	$1,298	**$1,425**
West Portland	$939	**$1,068**	$1,388	**$1,373**	$1,843	**$1,807**	$1,897	**$2,055**	$1,682	**$1,697**
Woodstock	$1,116	**$1,277**	$1,210	**$1,267**	$1,473	**$1,548**	$1,451	**$1,608**	$1,333	**$1,406**
Portland Citywide	$1,294	**$1,285**	$1,552	**$1,556**	$1,904	**$1,922**	$2,122	**$2,248**	$1,614	**$1,621**

Source: CoStar Multifamily Residential Market Data, November 2023
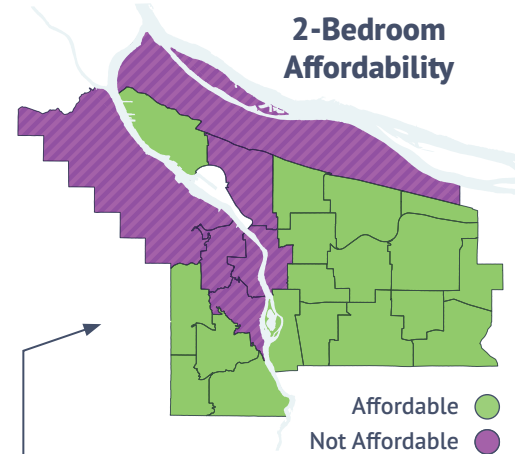
HOUSEHOLD PROFILE > RENTER

Average Foreign-Born Household

Median Annual Income **$75,479**

Median Monthly Income **$6,290**

Maximum Monthly Housing Cost Considered Affordable **$1,887**

On average, a **foreign-born** household could afford a rental unit costing $1,887 or less without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those costing more than $1,887 would be considered not affordable.

2-Bedroom Affordability

Affordable ●
Not Affordable ●

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Unit Type	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
Neighborhood	2022	2023	2022	2023	2022	2023	2022	2023	2022	2023
122nd-Division	$823	$889	$948	$1,035	$1,121	$1,186	$1,391	$1,440	$1,076	$1,150
Belmont-Hawthorne-Division	$1,266	$1,255	$1,466	$1,426	$1,642	$1,634	$1,518	$1,828	$1,441	$1,430
Centennial-Glenfair-Wilkes	$1,003	$1,014	$1,028	$1,087	$1,146	$1,209	$1,458	$1,479	$1,125	$1,179
Central City	$1,305	$1,253	$1,642	$1,596	$2,510	$2,520	$3,714	$4,487	$1,750	$1,723
Forest Park-Northwest Hills	null	null	$1,756	$1,695	$2,094	$1,932	null	null	$2,013	$1,873
Gateway	$1,048	$1,013	$1,125	$1,160	$1,247	$1,302	$1,482	$1,552	$1,217	$1,265
Hayden Island-Bridgeton	$1,479	$1,417	$1,631	$1,617	$2,294	$2,000	null	null	$1,918	$1,753
Hillsdale-Multnomah-Barbur	$1,429	$1,448	$1,210	$1,236	$1,401	$1,426	$1,814	$1,706	$1,364	$1,378
Hollywood	$1,255	$1,218	$1,413	$1,389	$1,787	$1,740	$2,191	$1,963	$1,462	$1,429
Interstate Corridor	$1,297	$1,259	$1,546	$1,539	$2,006	$2,037	$1,973	$2,109	$1,559	$1,560
Lents-Foster	$1,127	$1,161	$1,182	$1,183	$1,353	$1,285	$1,791	$1,735	$1,348	$1,305
MLK-Alberta	$1,249	$1,278	$1,352	$1,384	$1,779	$1,860	$1,728	$1,758	$1,428	$1,466
Montavilla	$1,402	$1,400	$1,184	$1,164	$1,328	$1,370	$1,547	$1,505	$1,295	$1,307
Northwest	$1,248	$1,218	$1,716	$1,706	$2,739	$2,653	$3,944	$3,620	$1,754	$1,726
Parkrose-Argay	$1,134	$1,243	$1,260	$1,243	$1,619	$1,515	$1,700	$2,136	$1,482	$1,506
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Raleigh Hills	$1,295	$1,286	$1,444	$1,436	$1,366	$1,360	$1,946	$1,980	$1,458	$1,453
Roseway-Cully	$1,231	$1,189	$1,060	$1,073	$1,397	$1,380	$1,566	$1,579	$1,265	$1,257
Sellwood-Moreland-Brooklyn	$1,341	$1,348	$1,377	$1,351	$1,601	$1,629	$2,136	$2,999	$1,433	$1,432
South Portland-Marquam Hill	$1,354	$1,390	$1,708	$1,724	$2,411	$2,337	$2,261	$2,160	$1,816	$1,812
St. Johns	$1,191	$1,187	$1,263	$1,317	$1,359	$1,399	$1,506	$1,630	$1,314	$1,356
Tryon Creek-Riverdale	null	null	$1,130	$1,120	$1,362	$1,543	null	null	$1,298	$1,425
West Portland	$939	$1,068	$1,388	$1,373	$1,843	$1,807	$1,897	$2,055	$1,682	$1,697
Woodstock	$1,116	$1,277	$1,210	$1,267	$1,473	$1,548	$1,451	$1,608	$1,333	$1,406
Portland Citywide	$1,294	$1,285	$1,552	$1,556	$1,904	$1,922	$2,122	$2,248	$1,614	$1,621

Source: CoStar Multifamily Residential Market Data, November 2023

SECTION 2

Homeownership Market and Affordability

Guide to Homeownership Affordability Estimates

HOUSEHOLD PROFILE > HOMEOWNERSHIP

(1) Average Portland Household

Median Annual Income	**$85,876**
Median Monthly Income	**$85,876**
Maximum Monthly Housing Cost Considered Affordable	**$2,147**

(2)

On average, a **Portland** household could afford to purchase a home with monthly homeownership costs of $2,147 or less without becoming cost burdened (spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities). Those with monthly homeownership costs of more than $2,147 would be considered not affordable.

Affordable ●
Not Affordable ●

(3) Portland Homeownership Affordability Neighborhood

Neighborhood	2023 Median Sale Price (Residential)	Monthly Homeownership Costs (Principal and Interest Only)	Affordability (Based on Debt-to-Income Ratio)
122nd-Division	$380,000	$2,130	Yes
Belmont-Hawthorne-Division	$646,693	$3,624	No
Centennial-Glenfair-Wilkes	$395,000	$2,214	No
Central City	$399,000	$2,236	No
Forest Park-Northwest Hills	$905,000	$5,072	No
Gateway	$415,000	$2,326	No
Hayden Island-Bridgeton	$363,000	$2,034	No
Hillsdale-Multnomah-Barbur	$611,000	$3,424	Yes
Hollywood	$786,500	$4,408	No
Interstate Corridor	$521,500	$2,923	No
Lents-Foster	$420,000	$2,354	No
MLK-Alberta	$625,750	$3,507	No
Montavilla	$524,900	$2,942	No
Northwest	$629,000	$3,525	No
Parkrose-Argay	$440,000	$2,466	No
Pleasant Valley	$515,000	$2,886	No
Raleigh Hills	$815,500	$4,568	No
Roseway-Cully	$489,000	$2,741	No
Sellwood-Moreland-Brooklyn	$599,500	$3,360	No
South Portland-Marquam Hill	$600,000	$3,363	No
St. Johns	$447,848	$2,510	No
Tryon Creek-Riverdale	$732,500	$4,105	No
West Portland	$575,000	$3,223	No
Woodstock	$575,000	$3,223	No
Portland Citywide	$505,000	$2,830	No

Source: RMLS 2023

(1) Household Profile

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

(2) Household Data

Currently available data for each household type.

Data Source: ACS 2022 5-Year Estimates

(3) 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 monthly home loan costs exceeded 30 percent of the median income for the given household type, not including taxes or utilities).

Data Source: ACS 2022 5-Year Income Estimates, PHB, and RMLS 2023

Change in Home Sales Price 2019 to 2023

Between 2019 and 2023, the median home sales price decreased by 2 percent or $11,700. A few neighborhoods showed significant increases in median home sales price (between 6 and 14 percent): Centennial-Glenfair-Wilkes, Forest Park-Northwest Hills, Hayden Island-Bridgeton, Parkrose-Argay, Pleasant Valley, and Raleigh Hills. Nine neighborhoods showed a decrease: Central City and South Portland leading the way by 22 percent and 13 percent, respectively, when measured in 2023 dollars.

The median home sales price exceeded $400,000 in close to four fifths of neighborhoods in 2023, as in 2019, when measured in 2023 dollars. In 2023, a homebuyer looking to purchase a home below $300,000 would not have any neighborhood in which to buy. The four neighborhoods where the median home price is less than $400,000 are 122nd-Division, Centennial-Glenfair-Wilkes, Central City, and Hayden Island-Bridgeton.

Increases in home prices and rents in many East Portland neighborhoods over the last five years may signal a growing risk of displacement and housing instability. However, 2023 data shows some slowing of increases to median home sales prices in these neighborhoods.

The current residential market sends mixed signals. While the median home sales price is down (2 percent) and median income is up (16 percent), overall affordability to most Portland households remains low because of high mortgage rates and a low inventory of homes for sale. Together these factors put homeownership out of reach for many Portlanders.

Portland Homeownership Affordability: Change in Median Home Sales Price, 2019-2023

Neighborhood	2019 Median Home Sale Price*	2023 Median Home Sale Price	% Change (2019-2023)
122nd-Division	$370,897	$380,000	2%
Belmont-Hawthorne-Division	$655,455	$646,693	-1%
Centennial-Glenfair-Wilkes	$372,113	$395,000	6%
Central City	$509,224	$399,000	-22%
Forest Park-Northwest Hills	$842,119	$905,000	7%
Gateway	$395,218	$415,000	5%
Hayden Island-Bridgeton	$340,496	$363,000	7%
Hillsdale-Multnomah-Barbur	$601,948	$611,000	2%
Hollywood	$781,925	$786,500	1%
Interstate Corridor	$547,226	$521,500	-5%
Lents-Foster	$425,620	$420,000	-1%
MLK-Alberta	$674,912	$625,750	-7%
Montavilla	$513,176	$524,900	2%
Northwest	$694,672	$629,000	-9%
Parkrose-Argay	$413,459	$440,000	6%
Pleasant Valley	$449,941	$515,000	14%
Raleigh Hills	$727,202	$815,500	12%
Roseway-Cully	$476,694	$489,000	3%
Sellwood-Moreland-Brooklyn	$608,028	$599,500	-1%
South Portland-Marquam Hill	$687,072	$600,000	-13%
St. Johns	$456,021	$447,848	-2%
Tryon Creek-Riverdale	$699,233	$732,500	5%
West Portland	$549,658	$575,000	5%
Woodstock	$606,204	$575,000	-5%
Portland Citywide	$516,703	$505,000	-2%

Source: RMLS 2023

*In 2023 Dollars
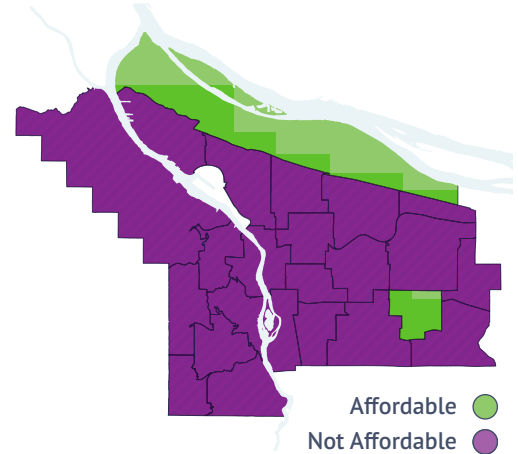
HOUSEHOLD PROFILE > HOMEOWNERSHIP
Average Portland Household

Median Annual Income	**$85,876**
Median Monthly Income	**$85,876**
Maximum Monthly Housing Cost Considered Affordable	**$2,147**

On average, a **Portland** household could afford to purchase a home with monthly homeownership costs of $2,147 or less without becoming cost burdened (spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities). Those with monthly homeownership costs of more than $2,147 would be considered not affordable.

Affordable ●
Not Affordable ●

Portland Homeownership Affordability Neighborhood

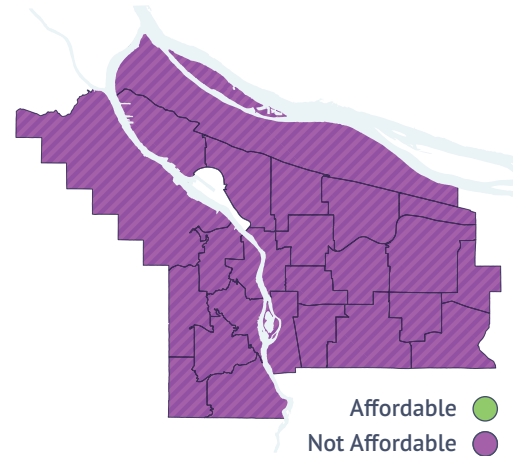| Neighborhood	2023 Median Sale Price (Residential)	Monthly Homeownership Costs (Principal and Interest Only)	Affordability (Based on Debt-to-Income Ratio)
122nd-Division	$380,000	$2,130	Yes
Belmont-Hawthorne-Division	$646,693	$3,624	No
Centennial-Glenfair-Wilkes	$395,000	$2,214	No
Central City	$399,000	$2,236	No
Forest Park-Northwest Hills	$905,000	$5,072	No
Gateway	$415,000	$2,326	No
Hayden Island-Bridgeton	$363,000	$2,034	No
Hillsdale-Multnomah-Barbur	$611,000	$3,424	Yes
Hollywood	$786,500	$4,408	No
Interstate Corridor	$521,500	$2,923	No
Lents-Foster	$420,000	$2,354	No
MLK-Alberta	$625,750	$3,507	No
Montavilla	$524,900	$2,942	No
Northwest	$629,000	$3,525	No
Parkrose-Argay	$440,000	$2,466	No
Pleasant Valley	$515,000	$2,886	No
Raleigh Hills	$815,500	$4,568	No
Roseway-Cully	$489,000	$2,741	No
Sellwood-Moreland-Brooklyn	$599,500	$3,360	No
South Portland-Marquam Hill	$600,000	$3,363	No
St. Johns	$447,848	$2,510	No
Tryon Creek-Riverdale	$732,500	$4,105	No
West Portland	$575,000	$3,223	No
Woodstock	$575,000	$3,223	No
Portland Citywide	**$505,000**	**$2,830**	**No**

Source: RMLS 2023

HOUSEHOLD PROFILE > HOMEOWNERSHIP

3 Person Extremely Low Income (30% AMI)

Median Annual Income **$30,480**
Median Monthly Income **$2,540**
Maximum Monthly Housing Cost Considered Affordable **$762**

On average, a **3-person extremely low-income** household could afford to purchase a home with monthly homeownership costs of $762 or less without becoming cost burdened (spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities). Those with monthly homeownership costs of more than $762 would be considered not affordable.

Affordable ●
Not Affordable ●

Portland Homeownership Affordability Neighborhood

Neighborhood	2023 Median Sale Price (Residential)	Monthly Homeownership Costs (Principal and Interest Only)	Affordability (Based on Debt-to-Income Ratio)
122nd-Division	$380,000	$2,130	No
Belmont-Hawthorne-Division	$646,693	$3,624	No
Centennial-Glenfair-Wilkes	$395,000	$2,214	No
Central City	$399,000	$2,236	No
Forest Park-Northwest Hills	$905,000	$5,072	No
Gateway	$415,000	$2,326	No
Hayden Island-Bridgeton	$363,000	$2,034	No
Hillsdale-Multnomah-Barbur	$611,000	$3,424	No
Hollywood	$786,500	$4,408	No
Interstate Corridor	$521,500	$2,923	No
Lents-Foster	$420,000	$2,354	No
MLK-Alberta	$625,750	$3,507	No
Montavilla	$524,900	$2,942	No
Northwest	$629,000	$3,525	No
Parkrose-Argay	$440,000	$2,466	No
Pleasant Valley	$515,000	$2,886	No
Raleigh Hills	$815,500	$4,568	No
Roseway-Cully	$489,000	$2,741	No
Sellwood-Moreland-Brooklyn	$599,500	$3,360	No
South Portland-Marquam Hill	$600,000	$3,363	No
St. Johns	$447,848	$2,510	No
Tryon Creek-Riverdale	$732,500	$4,105	No
West Portland	$575,000	$3,223	No
Woodstock	$575,000	$3,223	No
Portland Citywide	$505,000	$2,830	No

Source: RMLS 2023

HOUSEHOLD PROFILE > HOMEOWNERSHIP
3 Person Low Income (60% AMI)

Median Annual Income	**$60,960**
Median Monthly Income	**$5,080**
Maximum Monthly Housing Cost Considered Affordable	**$1,524**

On average, a **3-person low income** household could afford to purchase a home with monthly homeownership costs of $1,524 or less without becoming cost burdened (spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities). Those with monthly homeownership costs of more than $1,524 would be considered not affordable.

Affordable ●
Not Affordable ●

Portland Homeownership Affordability Neighborhood

Neighborhood	2023 Median Sale Price (Residential)	Monthly Homeonwership Costs (Principal and Interest Only)	Affordability (Based on Debt-to-Income Ratio)
122nd-Division	$380,000	$2,130	No
Belmont-Hawthorne-Division	$646,693	$3,624	No
Centennial-Glenfair-Wilkes	$395,000	$2,214	No
Central City	$399,000	$2,236	No
Forest Park-Northwest Hills	$905,000	$5,072	No
Gateway	$415,000	$2,326	No
Hayden Island-Bridgeton	$363,000	$2,034	No
Hillsdale-Multnomah-Barbur	$611,000	$3,424	No
Hollywood	$786,500	$4,408	No
Interstate Corridor	$521,500	$2,923	No
Lents-Foster	$420,000	$2,354	No
MLK-Alberta	$625,750	$3,507	No
Montavilla	$524,900	$2,942	No
Northwest	$629,000	$3,525	No
Parkrose-Argay	$440,000	$2,466	No
Pleasant Valley	$515,000	$2,886	No
Raleigh Hills	$815,500	$4,568	No
Roseway-Cully	$489,000	$2,741	No
Sellwood-Moreland-Brooklyn	$599,500	$3,360	No
South Portland-Marquam Hill	$600,000	$3,363	No
St. Johns	$447,848	$2,510	No
Tryon Creek-Riverdale	$732,500	$4,105	No
West Portland	$575,000	$3,223	No
Woodstock	$575,000	$3,223	No
Portland Citywide	$505,000	$2,830	No

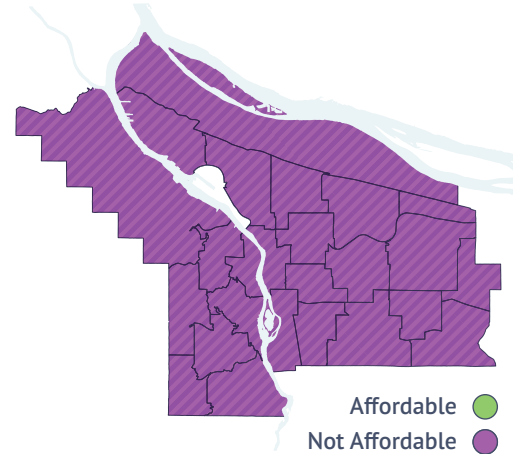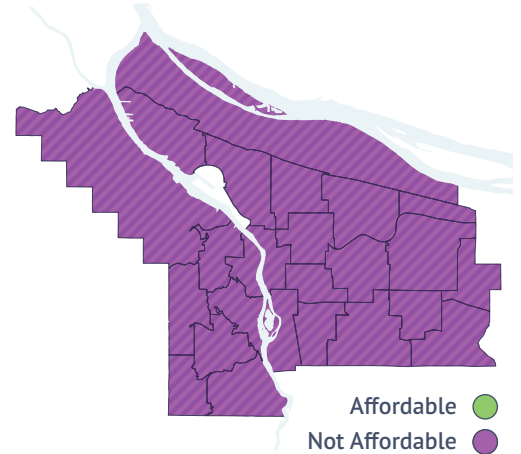Source: RMLS 2023

HOUSEHOLD PROFILE > HOMEOWNERSHIP

3 Person Moderate Income (80% AMI)

Median Annual Income **$81,280**
Median Monthly Income **$6,773**
Maximum Monthly Housing Cost Considered Affordable **$2,032**

On average, a **3-person moderate income** household could afford to purchase a home with monthly homeownership costs of $2,032 or less without becoming cost burdened (spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities). Those with monthly homeownership costs of more than $2,032 would be considered not affordable.

Affordable ●
Not Affordable ●

Portland Homeownership Affordability Neighborhood

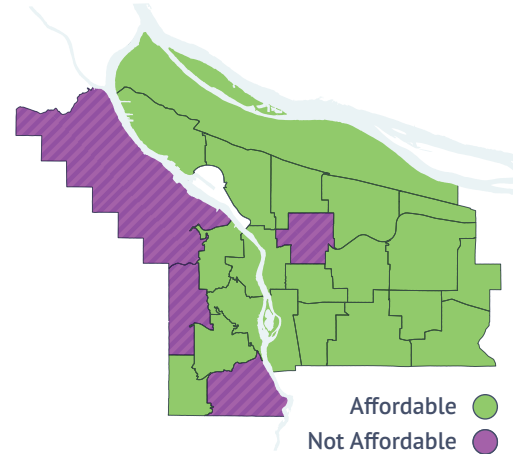| Neighborhood	2023 Median Sale Price (Residential)	Monthly Homeownership Costs (Principal and Interest Only)	Affordability (Based on Debt-to-Income Ratio)
122nd-Division	$380,000	$2,130	No
Belmont-Hawthorne-Division	$646,693	$3,624	No
Centennial-Glenfair-Wilkes	$395,000	$2,214	No
Central City	$399,000	$2,236	No
Forest Park-Northwest Hills	$905,000	$5,072	No
Gateway	$415,000	$2,326	No
Hayden Island-Bridgeton	$363,000	$2,034	No
Hillsdale-Multnomah-Barbur	$611,000	$3,424	No
Hollywood	$786,500	$4,408	No
Interstate Corridor	$521,500	$2,923	No
Lents-Foster	$420,000	$2,354	No
MLK-Alberta	$625,750	$3,507	No
Montavilla	$524,900	$2,942	No
Northwest	$629,000	$3,525	No
Parkrose-Argay	$440,000	$2,466	No
Pleasant Valley	$515,000	$2,886	No
Raleigh Hills	$815,500	$4,568	No
Roseway-Cully	$489,000	$2,741	No
Sellwood-Moreland-Brooklyn	$599,500	$3,360	No
South Portland-Marquam Hill	$600,000	$3,363	No
St. Johns	$447,848	$2,510	No
Tryon Creek-Riverdale	$732,500	$4,105	No
West Portland	$575,000	$3,223	No
Woodstock	$575,000	$3,223	No
Portland Citywide	$505,000	$2,830	No

Source: RMLS 2023

HOUSEHOLD PROFILE > HOMEOWNERSHIP

Average Couple with Family Household

Median Annual Income **$152,817**

Median Monthly Income **$12,735**

Maximum Monthly Housing Cost Considered Affordable **$3,820**

On average, a **couple with family** household could afford to purchase a home with monthly homeownership costs of $3,820 or less without becoming cost burdened (spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities). Those with monthly homeownership costs of more than $3,820 would be considered not affordable.

Affordable ⬤
Not Affordable ⬤

Portland Homeownership Affordability Neighborhood

Neighborhood	2023 Median Sale Price (Residential)	Monthly Homeownership Costs (Principal and Interest Only)	Affordability (Based on Debt-to-Income Ratio)
122nd-Division	$380,000	$2,130	Yes
Belmont-Hawthorne-Division	$646,693	$3,624	Yes
Centennial-Glenfair-Wilkes	$395,000	$2,214	Yes
Central City	$399,000	$2,236	Yes
Forest Park-Northwest Hills	$905,000	$5,072	No
Gateway	$415,000	$2,326	Yes
Hayden Island-Bridgeton	$363,000	$2,034	Yes
Hillsdale-Multnomah-Barbur	$611,000	$3,424	Yes
Hollywood	$786,500	$4,408	No
Interstate Corridor	$521,500	$2,923	Yes
Lents-Foster	$420,000	$2,354	Yes
MLK-Alberta	$625,750	$3,507	Yes
Montavilla	$524,900	$2,942	Yes
Northwest	$629,000	$3,525	Yes
Parkrose-Argay	$440,000	$2,466	Yes
Pleasant Valley	$515,000	$2,886	Yes
Raleigh Hills	$815,500	$4,568	No
Roseway-Cully	$489,000	$2,741	Yes
Sellwood-Moreland-Brooklyn	$599,500	$3,360	Yes
South Portland-Marquam Hill	$600,000	$3,363	Yes
St. Johns	$447,848	$2,510	Yes
Tryon Creek-Riverdale	$732,500	$4,105	No
West Portland	$575,000	$3,223	Yes
Woodstock	$575,000	$3,223	Yes
Portland Citywide	**$505,000**	**$2,830**	**Yes**

Source: RMLS 2023

HOUSEHOLD PROFILE > HOMEOWNERSHIP
Average White Household

Median Annual Income **$91,236**

Median Monthly Income **$7,603**

Maximum Monthly Housing Cost Considered Affordable **$2,281**

On average, a **White** household could afford to purchase a home with monthly homeownership costs of $2,281 or less without becoming cost burdened (spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities). Those with monthly homeownership costs of more than $2,281 would be considered not affordable.

Affordable ●
Not Affordable ●

Portland Homeownership Affordability Neighborhood

Neighborhood	2023 Median Sale Price (Residential)	Monthly Homeownership Costs (Principal and Interest Only)	Affordability (Based on Debt-to-Income Ratio)
122nd-Division	$380,000	$2,130	Yes
Belmont-Hawthorne-Division	$646,693	$3,624	No
Centennial-Glenfair-Wilkes	$395,000	$2,214	Yes
Central City	$399,000	$2,236	Yes
Forest Park-Northwest Hills	$905,000	$5,072	No
Gateway	$415,000	$2,326	No
Hayden Island-Bridgeton	$363,000	$2,034	Yes
Hillsdale-Multnomah-Barbur	$611,000	$3,424	No
Hollywood	$786,500	$4,408	No
Interstate Corridor	$521,500	$2,923	No
Lents-Foster	$420,000	$2,354	No
MLK-Alberta	$625,750	$3,507	No
Montavilla	$524,900	$2,942	No
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Parkrose-Argay	$440,000	$2,466	No
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Raleigh Hills	$815,500	$4,568	No
Roseway-Cully	$489,000	$2,741	No
Sellwood-Moreland-Brooklyn	$599,500	$3,360	No
South Portland-Marquam Hill	$600,000	$3,363	No
St. Johns	$447,848	$2,510	No
Tryon Creek-Riverdale	$732,500	$4,105	No
West Portland	$575,000	$3,223	No
Woodstock	$575,000	$3,223	No
Portland Citywide	$505,000	$2,830	No

Source: RMLS 2023

HOUSEHOLD PROFILE > HOMEOWNERSHIP

Average Black Household

Median Annual Income	**$48,020**
Median Monthly Income	**$4,002**
Maximum Monthly Housing Cost Considered Affordable	**$1,201**

On average, a **Black** household could afford to purchase a home with monthly homeownership costs of $1,201 or less without becoming cost burdened (spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities). Those with monthly homeownership costs of more than $1,201 would be considered not affordable.

Affordable 🟢
Not Affordable 🟣

Portland Homeownership Affordability Neighborhood

Neighborhood	2023 Median Sale Price (Residential)	Monthly Homeonwership Costs (Principal and Interest Only)	Affordability (Based on Debt-to-Income Ratio)
122nd-Division	$380,000	$2,130	No
Belmont-Hawthorne-Division	$646,693	$3,624	No
Centennial-Glenfair-Wilkes	$395,000	$2,214	No
Central City	$399,000	$2,236	No
Forest Park-Northwest Hills	$905,000	$5,072	No
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Hillsdale-Multnomah-Barbur	$611,000	$3,424	No
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Lents-Foster	$420,000	$2,354	No
MLK-Alberta	$625,750	$3,507	No
Montavilla	$524,900	$2,942	No
Northwest	$629,000	$3,525	No
Parkrose-Argay	$440,000	$2,466	No
Pleasant Valley	$515,000	$2,886	No
Raleigh Hills	$815,500	$4,568	No
Roseway-Cully	$489,000	$2,741	No
Sellwood-Moreland-Brooklyn	$599,500	$3,360	No
South Portland-Marquam Hill	$600,000	$3,363	No
St. Johns	$447,848	$2,510	No
Tryon Creek-Riverdale	$732,500	$4,105	No
West Portland	$575,000	$3,223	No
Woodstock	$575,000	$3,223	No
Portland Citywide	$505,000	$2,830	No

Source: RMLS 2023

HOUSEHOLD PROFILE > HOMEOWNERSHIP
Average Latine Household

Median Annual Income	**$69,000**
Median Monthly Income	**$5,750**
Maximum Monthly Housing Cost Considered Affordable	**$1,725**

On average, a **Latine** household could afford to purchase a home with monthly homeownership costs of $1,725 or less without becoming cost burdened (spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities). Those with monthly homeownership costs of more than $1,725 would be considered not affordable.

Affordable ●
Not Affordable ●

Portland Homeownership Affordability Neighborhood

Neighborhood	2023 Median Sale Price (Residential)	Monthly Homeonwership Costs (Principal and Interest Only)	Affordability (Based on Debt-to-Income Ratio)
122nd-Division	$380,000	$2,130	No
Belmont-Hawthorne-Division	$646,693	$3,624	No
Centennial-Glenfair-Wilkes	$395,000	$2,214	No
Central City	$399,000	$2,236	No
Forest Park-Northwest Hills	$905,000	$5,072	No
Gateway	$415,000	$2,326	No
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Lents-Foster	$420,000	$2,354	No
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Raleigh Hills	$815,500	$4,568	No
Roseway-Cully	$489,000	$2,741	No
Sellwood-Moreland-Brooklyn	$599,500	$3,360	No
South Portland-Marquam Hill	$600,000	$3,363	No
St. Johns	$447,848	$2,510	No
Tryon Creek-Riverdale	$732,500	$4,105	No
West Portland	$575,000	$3,223	No
Woodstock	$575,000	$3,223	No
Portland Citywide	$505,000	$2,830	No

Source: RMLS 2023

HOUSEHOLD PROFILE > HOMEOWNERSHIP
Average Native American Household

Median Annual Income	**$60,529**
Median Monthly Income	**$5,044**
Maximum Monthly Housing Cost Considered Affordable	**$1,513**

On average, a **Native American** household could afford to purchase a home with monthly homeownership costs of $1,513 or less without becoming cost burdened (spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities). Those with monthly homeownership costs of more than $1,513 would be considered not affordable.

Affordable 🟢
Not Affordable 🟣

Portland Homeownership Affordability Neighborhood

Neighborhood	2023 Median Sale Price (Residential)	Monthly Homeownership Costs (Principal and Interest Only)	Affordability (Based on Debt-to-Income Ratio)
122nd-Division	$380,000	$2,130	No
Belmont-Hawthorne-Division	$646,693	$3,624	No
Centennial-Glenfair-Wilkes	$395,000	$2,214	No
Central City	$399,000	$2,236	No
Forest Park-Northwest Hills	$905,000	$5,072	No
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Lents-Foster	$420,000	$2,354	No
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Raleigh Hills	$815,500	$4,568	No
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South Portland-Marquam Hill	$600,000	$3,363	No
St. Johns	$447,848	$2,510	No
Tryon Creek-Riverdale	$732,500	$4,105	No
West Portland	$575,000	$3,223	No
Woodstock	$575,000	$3,223	No
Portland Citywide	**$505,000**	**$2,830**	**No**

Source: RMLS 2023

HOUSEHOLD PROFILE > HOMEOWNERSHIP
Average Asian Household

Median Annual Income	**$90,535**
Median Monthly Income	**$7,545**
Maximum Monthly Housing Cost Considered Affordable	**$2,263**

On average, an **Asian** household could afford to purchase a home with monthly homeownership costs of $2,263 or less without becoming cost burdened (spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities). Those with monthly homeownership costs of more than $2,263 would be considered not affordable.

Affordable ●
Not Affordable ●

Portland Homeownership Affordability Neighborhood

Neighborhood	2023 Median Sale Price (Residential)	Monthly Homeonwership Costs (Principal and Interest Only)	Affordability (Based on Debt-to-Income Ratio)
122nd-Division	$380,000	$2,130	Yes
Belmont-Hawthorne-Division	$646,693	$3,624	No
Centennial-Glenfair-Wilkes	$395,000	$2,214	Yes
Central City	$399,000	$2,236	Yes
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Hillsdale-Multnomah-Barbur	$611,000	$3,424	No
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Lents-Foster	$420,000	$2,354	No
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St. Johns	$447,848	$2,510	No
Tryon Creek-Riverdale	$732,500	$4,105	No
West Portland	$575,000	$3,223	No
Woodstock	$575,000	$3,223	No
Portland Citywide	**$505,000**	**$2,830**	**No**

Source: RMLS 2023

HOUSEHOLD PROFILE > HOMEOWNERSHIP

Average Pacific Islander Household

Median Annual Income	**$76,267**
Median Monthly Income	**$6,356**
Maximum Monthly Housing Cost Considered Affordable	**$1,907**

On average, a **Pacific Islander** household could afford to purchase a home with monthly homeownership costs of $1,907 or less without becoming cost burdened (spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities). Those with monthly homeownership costs of more than $1,907 would be considered not affordable.

Affordable 🟢
Not Affordable 🟣

Portland Homeownership Affordability Neighborhood

Neighborhood	2023 Median Sale Price (Residential)	Monthly Homeonwership Costs (Principal and Interest Only)	Affordability (Based on Debt-to-Income Ratio)
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Central City	$399,000	$2,236	No
Forest Park-Northwest Hills	$905,000	$5,072	No
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Hillsdale-Multnomah-Barbur	$611,000	$3,424	No
Hollywood	$786,500	$4,408	No
Interstate Corridor	$521,500	$2,923	No
Lents-Foster	$420,000	$2,354	No
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Raleigh Hills	$815,500	$4,568	No
Roseway-Cully	$489,000	$2,741	No
Sellwood-Moreland-Brooklyn	$599,500	$3,360	No
South Portland-Marquam Hill	$600,000	$3,363	No
St. Johns	$447,848	$2,510	No
Tryon Creek-Riverdale	$732,500	$4,105	No
West Portland	$575,000	$3,223	No
Woodstock	$575,000	$3,223	No
Portland Citywide	**$505,000**	**$2,830**	**No**

Source: RMLS 2023

HOUSEHOLD PROFILE > HOMEOWNERSHIP

Average Senior Household

Median Annual Income	**$61,150**
Median Monthly Income	**$5,096**
Maximum Monthly Housing Cost Considered Affordable	**$1,529**

On average, a **senior** household could afford to purchase a home with monthly homeownership costs of $1,529 or less without becoming cost burdened (spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities). Those with monthly homeownership costs of more than $1,529 would be considered not affordable.

Affordable ●
Not Affordable ●

Portland Homeownership Affordability Neighborhood

Neighborhood	2023 Median Sale Price (Residential)	Monthly Homeownership Costs (Principal and Interest Only)	Affordability (Based on Debt-to-Income Ratio)
122nd-Division	$380,000	$2,130	No
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St. Johns	$447,848	$2,510	No
Tryon Creek-Riverdale	$732,500	$4,105	No
West Portland	$575,000	$3,223	No
Woodstock	$575,000	$3,223	No
Portland Citywide	$505,000	$2,830	No

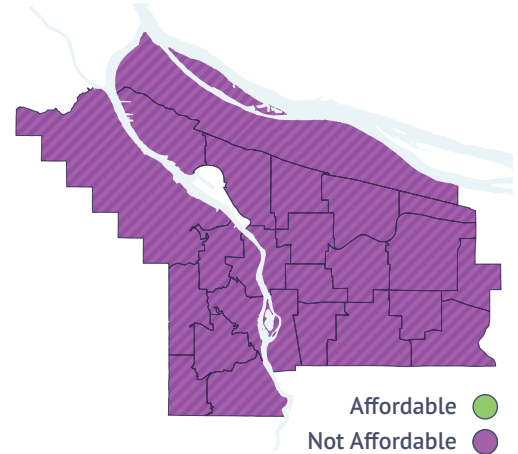Source: RMLS 2023

HOUSEHOLD PROFILE > HOMEOWNERSHIP
Average Single Mother Household

Median Annual Income **$45,198**
Median Monthly Income **$3,767**
Maximum Monthly Housing Cost Considered Affordable **$1,130**

On average, a **single mother** household could afford to purchase a home with monthly homeownership costs of $1,130 or less without becoming cost burdened (spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities). Those with monthly homeownership costs of more than $1,130 would be considered not affordable.

Affordable ●
Not Affordable ●

Portland Homeownership Affordability Neighborhood

Neighborhood	2023 Median Sale Price (Residential)	Monthly Homeonwership Costs (Principal and Interest Only)	Affordability (Based on Debt-to-Income Ratio)
122nd-Division	$380,000	$2,130	No
Belmont-Hawthorne-Division	$646,693	$3,624	No
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St. Johns	$447,848	$2,510	No
Tryon Creek-Riverdale	$732,500	$4,105	No
West Portland	$575,000	$3,223	No
Woodstock	$575,000	$3,223	No
Portland Citywide	$505,000	$2,830	No

Source: RMLS 2023

HOUSEHOLD PROFILE > HOMEOWNERSHIP

Average Foreign-Born Household

Median Annual Income	**$75,479**
Median Monthly Income	**$6,290**
Maximum Monthly Housing Cost Considered Affordable	**$1,887**

On average, a **foreign-born** household could afford to purchase a home with monthly homeownership costs of $1,887 or less without becoming cost burdened (spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities). Those with monthly homeownership costs of more than $1,887 would be considered not affordable.

Affordable 🟢
Not Affordable 🟣

Portland Homeownership Affordability Neighborhood

Neighborhood	2023 Median Sale Price (Residential)	Monthly Homeownership Costs (Principal and Interest Only)	Affordability (Based on Debt-to-Income Ratio)
122nd-Division	$380,000	$2,130	No
Belmont-Hawthorne-Division	$646,693	$3,624	No
Centennial-Glenfair-Wilkes	$395,000	$2,214	No
Central City	$399,000	$2,236	No
Forest Park-Northwest Hills	$905,000	$5,072	No
Gateway	$415,000	$2,326	No
Hayden Island-Bridgeton	$363,000	$2,034	No
Hillsdale-Multnomah-Barbur	$611,000	$3,424	No
Hollywood	$786,500	$4,408	No
Interstate Corridor	$521,500	$2,923	No
Lents-Foster	$420,000	$2,354	No
MLK-Alberta	$625,750	$3,507	No
Montavilla	$524,900	$2,942	No
Northwest	$629,000	$3,525	No
Parkrose-Argay	$440,000	$2,466	No
Pleasant Valley	$515,000	$2,886	No
Raleigh Hills	$815,500	$4,568	No
Roseway-Cully	$489,000	$2,741	No
Sellwood-Moreland-Brooklyn	$599,500	$3,360	No
South Portland-Marquam Hill	$600,000	$3,363	No
St. Johns	$447,848	$2,510	No
Tryon Creek-Riverdale	$732,500	$4,105	No
West Portland	$575,000	$3,223	No
Woodstock	$575,000	$3,223	No
Portland Citywide	**$505,000**	**$2,830**	**No**

Source: RMLS 2023

City and Neighborhood Profiles

Contents

St. Johns

Hayden Island-Bridgeton

Interstate Corridor

MLK-Alberta

Roseway-Cully

Parkrose-Argay

Forest Park-Northwest Hills

Hollywood

Gateway

Northwest

Montavilla

Central City

Belmont-Hawthorne-Division

Centennial-Glenfair-Wilkes

Raleigh Hills

South Portland-Marquam Hill

122nd-Division

Pleasant Valley

Woodstock

Lents-Foster

Hillsdale-Multnomah-Barbur

Sellwood-Moreland-Brooklyn

West Portland

Tryon Creek-Riverdale

City and Neighborhood Profiles

Guide to Rental Affordability Estimates

1

NEIGHBORHOOD PROFILE
Portland Citywide

2

Demographics

Population by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	**538,080**	**646,101**
White	419,806	465,878
Black	35,213	37,986
Asian	33,720	54,516
Latine	37,021	66,368
Pacific Islander	2,016	3,588
Native American	5,659	6,292

Median Income by Race/Ethnicity (2022$)

Race/Ethnicity	2000	2022
Total	**$57,219**	**$85,876**
White	$53,384	$91,236
Black	null	$48,020
Asian	$65,489	$90,535
Latine	$55,195	$69,000
Pacific Islander	null	$76,267
Native American	null	$60,529

Poverty Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	**13.1%**	**12.2%**
White	10.9%	10.0%
Black	25.9%	26.3%
Asian	13.2%	13.7%
Latine	24.1%	16.2%
Pacific Islander	14.7%	25.4%
Native American	22.8%	20.4%

Households by Type

Type	2000	2022
Total	**223,737**	**283,896**
Single-Person Households	77,336	100,382
Households with Children	58,912	62,791

Households with Special Populations

Population	2000	2022
Foreign-Born Households	68,976	81,652
Persons with Disabilities	93,782	81,379
Persons 65 and Older	61,163	90,316

3

Housing Stock and Production

Available Housing Units by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	267,048	272,322	277,274	285,971	289,772	293,027	298,529	300,260	303,521	305,004
Single-Family	153,111	153,814	154,494	155,192	155,790	156,389	157,042	157,419	157,906	158,648
Multifamily	113,937	118,508	122,780	130,779	133,982	136,638	141,487	142,841	145,615	146,356

Regulated Affordable Housing Units

Regulation Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	21,941	null	null	null	null	23,802	24,013	null	null
City-Funded Units	11,620	11,807	12,152	13,712	14,377	15,089	16,319	16,545	16,545	17,034

New Residential Permits by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	4,773	5,382	5,136	6,796	5,494	5,239	2,072	5,107	5,475	3,144
Single-Family	862	840	1,011	886	913	676	579	598	1,214	1,021
Multifamily	3,911	4,542	4,125	5,910	4,581	4,563	1,493	4,509	4,261	2,123

Short-Term Rental Units

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	null	null	null	null	5,559	4,275	3,264	4,089	4,756
Entire Home/Apartment	null	null	null	null	null	4,093	3,235	2,684	3,336	3,940
Room	null	null	null	null	null	1,466	1,040	580	753	816

1

Neighborhood Profile
Area of the city being profiled in the data summary.

2

Population and Income
Currently available data for each household type.
Data Source: ACS 2020 5-Year Estimates

3

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 2021.

4

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.

5

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, and Income
City Data Source: Census 2000, ACS 2020 5-Year Estimates; Neighborhood Data Source: Census 2000, ACS 2020 5-Year Estimates

Sources: Housing Stock and Production
Housing Unit Data Source: Multnomah County, Tax Lot Data, 2021; Regulated Unit Data Source: Metro, Inventory of Regulated Affordable Housing, 2022; Permit Data Source: City of Portland, Bureau of Development Services, 2021

Sources: Housing Market and Affordability
Non-regulated Unit, Rent, and Vacancy Data Source: CoStar 2023 Multifamily Residential Market Survey Data; Affordability Estimates Data Source: ACS 2022 5-Year Income Estimates and CoStar 2023 Multifamily Residential Market Survey Data; Short-Term Rental Data, 2023; Residential Renter Registration Data, 2021; Median Home Sales Prices: RMLS2023; City Homeownership Rate Data Source: ACS 2022 5-Year Estimates; Neighborhood Homeownership Rate Data Source: ACS 2022 5-Year Estimates; Data Source: ACS 2022 5-Year Income Estimates, PHB, and RMLS 2023

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4 **Market and Affordability**

Number of Registered Residential Rental Units

Year	2021	2022	2023
Total Units	127,192	null	null

Long-Term Rental Market by Unit Type

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed
Multifamily Rental Unit Survey	70,048	20,200	30,397	17,483	1,895
Average Monthly Rent	$1,621	$1,285	$1,556	$1,922	$2,248
Rental Unit Vacancy Rate	7.5%	7.9%	7.7%	6.9%	7.2%

5 **Affordability by Household Profile**

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed	Homeownership
Avg. Portland Household	Yes ✓	Yes ✓	Yes ✓	No x	No x	No x
3-Person Ext. Low Income	No x	No x	No x	No x	No x	No x
3-Person Low Income	No x	Yes ✓	No x	No x	No x	No x
3-Person Moderate Income	Yes ✓	Yes ✓	Yes ✓	No x	No x	No x
Couple with Family	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓
White	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x	No x
Black	No x	No x	No x	No x	No x	No x
Latine	No x	Yes ✓	No x	No x	No x	No x
Native American	No x	Yes ✓	No x	No x	No x	No x
Asian	Yes ✓	Yes ✓	Yes ✓	No x	No x	No x
Pacific Islander	No x	Yes ✓	No x	No x	No x	No x
Senior	No x	Yes ✓	No x	No x	No x	No x
Single Mother	No x	No x	No x	No x	No x	No x
Foreign-Born	Yes ✓	Yes ✓	Yes ✓	No x	No x	No x

Median Home Sale Price (2023$)

Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Sale Price	$408,914	$446,637	$491,907	$513,455	$529,627	$516,703	$535,827	$577,621	$552,933	$505,000

Homeownership Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	55.8%	53.3%
White	58.6%	56.4%
Black	38.2%	31.8%
Asian	56.8%	60.8%
Latine	30.4%	35.8%
Pacific Islander	27.4%	33.8%
Native American	33.7%	39.8%

Portland Citywide

Demographics

Population by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	538,080	646,101
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Total	$57,219	$85,876
White	$53,384	$91,236
Black	null	$48,020
Asian	$65,489	$90,535
Latine	$55,195	$69,000
Pacific Islander	null	$76,267
Native American	null	$60,529

Poverty Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	13.1%	12.2%
White	10.9%	10.0%
Black	25.9%	26.3%
Asian	13.2%	13.7%
Latine	24.1%	16.2%
Pacific Islander	14.7%	25.4%
Native American	22.8%	20.4%

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Type	2000	2022
Total	223,737	283,896
Single-Person Households	77,336	100,382
Households with Children	58,912	62,791

Households with Special Populations

Population	2000	2022
Foreign-Born Households	68,976	81,652
Persons with Disabilities	93,782	81,379
Persons 65 and Older	61,163	90,316

Housing Stock and Production

Available Housing Units by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	267,048	272,322	277,274	285,971	289,772	293,027	298,529	300,260	303,521	305,004
Single-Family	153,111	153,814	154,494	155,192	155,790	156,389	157,042	157,419	157,906	158,648
Multifamily	113,937	118,508	122,780	130,779	133,982	136,638	141,487	142,841	145,615	146,356

Regulated Affordable Housing Units

Regulation Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	21,941	null	null	null	null	23,802	24,013	null	null
City-Funded Units	11,620	11,807	12,152	13,712	14,377	15,089	16,319	16,545	16,545	17,034

New Residential Permits by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
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Single-Family	862	840	1,011	886	913	676	579	598	1,214	1,021
Multifamily	3,911	4,542	4,125	5,910	4,581	4,563	1,493	4,509	4,261	2,123

Short-Term Rental Units

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	null	null	null	null	5,559	4,275	3,264	4,089	4,756
Entire Home/Apartment	null	null	null	null	null	4,093	3,235	2,684	3,336	3,940
Room	null	null	null	null	null	1,466	1,040	580	753	816

Market and Affordability

Number of Registered Residential Rental Units

Year	2021	2022	2023
Total Units	127,192	null	null

Long-Term Rental Market by Unit Type

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed
Multifamily Rental Unit Survey	70,048	20,200	30,397	17,483	1,895
Average Monthly Rent	$1,621	$1,285	$1,556	$1,922	$2,248
Rental Unit Vacancy Rate	7.5%	7.9%	7.7%	6.9%	7.2%

Affordability by Household Profile

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed	Homeownership
Avg. Portland Household	Yes ✓	Yes ✓	Yes ✓	No x	No x	No x
3-Person Ext. Low Income	No x	No x	No x	No x	No x	No x
3-Person Low Income	No x	Yes ✓	No x	No x	No x	No x
3-Person Moderate Income	Yes ✓	Yes ✓	Yes ✓	No x	No x	No x
Couple with Family	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓
White	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x	No x
Black	No x	No x	No x	No x	No x	No x
Latine	No x	Yes ✓	No x	No x	No x	No x
Native American	No x	Yes ✓	No x	No x	No x	No x
Asian	Yes ✓	Yes ✓	Yes ✓	No x	No x	No x
Pacific Islander	No x	Yes ✓	No x	No x	No x	No x
Senior	No x	Yes ✓	No x	No x	No x	No x
Single Mother	No x	No x	No x	No x	No x	No x
Foreign-Born	Yes ✓	Yes ✓	Yes ✓	No x	No x	No x

Median Home Sale Price (2023$)

Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Sale Price	$408,914	$446,637	$491,907	$513,455	$529,627	$516,703	$535,827	$577,621	$552,933	$505,000

Homeownership Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	55.8%	53.3%
White	58.6%	56.4%
Black	38.2%	31.8%
Asian	56.8%	60.8%
Latine	30.4%	35.8%
Pacific Islander	27.4%	33.8%
Native American	33.7%	39.8%

122nd-Division

Demographics

Population by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	17,965	24,488
White	14,117	14,930
Black	436	1,175
Asian	1,376	3,755
Latine	1,756	4,407
Pacific Islander	45	478
Native American	185	299

Median Income by Race/Ethnicity (2022$)

Race/Ethnicity	2000	2022
Total	$52,237	$65,616
White	$52,667	$67,018
Black	null	$70,455
Asian	$64,610	$59,570
Latine	$54,453	$59,762
Pacific Islander	null	null
Native American	null	null

Poverty Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	16.2%	15.2%
White	15.2%	12.3%
Black	40.7%	10.2%
Asian	12.7%	18.0%
Latine	12.8%	21.1%
Pacific Islander	null	56.9%
Native American	null	21.4%

Households by Type

Type	2000	2022
Total	6,241	8,542
Single-Person Households	1,456	2,211
Households with Children	2,487	3,125

Households with Special Populations

Population	2000	2022
Foreign-Born Households	3,617	5,476
Persons with Disabilities	3,854	4,205
Persons 65 and Older	2,063	3,633

Housing Stock and Production

Available Housing Units by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	7,711	7,751	7,774	7,840	7,870	7,887	7,922	8,010	8,185	8,191
Single-Family	4,529	4,569	4,592	4,642	4,651	4,658	4,679	4,707	4,717	4,723
Multifamily	3,182	3,182	3,182	3,198	3,219	3,229	3,243	3,303	3,468	3,468

Regulated Affordable Housing Units

Regulation Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	729	null	null	null	null	625	625	null	null
City-Funded Units	426	426	426	426	424	424	497	622	622	622

New Residential Permits by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	43	13	74	34	17	13	242	49	247	135
Single-Family	43	13	74	34	17	1	36	11	13	32
Multifamily	null	null	null	null	null	12	206	38	234	103

Short-Term Rental Units

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	null	null	null	null	22	13	13	28	25
Entire Home/Apartment	null	null	null	null	null	7	3	5	12	16
Room	null	null	null	null	null	15	10	8	16	9

Market and Affordability

Number of Registered Residential Rental Units

Year	2021	2022	2023
Total Units	3,377	null	null

Long-Term Rental Market by Unit Type

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed
Multifamily Rental Unit Survey	1,976	181	600	1,059	131
Average Monthly Rent	$1,150	$889	$1,035	$1,186	$1,440
Rental Unit Vacancy Rate	3.2%	4.1%	2.4%	3.3%	4.3%

Affordability by Household Profile

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed	Homeownership
Avg. Portland Household	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓
3-Person Ext. Low Income	No x	No x	No x	No x	No x	No x
3-Person Low Income	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x	No x
3-Person Moderate Income	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
Couple with Family	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓
White	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓
Black	No x	Yes ✓	No x	No x	No x	No x
Latine	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
Native American	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x	No x
Asian	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓
Pacific Islander	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
Senior	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x	No x
Single Mother	No x	Yes ✓	No x	No x	No x	No x
Foreign-Born	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x

Median Home Sale Price (2023$)

Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Sale Price	$243,370	$276,678	$319,778	$352,110	$362,172	$370,897	$382,734	$418,087	$413,408	$380,000
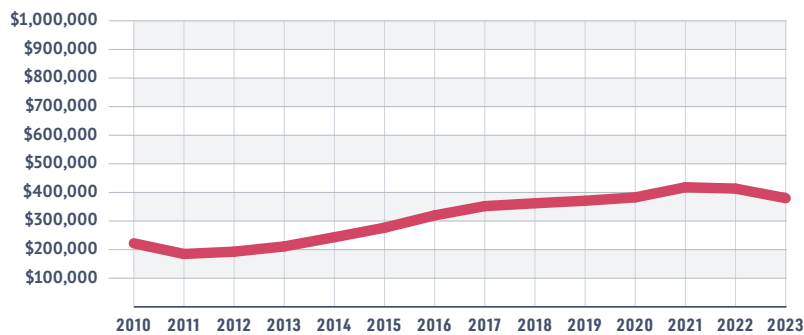
Homeownership Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	58.6%	53.3%
White	60.9%	54.1%
Black	null	47.4%
Asian	73.6%	77.1%
Latine	32.2%	39.2%
Pacific Islander	null	23.0%
Native American	null	41.2%

Belmont-Hawthorne-Division
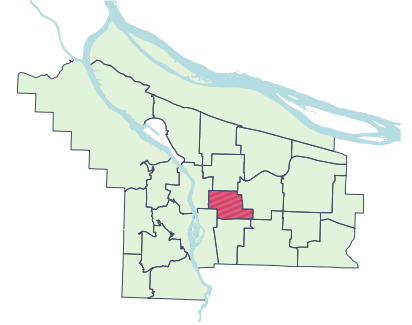
Demographics

Population by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	26,866	31,113
White	23,075	26,401
Black	509	448
Asian	1,604	1,150
Latine	1,077	2,338
Pacific Islander	31	null
Native American	250	122

Median Income by Race/Ethnicity (2022$)

Race/Ethnicity	2000	2022
Total	$55,421	$103,159
White	$55,908	$108,413
Black	null	null
Asian	$60,516	$109,043
Latine	$50,062	$79,297
Pacific Islander	null	null
Native American	null	null

Poverty Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	12.5%	8.6%
White	12.3%	7.3%
Black	8.4%	33.3%
Asian	8.0%	13.2%
Latine	24.6%	11.1%
Pacific Islander	null	null
Native American	null	2.8%

Households by Type

Type	2000	2022
Total	12,606	14,658
Single-Person Households	4,660	4,836
Households with Children	2,295	2,597

Households with Special Populations

Population	2000	2022
Foreign-Born Households	2,656	1,850
Persons with Disabilities	3,967	3,078
Persons 65 and Older	2,750	3,598

Housing Stock and Production

Available Housing Units by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	13,923	14,198	14,516	14,808	14,940	15,100	15,287	15,377	15,444	15,452
Single-Family	7,023	7,063	7,090	7,106	7,122	7,128	7,165	7,171	7,191	7,197
Multifamily	6,900	7,135	7,426	7,702	7,818	7,972	8,122	8,206	8,253	8,255

Regulated Affordable Housing Units

Regulation Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	363	null	null	null	null	325	325	null	null
City-Funded Units	109	109	109	179	182	184	254	261	261	261

New Residential Permits by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	162	268	316	329	174	115	54	46	193	92
Single-Family	49	33	48	51	39	51	8	9	49	12
Multifamily	113	235	268	278	135	64	46	37	144	80

Short-Term Rental Units

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	null	null	null	null	640	465	374	473	522
Entire Home/Apartment	null	null	null	null	null	484	371	311	403	451
Room	null	null	null	null	null	156	94	63	70	71

Market and Affordability

Number of Registered Residential Rental Units

Year	2021	2022	2023
Total Units	7,894	null	null

Long-Term Rental Market by Unit Type

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed
Multifamily Rental Unit Survey	5,217	2,153	2,206	792	66
Average Monthly Rent	$1,430	$1,255	$1,426	$1,634	$1,828
Rental Unit Vacancy Rate	5.0%	5.2%	5.0%	5.0%	3.9%

Affordability by Household Profile

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed	Homeownership
Avg. Portland Household	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
3-Person Ext. Low Income	No x	No x	No x	No x	No x	No x
3-Person Low Income	No x	Yes ✓	No x	No x	No x	No x
3-Person Moderate Income	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
Couple with Family	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓
White	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
Black	No x	No x	No x	No x	No x	No x
Latine	Yes ✓	Yes ✓	Yes ✓	No x	No x	No x
Native American	No x	Yes ✓	No x	No x	No x	No x
Asian	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
Pacific Islander	Yes ✓	Yes ✓	Yes ✓	No x	Yes ✓	No x
Senior	No x	Yes ✓	No x	No x	No x	No x
Single Mother	No x	No x	No x	No x	No x	No x
Foreign-Born	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x

Median Home Sale Price (2023$)

Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Sale Price	$547,417	$613,302	$651,818	$688,127	$664,901	$655,455	$712,775	$682,143	$687,291	$646,693
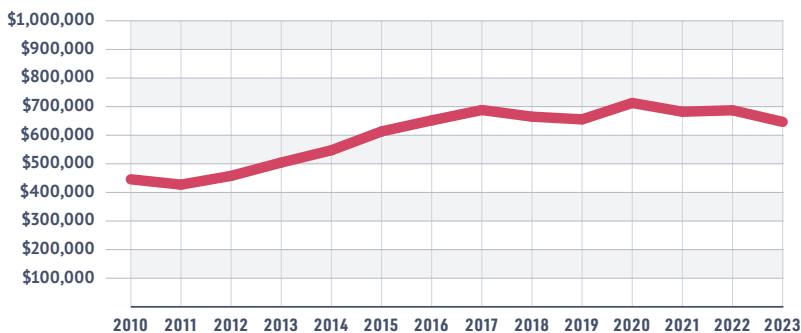
Homeownership Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	**46.9%**	**46.2%**
White	47.4%	48.4%
Black	null	0.0%
Asian	61.6%	48.9%
Latine	31.5%	23.4%
Pacific Islander	null	0.0%
Native American	null	null

Centennial-Glenfair-Wilkes
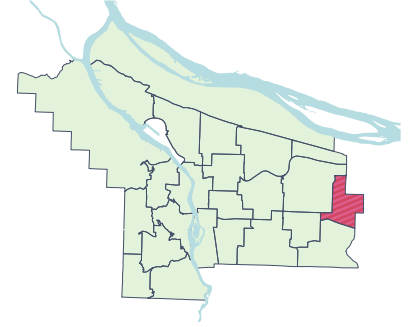
Demographics

Population by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	25,002	29,163
White	19,421	19,171
Black	634	2,419
Asian	1,408	2,888
Latine	3,303	5,970
Pacific Islander	102	393
Native American	278	157

Median Income by Race/Ethnicity (2022$)

Race/Ethnicity	2000	2022
Total	$51,909	$60,651
White	$53,315	$63,907
Black	null	$50,625
Asian	null	$66,888
Latine	$41,232	$53,274
Pacific Islander	null	null
Native American	null	null

Poverty Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	14.1%	17.3%
White	11.9%	15.7%
Black	18.9%	17.8%
Asian	8.9%	9.6%
Latine	9.1%	29.2%
Pacific Islander	null	5.1%
Native American	null	11.5%

Households by Type

Type	2000	2022
Total	9,065	10,054
Single-Person Households	2,205	2,655
Households with Children	3,439	3,100

Households with Special Populations

Population	2000	2022
Foreign-Born Households	4,346	7,303
Persons with Disabilities	5,203	5,283
Persons 65 and Older	2,824	3,667

Housing Stock and Production

Available Housing Units by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	9,914	10,004	10,011	10,069	10,073	10,084	10,137	10,170	10,368	10,443
Single-Family	5,702	5,714	5,721	5,737	5,741	5,752	5,766	5,768	5,777	5,781
Multifamily	4,212	4,290	4,290	4,332	4,332	4,332	4,371	4,402	4,591	4,662

Regulated Affordable Housing Units

Regulation Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	774	null	null	null	null	719	719	null	null
City-Funded Units	328	328	328	336	344	344	342	342	342	435

New Residential Permits by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	114	5	12	49	8	52	2	173	99	84
Single-Family	36	5	12	9	8	19	2	9	3	1
Multifamily	78	null	null	40	null	33	null	164	96	83

Short-Term Rental Units

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	null	null	null	null	23	13	7	16	15
Entire Home/Apartment	null	null	null	null	null	9	7	6	11	12
Room	null	null	null	null	null	14	6	1	5	3

Market and Affordability

Number of Registered Residential Rental Units

Year	2021	2022	2023
Total Units	3,446	null	null

Long-Term Rental Market by Unit Type

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed
Multifamily Rental Unit Survey	2,734	501	564	1,505	164
Average Monthly Rent	$1,179	$1,014	$1,087	$1,209	$1,479
Rental Unit Vacancy Rate	3.50%	3.90%	3.20%	3.50%	3.70%

Affordability by Household Profile

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed	Homeownership
Avg. Portland Household	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
3-Person Ext. Low Income	No x	No x	No x	No x	No x	No x
3-Person Low Income	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x	No x
3-Person Moderate Income	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
Couple with Family	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓
White	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓
Black	No x	No x	No x	No x	No x	No x
Latine	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes	No x
Native American	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x	No x
Asian	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓
Pacific Islander	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
Senior	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x	No x
Single Mother	No x	No x	No x	No x	No x	No x
Foreign-Born	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x

Median Home Sale Price (2023$)

Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Sale Price	$237,434	$276,612	$320,101	$348,896	$367,804	$372,113	$394,510	$426,889	$423,743	$395,000
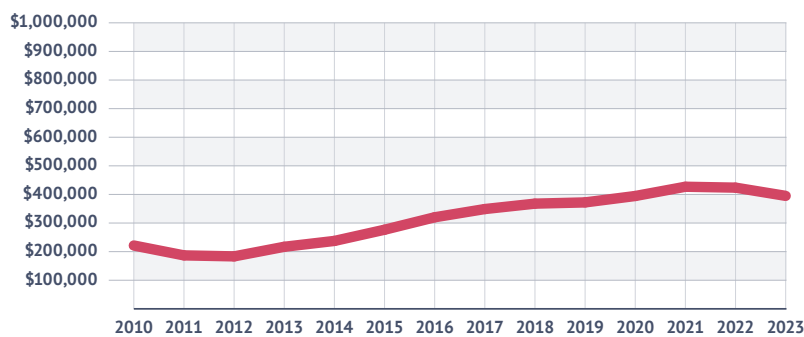
Homeownership Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	**58.2%**	**59.9%**
White	62.6%	65.2%
Black	null	37.8%
Asian	null	78.2%
Latine	20.2%	36.5%
Pacific Islander	null	4.9%
Native American	null	42.9%

Central City
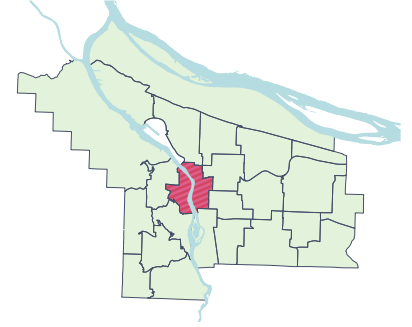
Demographics

Population by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	28,189	43,320
White	21,649	32,091
Black	2,489	2,386
Asian	1,670	3,891
Latine	1,530	3,612
Pacific Islander	71	303
Native American	469	478

Median Income by Race/Ethnicity (2022$)

Race/Ethnicity	2000	2022
Total	$30,744	$64,542
White	$32,380	$66,699
Black	$21,009	$24,436
Asian	$27,710	$63,231
Latine	$26,603	$51,660
Pacific Islander	null	null
Native American	null	null

Poverty Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	29.0%	23.0%
White	27.0%	20.6%
Black	41.1%	40.5%
Asian	29.4%	31.2%
Latine	32.4%	21.9%
Pacific Islander	null	26.1%
Native American	43.5%	34.3%

Households by Type

Type	2000	2022
Total	15,752	27,234
Single-Person Households	11,068	17,730
Households with Children	729	466

Households with Special Populations

Population	2000	2022
Foreign-Born Households	2,952	5,434
Persons with Disabilities	6,207	8,411
Persons 65 and Older	2,937	6,074

Housing Stock and Production

Available Housing Units by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	25,132	27,109	28,524	30,788	31,954	32,368	33,767	34,057	35,257	35,403
Single-Family	1,141	1,141	1,144	1,150	1,150	1,154	1,154	1,154	1,155	1,161
Multifamily	23,991	25,968	27,380	29,638	30,804	31,214	32,613	32,903	34,102	34,242

Regulated Affordable Housing Units

Regulation Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	7,978	null	null	null	null	8,306	8,482	null	null
City-Funded Units	6,037	6,089	6,426	6,769	6,781	7,027	7,574	7,775	7,775	7,841

New Residential Permits by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	1,490	1,730	1,147	1,907	1,908	823	580	1,069	456	683
Single-Family	4	8	6	5	8	1		5	2	8
Multifamily	1,486	1,722	1,141	1,902	1,900	822	580	1,064	454	675

Short-Term Rental Units

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	null	null	null	null	546	589	409	494	654
Entire Home/Apartment	null	null	null	null	null	469	442	328	340	454
Room	null	null	null	null	null	77	147	81	154	200

Market and Affordability

Number of Registered Residential Rental Units

Year	2021	2022	2023
Total Units	23,152	null	null

Long-Term Rental Market by Unit Type

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed
Multifamily Rental Unit Survey	16778	5,031	8,329	3,164	254
Average Monthly Rent	$1,723	$1,253	$1,596	$2,520	$4,487
Rental Unit Vacancy Rate	9.50%	8.10%	9.50%	11.50%	12.50%

Affordability by Household Profile

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed	Homeownership
Avg. Portland Household	Yes ✓	Yes ✓	Yes ✓	No x	No x	Yes ✓
3-Person Ext. Low Income	No x	No x	No x	No x	No x	No x
3-Person Low Income	No x	Yes ✓	No x	No x	No x	No x
3-Person Moderate Income	Yes ✓	Yes ✓	Yes ✓	No x	No x	No x
Couple with Family	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x	Yes ✓
White	Yes ✓	Yes ✓	Yes ✓	No x	No x	Yes ✓
Black	No x	No x	No x	No x	No x	No x
Latine	No x	Yes ✓	No x	No x	No x	No x
Native American	No x	Yes ✓	No x	No x	No x	No x
Asian	Yes ✓	Yes ✓	Yes ✓	No x	No x	Yes ✓
Pacific Islander	No x	Yes ✓	Yes ✓	No x	No x	No x
Senior	No x	Yes ✓	No x	No x	No x	No x
Single Mother	No x	No x	No x	No x	No x	No x
Foreign-Born	Yes ✓	Yes ✓	Yes ✓	No x	No x	No x

Median Home Sale Price (2023$)

Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Sale Price	$494,653	$512,512	$553,723	$598,922	$604,764	$509,224	$470,939	$459,071	$429,944	$399,000
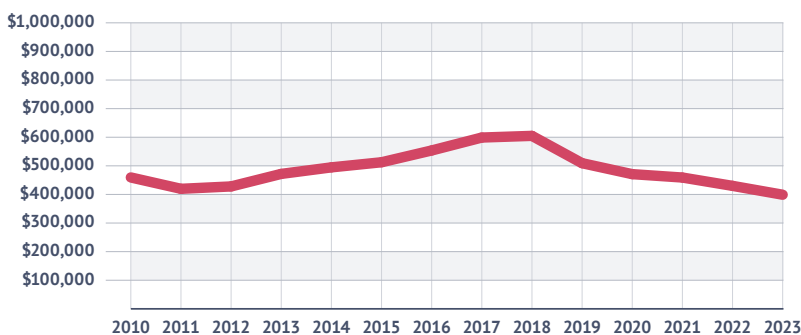
Homeownership Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	**11.9%**	**18.2%**
White	13.0%	12.8%
Black	5.9%	9.7%
Asian	10.5%	9.5%
Latine	6.0%	9.8%
Pacific Islander	null	0.0%
Native American	null	0.0%

Forest Park-Northwest Hills
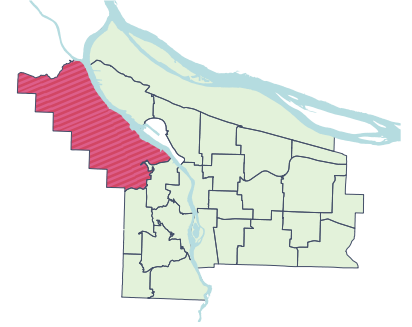
Demographics

Population by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	6,046	9,384
White	5,405	6,155
Black	46	284
Asian	371	1,924
Latine	114	465
Pacific Islander	8	null
Native American	30	10

Median Income by Race/Ethnicity (2022$)

Race/Ethnicity	2000	2022
Total	$138,304	$183,253
White	$110,836	$156,178
Black	null	null
Asian	null	$200,000
Latine	null	null
Pacific Islander	null	null
Native American	null	null

Poverty Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	4.0%	1.7%
White	4.4%	2.0%
Black	null	0.0%
Asian	null	1.1%
Latine	null	3.0%
Pacific Islander	null	null
Native American	null	0.0%

Households by Type

Type	2000	2022
Total	2,303	3,866
Single-Person Households	427	1,052
Households with Children	882	1,230

Households with Special Populations

Population	2000	2022
Foreign-Born Households	578	2,164
Persons with Disabilities	464	324
Persons 65 and Older	445	1,233

Housing Stock and Production

Available Housing Units by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	3,901	3,922	3,940	3,955	3,967	3,984	4,000	4,006	4,009	4,026
Single-Family	3,232	3,253	3,271	3,286	3,298	3,315	3,331	3,337	3,340	3,357
Multifamily	669	669	669	669	669	669	669	669	669	669

Regulated Affordable Housing Units

Regulation Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	0	null	null	null	null	0	0	null	null
City-Funded Units	0	0	0	0	0	0	0	0	0	0

New Residential Permits by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	16	15	10	5	10	5	13	7	6	3
Single-Family	16	15	10	5	10	5	13	7	6	3
Multifamily	null	null	null	null	null	null	null	null	null	null

Short-Term Rental Units

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	null	null	null	null	29	17	20	45	31
Entire Home/Apartment	null	null	null	null	null	23	13	18	35	25
Room	null	null	null	null	null	6	4	2	10	6

Market and Affordability

Number of Registered Residential Rental Units

Year	2021	2022	2023
Total Units	313	null	null

Long-Term Rental Market by Unit Type

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed
Multifamily Rental Unit Survey	168	null	42	126	null
Average Monthly Rent	$1,873	null	$1,695	$1,932	null
Rental Unit Vacancy Rate	10.30%	null	10.60%	10.30%	null

Affordability by Household Profile

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed	Homeownership
Avg. Portland Household	No x	null	Yes ✓	No x	null	No x
3-Person Ext. Low Income	No x	null	No x	No x	null	No x
3-Person Low Income	No x	null	No x	No x	null	No x
3-Person Moderate Income	No x	null	Yes ✓	No x	null	No x
Couple with Family	Yes ✓	null	Yes ✓	Yes ✓	null	No x
White	No x	null	Yes ✓	No x	null	No x
Black	No x	null	No x	No x	null	No x
Latine	No x	null	No x	No x	null	No x
Native American	No x	null	No x	No x	null	No x
Asian	No x	null	Yes ✓	No x	null	No x
Pacific Islander	No x	null	No x	No x	null	No x
Senior	No x	null	No x	No x	null	No x
Single Mother	No x	null	No x	No x	null	No x
Foreign-Born	Yes ✓	null	Yes ✓	No x	null	No x

Median Home Sale Price (2023$)

Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Sale Price	$784,850	$829,374	$838,974	$884,826	$817,193	$842,119	$877,932	$962,701	$995,182	$905,000
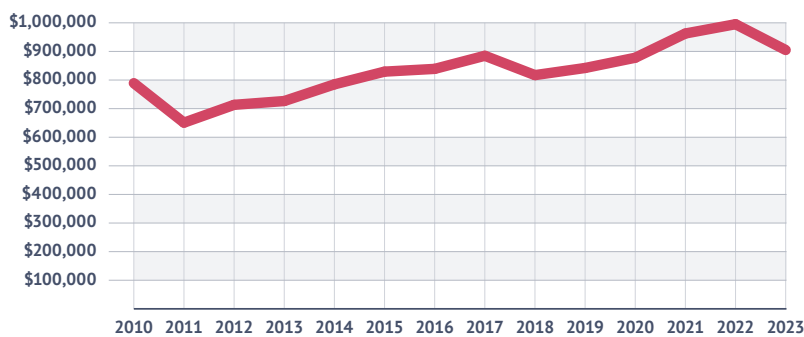
Homeownership Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	90.5%	84.3%
White	90.5%	79.7%
Black	null	100.0%
Asian	null	98.7%
Latine	null	84.2%
Pacific Islander	null	0.0%
Native American	null	0.0%

Gateway
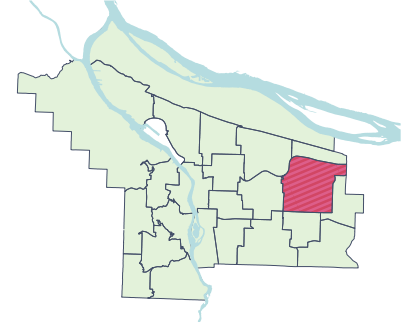
Demographics

Population by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	42,431	50,267
White	33,809	31,267
Black	1,193	4,369
Asian	3,553	6,580
Latine	2,926	6,792
Pacific Islander	97	598
Native American	430	1,024

Median Income by Race/Ethnicity (2022$)

Race/Ethnicity	2000	2022
Total	$54,763	$60,464
White	$54,991	$60,761
Black	null	$45,121
Asian	$66,565	$78,661
Latine	$44,991	$59,507
Pacific Islander	null	$42,500
Native American	null	$66,053

Poverty Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	12.4%	16.8%
White	10.1%	13.8%
Black	33.5%	32.0%
Asian	10.8%	11.7%
Latine	29.5%	17.3%
Pacific Islander	null	42.0%
Native American	18.4%	10.6%

Households by Type

Type	2000	2022
Total	16,496	20,315
Single-Person Households	4,735	6,937
Households with Children	5,013	5,472

Households with Special Populations

Population	2000	2022
Foreign-Born Households	7,170	11,335
Persons with Disabilities	8,504	8,390
Persons 65 and Older	8,004	9,162

Housing Stock and Production

Available Housing Units by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	18,385	18,542	18,747	19,033	19,075	19,327	19,836	19,950	20,026	20,086
Single-Family	11,700	11,708	11,725	11,742	11,762	11,799	11,857	11,896	11,924	11,954
Multifamily	6,685	6,834	7,022	7,291	7,313	7,528	7,979	8,054	8,102	8,132

Regulated Affordable Housing Units

Regulation Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	1367	null	null	null	null	2,085	2,085	null	null
City-Funded Units	794	889	889	1,054	1,280	1,300	1,357	1,351	1,351	1,351

New Residential Permits by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	316	96	117	333	124	557	77	161	343	48
Single-Family	27	24	19	21	76	26	77	45	27	19
Multifamily	289	72	98	312	48	531	null	116	316	29

Short-Term Rental Units

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	null	null	null	null	92	65	46	62	86
Entire Home/Apartment	null	null	null	null	null	51	33	18	36	55
Room	null	null	null	null	null	41	32	28	26	31

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Market and Affordability

</div>

Number of Registered Residential Rental Units

Year	2021	2022	2023
Total Units	8,289	null	null

Long-Term Rental Market by Unit Type

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed
Multifamily Rental Unit Survey	4038	261	1,370	2,132	275
Average Monthly Rent	$1,265	$1,013	$1,160	$1,302	$1,552
Rental Unit Vacancy Rate	4.00%	4.90%	4.00%	3.90%	3.60%

Affordability by Household Profile

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed	Homeownership
Avg. Portland Household	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
3-Person Ext. Low Income	No x	No x	No x	No x	No x	No x
3-Person Low Income	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x	No x
3-Person Moderate Income	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
Couple with Family	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓
White	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
Black	No x	No x	No x	No x	No x	No x
Latine	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x	No x
Native American	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x	No x
Asian	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
Pacific Islander	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
Senior	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x	No x
Single Mother	No x	No x	No x	No x	No x	No x
Foreign-Born	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x

Median Home Sale Price (2023$)

Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Sale Price	$270,411	$321,473	$350,691	$391,026	$400,770	$395,218	$415,167	$453,295	$444,414	$415,000
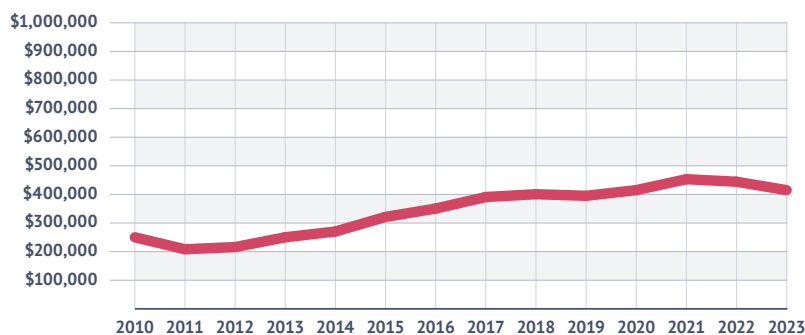
Homeownership Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	**62.9%**	**55.7%**
White	65.5%	61.1%
Black	28.3%	18.7%
Asian	69.4%	63.0%
Latine	27.2%	37.8%
Pacific Islander	null	30.1%
Native American	null	61.1%

Hayden Island-Bridgeton

Demographics

Population by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	6,115	7,192
White	4,919	4,357
Black	499	612
Asian	194	443
Latine	348	1,380
Pacific Islander	14	117
Native American	98	162

Median Income by Race/Ethnicity (2022$)

Race/Ethnicity	2000	2022
Total	$60,772	$79,813
White	$60,316	null
Black	null	$79,735
Asian	null	null
Latine	null	$55,000
Pacific Islander	null	null
Native American	null	null

Poverty Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	9.6%	12.2%
White	8.3%	14.9%
Black	null	14.9%
Asian	null	0.0%
Latine	null	9.2%
Pacific Islander	null	0.0%
Native American	null	5.0%

Households by Type

Type	2000	2022
Total	2,324	2,904
Single-Person Households	885	1,012
Households with Children	384	480

Households with Special Populations

Population	2000	2022
Foreign-Born Households	406	795
Persons with Disabilities	1,090	969
Persons 65 and Older	594	1,379

Housing Stock and Production

Available Housing Units by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	2,483	2,723	2,790	2,790	3,056	3,056	3,058	3,058	3,173	3,176
Single-Family	1,524	1,526	1,527	1,527	1,527	1,527	1,529	1,529	1,531	1,534
Multifamily	959	1,197	1,263	1,263	1,529	1,529	1,529	1,529	1,642	1,642

Regulated Affordable Housing Units

Regulation Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	null	null	null	null	null	null	null	null	null
City-Funded Units	null	null	null	null	null	null	null	null	null	null

New Residential Permits by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	142	1	66	267	null	null	6	113	285	null
Single-Family	2	1		1	null	null	6	null	1	null
Multifamily	140	null	66	266	null	null	null	113	284	null

Short-Term Rental Units

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	null	null	null	null	33	62	27	28	35
Entire Home/Apartment	null	null	null	null	null	17	52	21	15	22
Room	null	null	null	null	null	16	10	7	13	13

<div style="background:#cc4257;color:white">**Market and Affordability**</div>

Number of Registered Residential Rental Units

Year	2021	2022	2023
Total Units	796	null	null

Long-Term Rental Market by Unit Type

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed
Multifamily Rental Unit Survey	849	132	370	347	null
Average Monthly Rent	$1,753	$1,417	$1,617	$2,000	null
Rental Unit Vacancy Rate	10.40%	13.70%	10.40%	9.40%	null

Affordability by Household Profile

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed	Homeownership
Avg. Portland Household	No x	Yes ✓	Yes ✓	No x	null	Yes ✓
3-Person Ext. Low Income	No x	No x	No x	No x	null	No x
3-Person Low Income	No x	No x	No x	No x	null	No x
3-Person Moderate Income	No x	Yes ✓	Yes ✓	No x	null	No x
Couple with Family	Yes ✓	Yes ✓	Yes ✓	Yes ✓	null	Yes ✓
White	Yes ✓	Yes ✓	Yes ✓	No x	null	Yes ✓
Black	No x	No x	No x	No x	null	No x
Latine	No x	No x	No x	No x	null	No x
Native American	No x	No x	No x	No x	null	No x
Asian	No x	Yes ✓	Yes ✓	No x	null	Yes ✓
Pacific Islander	No x	Yes ✓	Yes ✓	No x	null	Yes ✓
Senior	No x	No x	No x	No x	null	No x
Single Mother	No x	No x	No x	No x	null	No x
Foreign-Born	Yes ✓	Yes ✓	Yes ✓	No x	null	No x

Median Home Sale Price (2023$)

Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Sale Price	$250,558	$355,004	$364,631	$360,535	$377,667	$340,496	$448,799	$394,983	$377,235	$363,000
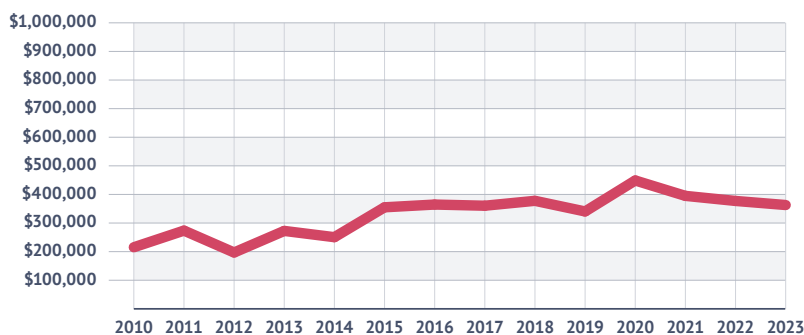
Homeownership Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	**75.8%**	**67.4%**
White	76.8%	69.1%
Black	null	50.6%
Asian	null	92.9%
Latine	null	38.2%
Pacific Islander	null	74.5%
Native American	null	100.0%

Hillsdale-Multnomah-Barbur
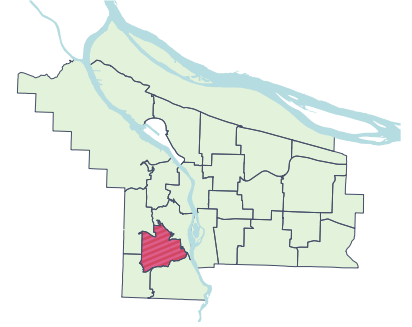
Demographics

Population by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	**18,079**	**21,728**
White	15,937	17,967
Black	366	750
Asian	676	781
Latine	767	1,668
Pacific Islander	53	null
Native American	152	16

Median Income by Race/Ethnicity (2022$)

Race/Ethnicity	2000	2022
Total	**$71,551**	**$99,204**
White	$71,730	$98,429
Black	null	null
Asian	null	null
Latine	null	$107,965
Pacific Islander	null	null
Native American	null	null

Poverty Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	**8.4%**	**8.4%**
White	6.7%	7.5%
Black	21.1%	15.7%
Asian	19.2%	1.7%
Latine	22.9%	13.3%
Pacific Islander	null	null
Native American	null	31.3%

Households by Type

Type	2000	2022
Total	**8,412**	**9,990**
Single-Person Households	2,842	3,444
Households with Children	1,997	2,366

Households with Special Populations

Population	2000	2022
Foreign-Born Households	1,658	1,498
Persons with Disabilities	2,189	1,898
Persons 65 and Older	2,095	3,722

Housing Stock and Production

Available Housing Units by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	9,378	9,406	9,447	9,553	9,575	9,619	9,695	9,701	9,727	9,752
Single-Family	5,924	5,952	5,984	6,018	6,031	6,049	6,083	6,089	6,100	6,125
Multifamily	3,454	3,454	3,463	3,535	3,544	3,570	3,612	3,612	3,627	3,627

Regulated Affordable Housing Units

Regulation Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	287	null	null	null	null	287	287	null	null
City-Funded Units	249	249	249	247	247	248	259	251	251	251

New Residential Permits by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	39	32	116	33	59	27	20	16	81	44
Single-Family	39	32	44	33	20	27	20	16	13	32
Multifamily	null	null	72	null	39	null	null	null	68	12

Short-Term Rental Units

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	null	null	null	null	144	102	72	89	100
Entire Home/Apartment	null	null	null	null	null	103	77	60	72	80
Room	null	null	null	null	null	41	25	12	17	20

Market and Affordability

Number of Registered Residential Rental Units

Year	2021	2022	2023
Total Units	3,477	null	null

Long-Term Rental Market by Unit Type

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed
Multifamily Rental Unit Survey	1,911	329	658	750	174
Average Monthly Rent	$1,378	$1,448	$1,236	$1,426	$1,706
Rental Unit Vacancy Rate	5.50%	5.20%	5.90%	5.30%	5.00%

Affordability by Household Profile

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed	Homeownership
Avg. Portland Household	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
3-Person Ext. Low Income	No x	No x	No x	No x	No x	No x
3-Person Low Income	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x	No x
3-Person Moderate Income	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
Couple with Family	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓
White	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
Black	No x	No x	No x	No x	No x	No x
Latine	No x	No x	Yes ✓	No x	No x	No x
Native American	Yes ✓	No x	Yes ✓	No x	No x	No x
Asian	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x	No x
Pacific Islander	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x	No x
Senior	No x	No x	Yes ✓	No x	No x	No x
Single Mother	No x	No x	No x	No x	No x	No x
Foreign-Born	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x

Median Home Sale Price (2023$)

Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Sale Price	$468,272	$527,005	$558,886	$593,632	$633,847	$601,948	$617,673	$643,635	$671,788	$611,000

Homeownership Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	60.1%	60.7%
White	62.9%	65.3%
Black	null	43.6%
Asian	null	32.8%
Latine	null	18.6%
Pacific Islander	null	null
Native American	null	0.0%

Hollywood
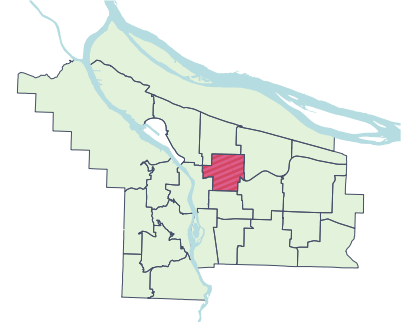
Demographics

Population by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	29,487	33,657
White	25,712	27,379
Black	1,341	829
Asian	841	1,626
Latine	1,081	2,468
Pacific Islander	36	45
Native American	207	177

Median Income by Race/Ethnicity (2022$)

Race/Ethnicity	2000	2022
Total	$67,613	$100,853
White	$70,708	$108,845
Black	$48,254	null
Asian	null	$108,991
Latine	$46,586	$63,042
Pacific Islander	null	null
Native American	null	null

Poverty Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	7.9%	5.8%
White	8.8%	5.7%
Black	22.0%	13.3%
Asian	3.9%	6.6%
Latine	13.7%	5.6%
Pacific Islander	null	0.0%
Native American	null	0.0%

Households by Type

Type	2000	2022
Total	14,069	15,866
Single-Person Households	5,548	5,609
Households with Children	3,118	3,535

Households with Special Populations

Population	2000	2022
Foreign-Born Households	1,860	2,502
Persons with Disabilities	4,388	2,943
Persons 65 and Older	3,193	5,655

Housing Stock and Production

Available Housing Units by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	15,171	15,263	15,342	16,012	16,237	16,687	17,001	17,042	17,069	17,083
Single-Family	7,910	7,927	7,944	7,948	7,957	7,966	7,976	7,977	7,998	8,003
Multifamily	7,261	7,336	7,398	8,064	8,280	8,721	9,025	9,065	9,071	9,080

Regulated Affordable Housing Units

Regulation Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	732	null	null	null	null	732	732	null	null
City-Funded Units	172	172	172	214	214	214	332	296	296	424

New Residential Permits by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	147	53	316	550	609	126	53	389	71	276
Single-Family	23	16	7	32	10	10	5	13	3	1
Multifamily	124	37	309	518	599	116	48	376	68	275

Short-Term Rental Units

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	null	null	null	null	391	294	222	266	291
Entire Home/Apartment	null	null	null	null	null	278	209	192	218	257
Room	null	null	null	null	null	113	85	30	48	34

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Market and Affordability

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Number of Registered Residential Rental Units

Year	2021	2022	2023
Total Units	7,753	null	null

Long-Term Rental Market by Unit Type

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed
Multifamily Rental Unit Survey	5,888	2,396	2,443	963	86
Average Monthly Rent	$1,429	$1,218	$1,389	$1,740	$1,963
Rental Unit Vacancy Rate	5.50%	5.90%	5.10%	5.70%	3.80%

Affordability by Household Profile

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed	Homeownership
Avg. Portland Household	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x	No x
3-Person Ext. Low Income	No x	No x	No x	No x	No x	No x
3-Person Low Income	No x	Yes ✓	Yes ✓	No x	No x	No x
3-Person Moderate Income	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x	No x
Couple with Family	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
White	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x	No x
Black	No x	No x	No x	No x	No x	No x
Latine	No x	Yes ✓	No x	No x	No x	No x
Native American	No x	Yes ✓	No x	No x	No x	No x
Asian	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x	No x
Pacific Islander	Yes ✓	Yes ✓	Yes ✓	No x	No x	No x
Senior	No x	Yes ✓	No x	No x	No x	No x
Single Mother	No x	No x	No x	No x	No x	No x
Foreign-Born	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x	No x

Median Home Sale Price (2023$)

Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Sale Price	$468,272	$527,005	$558,886	$593,632	$633,847	$601,948	$617,673	$643,635	$671,788	$611,000

Homeownership Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	**53.8%**	**52.3%**
White	57.2%	56.1%
Black	16.4%	34.7%
Asian	null	45.2%
Latine	28.9%	19.6%
Pacific Islander	null	0.0%
Native American	null	44.4%

Interstate Corridor
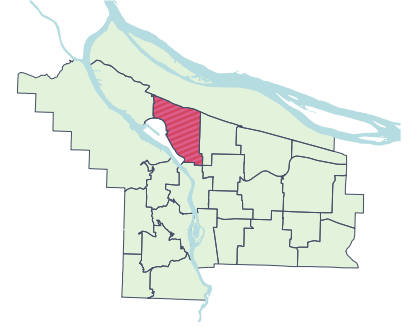
Demographics

Population by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	37,540	48,276
White	22,012	34,220
Black	8,719	4,942
Asian	1,591	1,826
Latine	3,729	4,419
Pacific Islander	312	369
Native American	557	618

Median Income by Race/Ethnicity (2022$)

Race/Ethnicity	2000	2022
Total	$51,384	$101,586
White	$55,595	$111,919
Black	$36,719	$46,995
Asian	$55,110	$99,150
Latine	$41,894	$90,447
Pacific Islander	null	$129,392
Native American	null	null

Poverty Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	17.9%	11.2%
White	13.1%	8.3%
Black	24.9%	19.8%
Asian	23.6%	4.3%
Latine	30.1%	16.5%
Pacific Islander	null	6.0%
Native American	29.1%	37.8%

Households by Type

Type	2000	2022
Total	15,835	21,451
Single-Person Households	4,864	7,194
Households with Children	4,891	4,169

Households with Special Populations

Population	2000	2022
Foreign-Born Households	5,096	3,765
Persons with Disabilities	8,675	5,753
Persons 65 and Older	3,886	5,210

Housing Stock and Production

Available Housing Units by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	19,150	19,431	20,185	20,932	21,933	22,553	23,414	23,580	23,771	24,105
Single-Family	12,612	12,697	12,780	12,850	12,921	13,021	13,092	13,137	13,177	13,285
Multifamily	6,538	6,734	7,405	8,082	9,012	9,532	10,322	10,443	10,594	10,820

Regulated Affordable Housing Units

Regulation Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	2,303	null	null	null	null	2,674	2,674	null	null
City-Funded Units	1,234	1,249	1,257	1,326	1,339	1,731	1,925	1,800	1,800	1,860

New Residential Permits by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	502	698	482	998	653	1,113	266	736	null	null
Single-Family	113	114	174	115	155	87	43	85	183	143
Multifamily	389	584	308	883	498	1,026	223	651	487	199

Short-Term Rental Units

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	null	null	null	null	818	570	491	590	698
Entire Home/Apartment	null	null	null	null	null	610	453	422	515	622
Room	null	null	null	null	null	208	117	69	75	76

Market and Affordability

Number of Registered Residential Rental Units

Year	2021	2022	2023
Total Units	9,784	null	null

Long-Term Rental Market by Unit Type

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed
Multifamily Rental Unit Survey	5,616	1,914	2,507	1,103	92
Average Monthly Rent	$1,560	$1,259	$1,539	$2,037	$2,109
Rental Unit Vacancy Rate	8.30%	8.30%	8.80%	8.60%	5.70%

Affordability by Household Profile

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed	Homeownership
Avg. Portland Household	Yes ✓	Yes ✓	Yes ✓	No x	No x	No x
3-Person Ext. Low Income	No x	No x	No x	No x	No x	No x
3-Person Low Income	No x	Yes ✓	No x	No x	No x	No x
3-Person Moderate Income	Yes ✓	Yes ✓	Yes ✓	No x	No x	No x
Couple with Family	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓
White	Yes ✓	Yes ✓	Yes ✓	No x	No x	No x
Black	No x	No x	No x	No x	No x	No x
Latine	No x	Yes ✓	No x	No x	No x	No x
Native American	No x	Yes ✓	No x	No x	No x	No x
Asian	Yes ✓	Yes ✓	Yes ✓	No x	No x	No x
Pacific Islander	Yes ✓	Yes ✓	Yes ✓	No x	No x	No x
Senior	No x	Yes ✓	No x	No x	No x	No x
Single Mother	No x	No x	No x	No x	No x	No x
Foreign-Born	Yes ✓	Yes ✓	Yes ✓	No x	No x	No x

Median Home Sale Price (2023$)

Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Sale Price	$435,295	$513,830	$542,106	$568,055	$570,423	$547,226	$565,268	$594,124	$583,939	$521,500
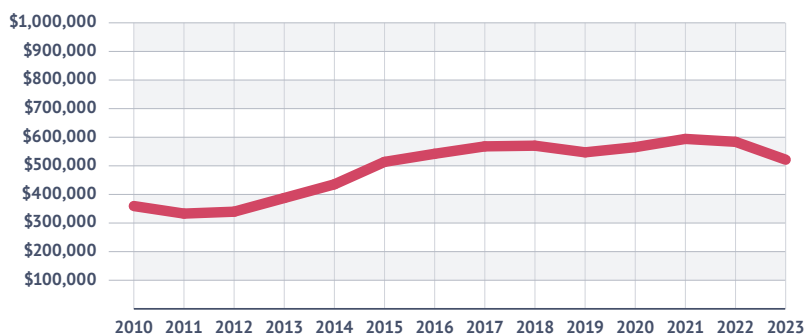
Homeownership Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	**60.2%**	**50.8%**
White	68.4%	54.7%
Black	43.7%	32.3%
Asian	67.1%	68.6%
Latine	38.9%	30.7%
Pacific Islander	null	79.5%
Native American	null	37.5%

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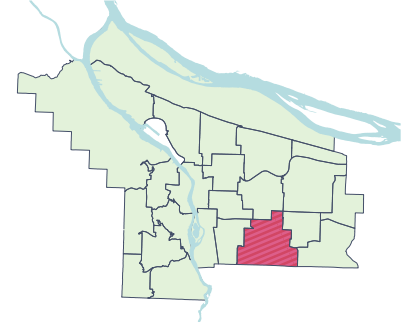
Demographics

Population by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	43,813	50,935
White	33,888	34,019
Black	757	2,097
Asian	4,239	7,467
Latine	3,474	5,337
Pacific Islander	151	303
Native American	572	1,091

Median Income by Race/Ethnicity (2022$)

Race/Ethnicity	2000	2022
Total	$51,125	$78,367
White	$51,685	$83,848
Black	$54,794	$50,119
Asian	null	$61,899
Latine	$48,551	$71,110
Pacific Islander	null	null
Native American	null	$64,967

Poverty Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	14.0%	14.4%
White	13.1%	12.7%
Black	29.6%	14.1%
Asian	11.8%	19.6%
Latine	17.4%	20.5%
Pacific Islander	null	8.0%
Native American	19.7%	32.6%

Households by Type

Type	2000	2022
Total	16,556	20,088
Single-Person Households	4,496	5,209
Households with Children	5,582	5,453

Households with Special Populations

Population	2000	2022
Foreign-Born Households	8,368	8,844
Persons with Disabilities	9,263	7,682
Persons 65 and Older	4,496	5,658

Housing Stock and Production

Available Housing Units by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	18,503	18,598	18,740	19,268	19,408	19,569	19,694	19,758	19,831	19,925
Single-Family	14,266	14,348	14,428	14,521	14,623	14,694	14,769	14,833	14,889	14,971
Multifamily	4,237	4,250	4,312	4,747	4,785	4,875	4,925	4,925	4,942	4,954

Regulated Affordable Housing Units

Regulation Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	1,023	null	null	null	null	1,328	1,328	null	null
City-Funded Units	374	374	374	401	679	679	691	681	681	681

New Residential Permits by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	95	161	181	419	221	115	92	81	198	146
Single-Family	89	112	113	122	98	91	89	54	98	146
Multifamily	6	49	68	297	123	24	3	27	100	null

Short-Term Rental Units

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	null	null	null	null	212	148	103	147	198
Entire Home/Apartment	null	null	null	null	null	134	100	80	109	157
Room	null	null	null	null	null	78	48	23	38	41

Market and Affordability

Number of Registered Residential Rental Units

Year	2021	2022	2023
Total Units	6,566	null	null

Long-Term Rental Market by Unit Type

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed
Multifamily Rental Unit Survey	1,679	379	360	778	162
Average Monthly Rent	$1,305	$1,161	$1,183	$1,285	$1,735
Rental Unit Vacancy Rate	6.40%	5.10%	6.60%	6.80%	7.50%

Affordability by Household Profile

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed	Homeownership
Avg. Portland Household	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
3-Person Ext. Low Income	No x	No x	No x	No x	No x	No x
3-Person Low Income	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x	No x
3-Person Moderate Income	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
Couple with Family	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓
White	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
Black	No x	No x	No x	No x	No x	No x
Latine	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x	No x
Native American	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x	No x
Asian	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
Pacific Islander	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x	No x
Senior	No x	Yes ✓	Yes ✓	No x	No x	No x
Single Mother	No x	No x	No x	No x	No x	No x
Foreign-Born	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x

Median Home Sale Price (2023$)

Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Sale Price	$296,792	$330,564	$385,928	$412,727	$429,228	$425,620	$445,443	$467,598	$465,084	$420,000
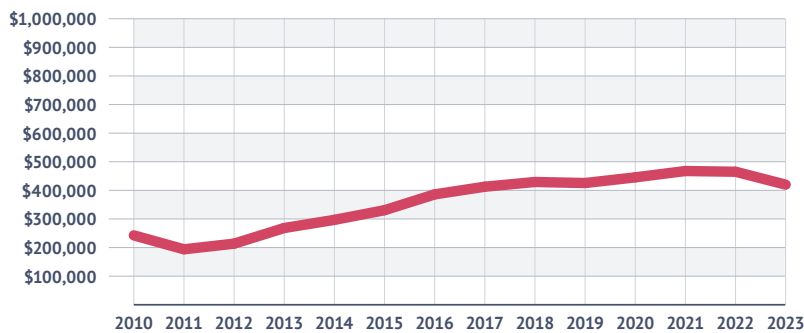
Homeownership Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	61.0%	61.4%
White	62.1%	64.7%
Black	null	30.5%
Asian	73.6%	66.8%
Latine	45.8%	47.1%
Pacific Islander	null	22.0%
Native American	null	35.1%

MLK-Alberta
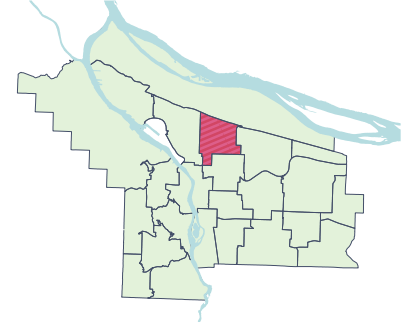
Demographics

Population by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	33,611	38,313
White	18,960	28,187
Black	10,094	3,758
Asian	807	1,659
Latine	2,353	2,954
Pacific Islander	272	8
Native American	347	398

Median Income by Race/Ethnicity (2022$)

Race/Ethnicity	2000	2022
Total	$61,411	$115,949
White	$70,228	$119,517
Black	$43,585	$60,469
Asian	null	null
Latine	$58,763	$114,015
Pacific Islander	null	null
Native American	null	null

Poverty Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	13.4%	7.8%
White	7.7%	6.6%
Black	21.5%	22.0%
Asian	11.0%	3.2%
Latine	27.0%	11.7%
Pacific Islander	null	0.0%
Native American	33.2%	0.0%

Households by Type

Type	2000	2022
Total	13,112	15,634
Single-Person Households	3,443	4,181
Households with Children	4,215	4,008

Households with Special Populations

Population	2000	2022
Foreign-Born Households	2,811	2,321
Persons with Disabilities	5,852	3,129
Persons 65 and Older	2,952	4,318

Housing Stock and Production

Available Housing Units by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	13,700	13,844	14,004	14,199	14,379	14,500	14,651	14,787	14,823	14,867
Single-Family	11,407	11,475	11,531	11,576	11,621	11,674	11,713	11,738	11,761	11,805
Multifamily	2,293	2,369	2,473	2,623	2,758	2,826	2,938	3,049	3,062	3,062

Regulated Affordable Housing Units

Regulation Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	757	null	null	null	null	739	739	null	null
City-Funded Units	323	323	323	395	455	455	342	323	323	323

New Residential Permits by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	128	139	285	168	193	182	46	105	249	180
Single-Family	76	95	91	94	91	40	46	34	30	84
Multifamily	52	44	194	74	102	142	null	71	219	96

Short-Term Rental Units

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	null	null	null	null	707	489	375	485	537
Entire Home/Apartment	null	null	null	null	null	534	389	325	413	471
Room	null	null	null	null	null	173	100	50	72	66

Market and Affordability

Number of Registered Residential Rental Units

Year	2021	2022	2023
Total Units	4,415	null	null

Long-Term Rental Market by Unit Type

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed
Multifamily Rental Unit Survey	1,428	491	650	261	26
Average Monthly Rent	$1,466	$1,278	$1,384	$1,860	$1,758
Rental Unit Vacancy Rate	6.40%	6.40%	6.80%	5.20%	6.50%

Affordability by Household Profile

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed	Homeownership
Avg. Portland Household	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
3-Person Ext. Low Income	No x	No x	No x	No x	No x	No x
3-Person Low Income	Yes ✓	Yes ✓	Yes ✓	No x	No x	No x
3-Person Moderate Income	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
Couple with Family	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓
White	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
Black	No x	No x	No x	No x	No x	No x
Latine	No x	Yes ✓	Yes ✓	No x	No x	No x
Native American	No x	Yes ✓	Yes ✓	No x	No x	No x
Asian	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
Pacific Islander	Yes ✓	Yes ✓	Yes ✓	No x	Yes ✓	No x
Senior	No x	Yes ✓	No x	No x	No x	No x
Single Mother	No x	No x	No x	No x	No x	No x
Foreign-Born	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x

Median Home Sale Price (2023$)

Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Sale Price	$514,440	$569,033	$640,202	$676,345	$676,386	$674,912	$682,915	$693,145	$671,788	$625,750
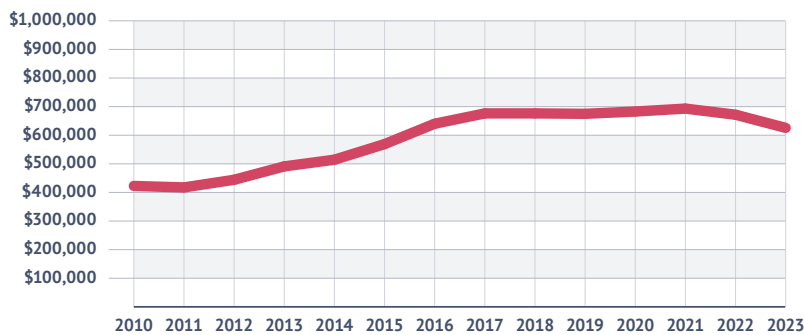
Homeownership Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	**69.6%**	**69.0%**
White	76.8%	69.2%
Black	57.7%	71.5%
Asian	null	91.5%
Latine	43.7%	50.8%
Pacific Islander	null	null
Native American	null	61.8%

Montavilla
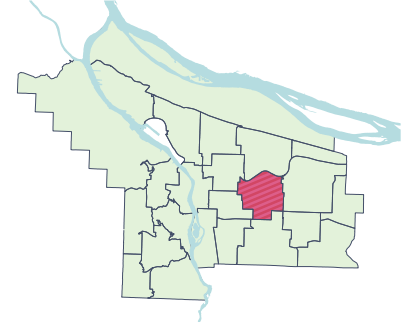
Demographics

Population by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	34,989	38,226
White	28,028	28,740
Black	906	1,251
Asian	3,499	3,849
Latine	1,949	2,727
Pacific Islander	143	31
Native American	272	296

Median Income by Race/Ethnicity (2022$)

Race/Ethnicity	2000	2022
Total	$58,049	$89,165
White	$59,582	$92,853
Black	null	$35,179
Asian	$59,037	$89,482
Latine	$47,395	$76,738
Pacific Islander	null	null
Native American	null	null

Poverty Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	9.3%	8.7%
White	7.8%	9.2%
Black	21.4%	7.1%
Asian	12.4%	3.2%
Latine	28.0%	10.7%
Pacific Islander	null	0.0%
Native American	null	0.0%

Households by Type

Type	2000	2022
Total	14,288	16,571
Single-Person Households	4,498	5,055
Households with Children	3,856	3,830

Households with Special Populations

Population	2000	2022
Foreign-Born Households	5,260	3,886
Persons with Disabilities	5,618	4,830
Persons 65 and Older	4,577	5,315

Housing Stock and Production

Available Housing Units by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	15,222	15,326	15,554	15,673	15,797	15,954	16,084	16,217	16,253	16,297
Single-Family	10,521	10,588	10,628	10,693	10,754	10,794	10,842	10,873	10,887	10,929
Multifamily	4,701	4,738	4,926	4,980	5,043	5,160	5,242	5,344	5,366	5,368

Regulated Affordable Housing Units

Regulation Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	688	null	null	null	null	687	687	null	null
City-Funded Units	303	303	303	320	318	325	355	332	332	332

New Residential Permits by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	86	116	195	146	132	139	83	111	154	243
Single-Family	58	79	69	90	84	31	56	18	37	89
Multifamily	28	37	126	56	48	108	27	93	117	154

Short-Term Rental Units

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	null	null	null	null	379	269	187	208	250
Entire Home/Apartment	null	null	null	null	null	275	208	148	182	211
Room	null	null	null	null	null	104	61	39	26	39

Market and Affordability

Number of Registered Residential Rental Units

Year	2021	2022	2023
Total Units	6,174	null	null

Long-Term Rental Market by Unit Type

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed
Multifamily Rental Unit Survey	3,192	1,096	931	977	188
Average Monthly Rent	$1,307	$1,400	$1,164	$1,370	$1,505
Rental Unit Vacancy Rate	5.10%	5.70%	5.20%	4.10%	6.00%

Affordability by Household Profile

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed	Homeownership
Avg. Portland Household	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
3-Person Ext. Low Income	No x	No x	No x	No x	No x	No x
3-Person Low Income	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x	No x
3-Person Moderate Income	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
Couple with Family	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓
White	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
Black	No x	Yes ✓	No x	No x	No x	No x
Latine	Yes ✓	No x	Yes ✓	Yes ✓	No x	No x
Native American	Yes ✓	No x	Yes ✓	Yes ✓	No x	No x
Asian	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
Pacific Islander	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
Senior	Yes ✓	No x	Yes ✓	No x	No x	No x
Single Mother	No x	Yes ✓	No x	No x	No x	No x
Foreign-Born	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x

Median Home Sale Price (2023$)

Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Sale Price	$404,956	$428,191	$495,576	$538,299	$546,365	$513,176	$546,367	$573,220	$551,837	$524,900
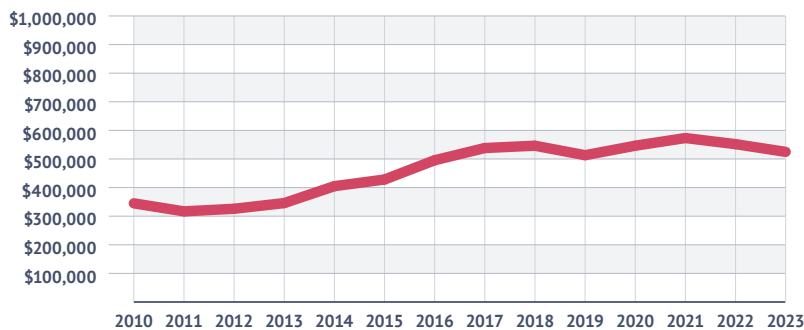
Homeownership Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	**59.2%**	**61.3%**
White	61.1%	63.6%
Black	null	30.0%
Asian	61.5%	67.4%
Latine	33.5%	40.8%
Pacific Islander	null	0.0%
Native American	null	13.2%

Northwest
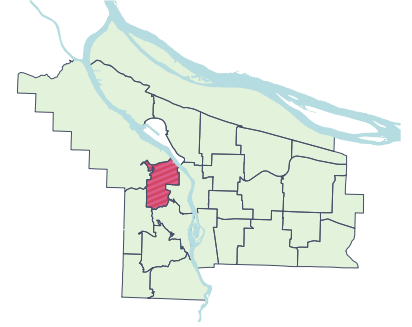
Demographics

Population by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	16,802	25,654
White	15,190	20,313
Black	312	755
Asian	564	1,663
Latine	535	2,084
Pacific Islander	22	null
Native American	143	152

Median Income by Race/Ethnicity (2022$)

Race/Ethnicity	2000	2022
Total	$51,102	$90,345
White	$53,930	$96,251
Black	null	null
Asian	null	$84,889
Latine	null	$107,229
Pacific Islander	null	null
Native American	null	null

Poverty Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	13.0%	11.2%
White	11.5%	9.1%
Black	null	26.2%
Asian	27.6%	18.0%
Latine	15.0%	12.1%
Pacific Islander	null	null
Native American	null	1.4%

Households by Type

Type	2000	2022
Total	10,207	15,900
Single-Person Households	5,974	9,093
Households with Children	1,008	3,863

Households with Special Populations

Population	2000	2022
Foreign-Born Households	1,655	2,968
Persons with Disabilities	2,021	2,081
Persons 65 and Older	1,744	3,539

Housing Stock and Production

Available Housing Units by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	14,659	15,451	16,256	18,086	18,177	18,470	19,269	19,335	19,364	19,371
Single-Family	2,799	2,805	2,813	2,819	2,822	2,824	2,829	2,831	2,860	2,867
Multifamily	11,860	12,646	13,443	15,267	15,355	15,646	16,440	16,504	16,504	16,504

Regulated Affordable Housing Units

Regulation Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	870	null	null	null	null	870	870	null	null
City-Funded Units	224	224	224	224	258	297	263	258	258	400

New Residential Permits by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	786	818	633	761	590	843	60	144	1,044	8
Single-Family	11	3	5	7	9	5	2	30	null	2
Multifamily	775	815	628	754	581	838	58	114	1,044	6

Short-Term Rental Units

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	null	null	null	null	338	296	294	289	310
Entire Home/Apartment	null	null	null	null	null	284	250	266	263	270
Room	null	null	null	null	null	54	46	28	26	40

Market and Affordability

Number of Registered Residential Rental Units

Year	2021	2022	2023
Total Units	12,486	null	null

Long-Term Rental Market by Unit Type

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed
Multifamily Rental Unit Survey	11,410	4,653	4,922	1,776	59
Average Monthly Rent	$1,726	$1,218	$1,706	$2,653	$3,620
Rental Unit Vacancy Rate	7.90%	8.30%	7.20%	8.70%	12.00%

Affordability by Household Profile

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed	Homeownership
Avg. Portland Household	Yes ✓	Yes ✓	Yes ✓	No x	No x	No x
3-Person Ext. Low Income	No x	No x	No x	No x	No x	No x
3-Person Low Income	No x	Yes ✓	No x	No x	No x	No x
3-Person Moderate Income	Yes ✓	Yes ✓	Yes ✓	No x	No x	No x
Couple with Family	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓
White	Yes ✓	Yes ✓	Yes ✓	No x	No x	No x
Black	No x	No x	No x	No x	No x	No x
Latine	No x	Yes ✓	No x	No x	No x	No x
Native American	No x	Yes ✓	No x	No x	No x	No x
Asian	Yes ✓	Yes ✓	Yes ✓	No x	No x	No x
Pacific Islander	No x	Yes ✓	Yes ✓	No x	No x	No x
Senior	No x	Yes ✓	No x	No x	No x	No x
Single Mother	No x	No x	No x	No x	No x	No x
Foreign-Born	Yes ✓	Yes ✓	Yes ✓	No x	No x	No x

Median Home Sale Price (2023$)

Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Sale Price	$652,943	$606,056	$755,077	$745,324	$655,066	$694,672	$731,905	$704,147	$589,106	$629,000
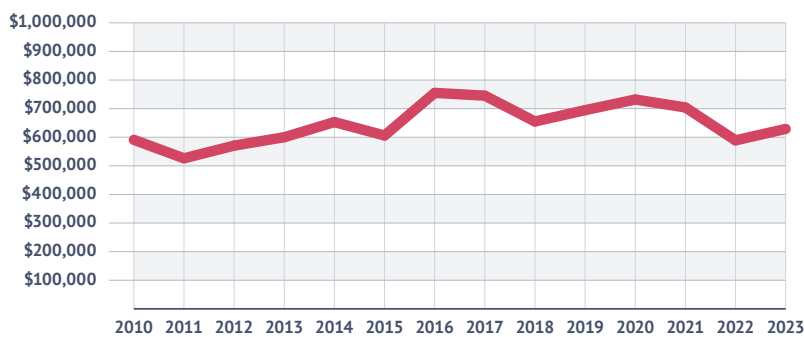
Homeownership Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	29.9%	61.3%
White	31.7%	63.6%
Black	null	30.0%
Asian	null	67.4%
Latine	null	40.8%
Pacific Islander	null	0.0%
Native American	null	13.2%

Parkrose-Argay

Demographics

Population by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	12,298	12,668
White	8,640	6,799
Black	924	1,694
Asian	1,356	1,894
Latine	986	1,747
Pacific Islander	104	122
Native American	96	183

Median Income by Race/Ethnicity (2022$)

Race/Ethnicity	2000	2022
Total	$55,389	$62,367
White	$55,966	$72,915
Black	null	$34,082
Asian	null	$104,430
Latine	null	$54,241
Pacific Islander	null	$27,063
Native American	null	null

Poverty Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	11.6%	15.3%
White	8.7%	9.3%
Black	23.1%	28.7%
Asian	9.2%	23.6%
Latine	24.6%	11.7%
Pacific Islander	null	41.0%
Native American	null	25.7%

Households by Type

Type	2000	2022
Total	10,207	15,900
Single-Person Households	5,974	9,093
Households with Children	1,008	3,863

Households with Special Populations

Population	2000	2022
Foreign-Born Households	1,655	2,968
Persons with Disabilities	2,021	2,081
Persons 65 and Older	1,744	3,539

Housing Stock and Production

Available Housing Units by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	5,624	5,624	5,625	5,628	5,628	5,702	5,702	5,704	5,721	5,730
Single-Family	3,027	3,027	3,028	3,031	3,031	3,036	3,036	3,038	3,055	3,064
Multifamily	2,597	2,597	2,597	2,597	2,597	2,666	2,666	2,666	2,666	2,666

Regulated Affordable Housing Units

Regulation Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	86	null	null	null	null	110	110	null	null
City-Funded Units	27	27	27	27	27	27	27	27	27	27

New Residential Permits by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	2	1	3	56	17	1	0	18	32	2
Single-Family	2	1	3	null	5	1	null	18	16	2
Multifamily	null	null	null	56	12	null	null	null	16	null

Short-Term Rental Units

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	null	null	null	null	23	15	14	12	15
Entire Home/Apartment	null	null	null	null	null	14	6	8	9	11
Room	null	null	null	null	null	9	9	6	3	4

Market and Affordability

Number of Registered Residential Rental Units

Year	2021	2022	2023
Total Units	2,325	null	null

Long-Term Rental Market by Unit Type

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed
Multifamily Rental Unit Survey	1,591	276	503	573	239
Average Monthly Rent	$1,506	$1,243	$1,243	$1,515	$2,136
Rental Unit Vacancy Rate	5.30%	6.00%	5.50%	4.90%	5.30%

Affordability by Household Profile

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed	Homeownership
Avg. Portland Household	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
3-Person Ext. Low Income	No x	No x	No x	No x	No x	No x
3-Person Low Income	No x	Yes ✓	Yes ✓	No x	No x	No x
3-Person Moderate Income	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
Couple with Family	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓
White	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
Black	No x	No x	No x	No x	No x	No x
Latine	No x	Yes ✓	Yes ✓	No x	No x	No x
Native American	No x	Yes ✓	Yes ✓	No x	No x	No x
Asian	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
Pacific Islander	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
Senior	No x	Yes ✓	Yes ✓	No x	No x	No x
Single Mother	No x	No x	No x	No x	No x	No x
Foreign-Born	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x	No x

Median Home Sale Price (2023$)

Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Sale Price	$312,621	$329,378	$369,149	$415,928	$436,711	$413,459	$448,682	$484,101	$497,717	$440,000
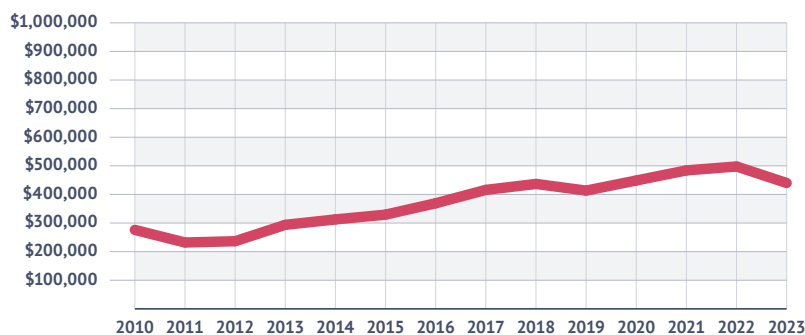
Homeownership Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	29.9%	61.3%
White	31.7%	63.6%
Black	null	30.0%
Asian	null	67.4%
Latine	null	40.8%
Pacific Islander	null	0.0%
Native American	null	13.2%

Pleasant Valley
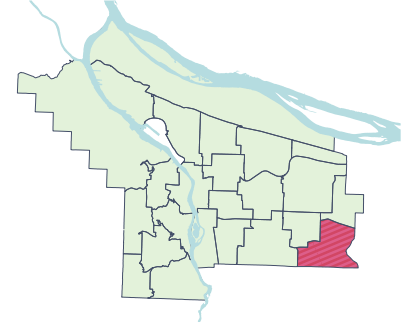
Demographics

Population by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	10,761	16,672
White	9,067	10,687
Black	140	1,037
Asian	911	2,945
Latine	454	1,580
Pacific Islander	26	170
Native American	108	127

Median Income by Race/Ethnicity (2022$)

Race/Ethnicity	2000	2022
Total	$70,797	$86,871
White	$70,908	$104,602
Black	null	null
Asian	null	$67,607
Latine	null	$90,341
Pacific Islander	null	null
Native American	null	null

Poverty Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	8.1%	9.3%
White	7.6%	6.7%
Black	null	26.3%
Asian	8.0%	14.9%
Latine	12.6%	10.9%
Pacific Islander	null	0.0%
Native American	null	50.0%

Households by Type

Type	2000	2022
Total	3,742	5,582
Single-Person Households	661	1,165
Households with Children	1,440	2,112

Households with Special Populations

Population	2000	2022
Foreign-Born Households	1,468	4,143
Persons with Disabilities	1,897	2,131
Persons 65 and Older	1,261	2,509

Housing Stock and Production

Available Housing Units by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	5,082	5,096	5,120	5,139	5,148	5,210	5,270	5,291	5,311	5,409
Single-Family	4,163	4,177	4,201	4,220	4,229	4,266	4,324	4,345	4,365	4,463
Multifamily	919	919	919	919	919	944	946	946	946	946

Regulated Affordable Housing Units

Regulation Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	55	null	null	null	null	55	70	null	null
City-Funded Units	36	36	36	36	36	36	37	36	36	36

New Residential Permits by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	20	23	80	8	71	58	18	77	57	4
Single-Family	20	23	80	8	71	58	18	77	42	4
Multifamily	null	null	null	null	null	null	null	null	15	null

Short-Term Rental Units

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	null	null	null	null	26	15	13	21	26
Entire Home/Apartment	null	null	null	null	null	15	7	8	15	24
Room	null	null	null	null	null	11	8	5	6	2

Market and Affordability

Number of Registered Residential Rental Units

Year	2021	2022	2023
Total Units	1,097	null	null

Long-Term Rental Market by Unit Type

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed
Multifamily Rental Unit Survey	607	null	89	465	53
Average Monthly Rent	$1,391	null	$1,149	$1,404	$1,507
Rental Unit Vacancy Rate	7.90%	null	8.20%	8.50%	3.60%

Affordability by Household Profile

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed	Homeownership
Avg. Portland Household	Yes ✓	null	Yes ✓	Yes ✓	Yes ✓	No x
3-Person Ext. Low Income	No x	null	No x	No x	No x	No x
3-Person Low Income	No x	null	Yes ✓	No x	No x	No x
3-Person Moderate Income	Yes ✓	null	Yes ✓	Yes ✓	Yes ✓	No x
Couple with Family	Yes ✓	null	Yes ✓	Yes ✓	Yes ✓	Yes ✓
White	Yes ✓	null	Yes ✓	Yes ✓	Yes ✓	No x
Black	No x	null	No x	No x	No x	No x
Latine	No x	null	Yes ✓	No x	No x	No x
Native American	No x	null	Yes ✓	No x	No x	No x
Asian	Yes ✓	null	Yes ✓	Yes ✓	Yes ✓	No x
Pacific Islander	Yes ✓	null	Yes ✓	Yes ✓	Yes ✓	No x
Senior	No x	null	Yes ✓	No x	No x	No x
Single Mother	No x	null	No x	No x	No x	No x
Foreign-Born	Yes ✓	null	Yes ✓	Yes ✓	Yes ✓	No x

Median Home Sale Price (2023$)

Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Sale Price	$326,471	$360,998	$403,935	$426,582	$467,121	$449,941	$476,827	$488,502	$516,760	$515,000
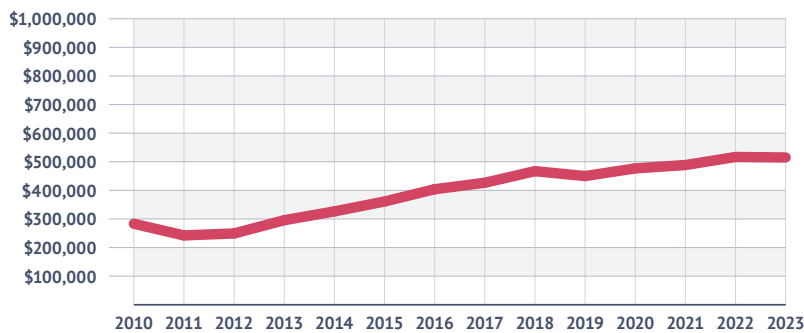
Homeownership Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	**75.8%**	**73.9%**
White	76.3%	79.9%
Black	null	0.0%
Asian	null	80.8%
Latine	null	60.6%
Pacific Islander	null	0.0%
Native American	null	0.0%

NEIGHBORHOOD PROFILE
Raleigh Hills
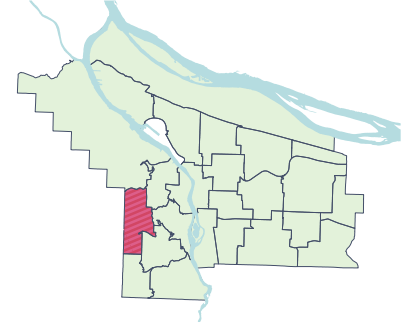
Demographics

Population by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	13,742	15,118
White	12,640	12,535
Black	152	305
Asian	343	759
Latine	484	711
Pacific Islander	13	38
Native American	48	108

Median Income by Race/Ethnicity (2022$)

Race/Ethnicity	2000	2022
Total	$90,755	$139,189
White	$86,788	$138,611
Black	null	null
Asian	null	null
Latine	null	$146,591
Pacific Islander	null	null
Native American	null	null

Poverty Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	4.3%	7.7%
White	3.9%	5.8%
Black	null	27.3%
Asian	7.3%	4.5%
Latine	6.5%	20.1%
Pacific Islander	null	100.0%
Native American	null	0.0%

Households by Type

Type	2000	2022
Total	5,709	6,468
Single-Person Households	1,559	1,740
Households with Children	1,764	1,910

Households with Special Populations

Population	2000	2022
Foreign-Born Households	1,302	1,557
Persons with Disabilities	1,751	1,362
Persons 65 and Older	2,131	2,917

Housing Stock and Production

Available Housing Units by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	5,972	5,994	6,040	6,070	6,088	6,102	6,379	6,385	6,398	6,421
Single-Family	4,762	4,784	4,808	4,833	4,851	4,865	4,876	4,882	4,895	4,918
Multifamily	1,210	1,210	1,232	1,237	1,237	1,237	1,503	1,503	1,503	1,503

Regulated Affordable Housing Units

Regulation Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	111	null	null	null	null	111	111	null	null
City-Funded Units	14	14	14	14	14	14	24	14	14	14

New Residential Permits by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	20	42	22	13	204	85	12	11	134	12
Single-Family	20	20	22	13	9	13	12	11	13	12
Multifamily	null	22	null	null	195	72	null	null	121	null

Short-Term Rental Units

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	null	null	null	null	52	41	28	43	41
Entire Home/Apartment	null	null	null	null	null	36	35	22	35	36
Room	null	null	null	null	null	16	6	6	8	5

Market and Affordability

Number of Registered Residential Rental Units

Year	2021	2022	2023
Total Units	1,382	null	null

Long-Term Rental Market by Unit Type

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed
Multifamily Rental Unit Survey	1,079	59	510	426	84
Average Monthly Rent	$1,453	$1,286	$1,436	$1,360	$1,980
Rental Unit Vacancy Rate	3.30%	5.00%	3.00%	2.60%	6.40%

Affordability by Household Profile

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed	Homeownership
Avg. Portland Household	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x	No x
3-Person Ext. Low Income	No x	No x	No x	No x	No x	No x
3-Person Low Income	No x	Yes ✓	No x	Yes ✓	No x	No x
3-Person Moderate Income	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x	No x
Couple with Family	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
White	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x	No x
Black	No x	No x	No x	No x	No x	No x
Latine	No x	Yes ✓	No x	No x	No x	No x
Native American	No x	Yes ✓	No x	Yes ✓	No x	No x
Asian	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x	No x
Pacific Islander	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x	No x
Senior	No x	Yes ✓	No x	No x	No x	No x
Single Mother	No x	No x	No x	No x	No x	No x
Foreign-Born	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x	No x

Median Home Sale Price (2023$)

Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Sale Price	$326,471	$360,998	$403,935	$426,582	$467,121	$449,941	$476,827	$488,502	$516,760	$515,000

Homeownership Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	**75.8%**	**73.9%**
White	76.3%	79.9%
Black	null	0.0%
Asian	null	80.8%
Latine	null	60.6%
Pacific Islander	null	0.0%
Native American	null	0.0%

Roseway-Cully

Demographics

Population by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	36,329	37,898
White	26,017	27,718
Black	2,255	2,507
Asian	3,746	2,290
Latine	3,719	4,265
Pacific Islander	142	193
Native American	405	466

Median Income by Race/Ethnicity (2022$)

Race/Ethnicity	2000	2022
Total	$59,564	$87,864
White	$61,881	$90,527
Black	$53,851	$57,372
Asian	$59,300	$102,920
Latine	$45,701	$62,135
Pacific Islander	null	$83,542
Native American	null	$43,056

Poverty Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	13.4%	10.9%
White	9.6%	8.3%
Black	26.7%	30.0%
Asian	18.4%	8.7%
Latine	34.9%	16.7%
Pacific Islander	null	45.6%
Native American	null	37.5%

Households by Type

Type	2000	2022
Total	13,547	15,778
Single-Person Households	3,854	4,618
Households with Children	4,261	3,859

Households with Special Populations

Population	2000	2022
Foreign-Born Households	6,209	3,747
Persons with Disabilities	6,302	4,126
Persons 65 and Older	3,709	4,940

Housing Stock and Production

Available Housing Units by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	15,227	15,251	15,313	15,357	15,423	15,474	15,599	15,666	15,996	16,032
Single-Family	11,145	11,169	11,212	11,245	11,280	11,299	11,354	11,365	11,389	11,425
Multifamily	4,082	4,082	4,101	4,112	4,143	4,175	4,245	4,301	4,607	4,607

Regulated Affordable Housing Units

Regulation Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	1387	null	null	null	null	1203	1203	null	null
City-Funded Units	796	821	821	1100	1022	1027	1040	1253	1253	1253

New Residential Permits by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	29	47	50	70	110	79	87	221	294	137
Single-Family	29	47	31	39	51	63	31	26	267	53
Multifamily	null	null	19	31	59	16	56	195	27	84

Short-Term Rental Units

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	null	null	null	null	253	185	132	200	208
Entire Home/Apartment	null	null	null	null	null	158	120	98	148	163
Room	null	null	null	null	null	95	65	34	52	45

Market and Affordability

Number of Registered Residential Rental Units

Year	2021	2022	2023
Total Units	4,743	null	null

Long-Term Rental Market by Unit Type

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed
Multifamily Rental Unit Survey	1,456	421	483	485	67
Average Monthly Rent	$1,257	$1,189	$1,073	$1,380	$1,579
Rental Unit Vacancy Rate	5.00%	5.10%	5.00%	4.60%	5.90%

Affordability by Household Profile

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed	Homeownership
Avg. Portland Household	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
3-Person Ext. Low Income	No x	No x	No x	No x	No x	No x
3-Person Low Income	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x	No x
3-Person Moderate Income	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
Couple with Family	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓
White	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
Black	No x	No x	No x	No x	No x	No x
Latine	Yes ✓	Yes ✓	Yes ✓	No x	No x	No x
Native American	Yes ✓	Yes ✓	Yes ✓	No x	No x	No x
Asian	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
Pacific Islander	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
Senior	Yes ✓	Yes ✓	Yes ✓	No x	No x	No x
Single Mother	No x	No x	No x	No x	No x	No x
Foreign-Born	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x

Median Home Sale Price (2023$)

Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Sale Price	$369,341	$416,993	$471,116	$499,656	$501,213	$476,694	$518,163	$535,537	$532,263	$489,000
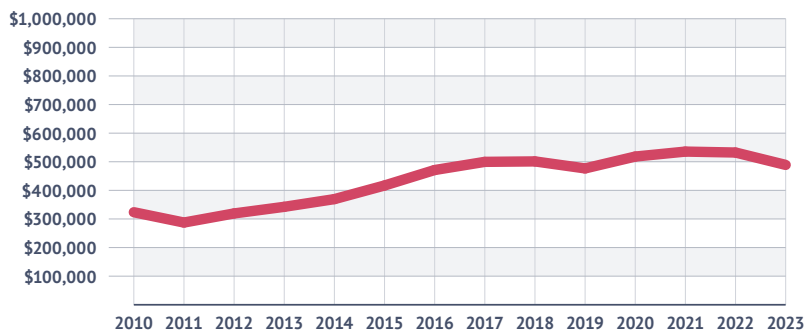
Homeownership Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	**67.2%**	**64.6%**
White	72.9%	68.5%
Black	38.4%	31.7%
Asian	57.7%	87.1%
Latine	28.7%	49.2%
Pacific Islander	null	0.0%
Native American	null	31.1%

Sellwood-Moreland-Brooklyn
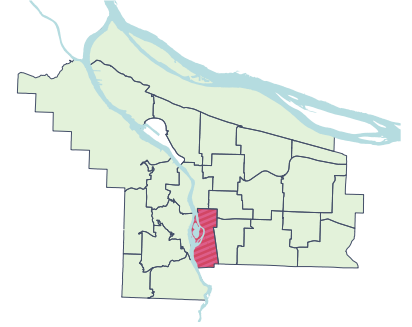
Demographics

Population by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	16,027	19,882
White	14,087	16,534
Black	352	304
Asian	607	936
Latine	642	1,519
Pacific Islander	38	14
Native American	148	35

Median Income by Race/Ethnicity (2022$)

Race/Ethnicity	2000	2022
Total	$53,558	$87,822
White	$54,954	$93,202
Black	null	null
Asian	null	null
Latine	null	$70,539
Pacific Islander	null	null
Native American	null	null

Poverty Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	12.1%	10.8%
White	10.2%	10.0%
Black	null	15.7%
Asian	15.5%	11.2%
Latine	26.9%	23.7%
Pacific Islander	null	0.0%
Native American	null	0.0%

Households by Type

Type	2000	2022
Total	7,728	9,148
Single-Person Households	2,928	3,355
Households with Children	1,628	2,149

Households with Special Populations

Population	2000	2022
Foreign-Born Households	1,208	1,151
Persons with Disabilities	2,623	2,085
Persons 65 and Older	1,677	2,760

Housing Stock and Production

Available Housing Units by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	8,460	8,514	8,818	9,479	9,504	9,664	9,867	9,959	10,217	10,267
Single-Family	4,682	4,714	4,744	4,786	4,802	4,818	4,832	4,840	4,875	4,917
Multifamily	3,778	3,800	4,074	4,693	4,702	4,846	5,035	5,119	5,342	5,350

Regulated Affordable Housing Units

Regulation Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	617	null	null	null	null	657	657	null	null
City-Funded Units	85	85	85	85	85	85	230	126	126	126

New Residential Permits by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	107	188	229	299	188	421	37	266	267	20
Single-Family	39	40	43	24	34	26	16	27	108	20
Multifamily	68	148	186	275	154	395	21	239	159	null

Short-Term Rental Units

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	null	null	null	null	240	160	122	175	213
Entire Home/Apartment	null	null	null	null	null	185	134	109	161	200
Room	null	null	null	null	null	55	26	13	14	13

Market and Affordability

Number of Registered Residential Rental Units

Year	2021	2022	2023
Total Units	4,397	null	null

Long-Term Rental Market by Unit Type

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed
Multifamily Rental Unit Survey	2,686	917	1,133	624	12
Average Monthly Rent	$1,432	$1,348	$1,351	$1,629	$2,999
Rental Unit Vacancy Rate	4.70%	5.80%	4.40%	3.50%	2.70%

Affordability by Household Profile

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed	Homeownership
Avg. Portland Household	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x	No x
3-Person Ext. Low Income	No x	No x	No x	No x	No x	No x
3-Person Low Income	Yes ✓	Yes ✓	Yes ✓	No x	No x	No x
3-Person Moderate Income	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x	No x
Couple with Family	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓
White	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x	No x
Black	No x	No x	No x	No x	No x	No x
Latine	No x	Yes ✓	No x	No x	No x	No x
Native American	No x	Yes ✓	Yes ✓	No x	No x	No x
Asian	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x	No x
Pacific Islander	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x	No x
Senior	No x	No x	No x	No x	No x	No x
Single Mother	No x	No x	No x	No x	No x	No x
Foreign-Born	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x	No x

Median Home Sale Price (2023$)

Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Sale Price	$521,892	$571,010	$626,004	$634,190	$633,125	$608,028	$647,703	$687,644	$677,421	$599,500
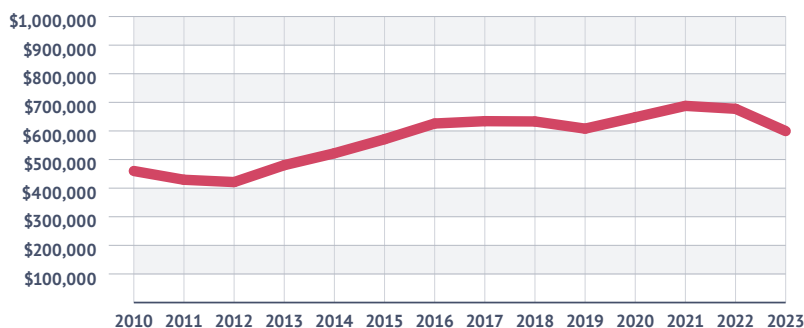
Homeownership Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	**47.7%**	**50.6%**
White	49.5%	53.1%
Black	null	26.2%
Asian	null	45.2%
Latine	null	34.8%
Pacific Islander	null	null
Native American	null	0.0%

South Portland-Marquam Hill
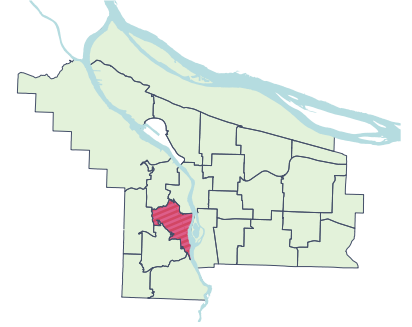
Demographics

Population by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	9,890	16,408
White	8,915	12,804
Black	121	375
Asian	471	1,230
Latine	285	1,673
Pacific Islander	12	null
Native American	37	11

Median Income by Race/Ethnicity (2022$)

Race/Ethnicity	2000	2022
Total	$76,706	$107,495
White	$75,190	$107,342
Black	null	null
Asian	null	$138,244
Latine	null	$61,528
Pacific Islander	null	null
Native American	null	null

Poverty Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	10.3%	9.0%
White	9.3%	7.7%
Black	null	61.2%
Asian	21.7%	14.4%
Latine	null	5.2%
Pacific Islander	null	null
Native American	null	0.0%

Households by Type

Type	2000	2022
Total	5,258	8,750
Single-Person Households	2,247	3,709
Households with Children	707	1,325

Households with Special Populations

Population	2000	2022
Foreign-Born Households	956	2,003
Persons with Disabilities	1,184	1,778
Persons 65 and Older	1,282	3,157

Housing Stock and Production

Available Housing Units by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	7,903	8,561	8,595	8,897	8,913	8,916	8,923	8,925	9,012	9,251
Single-Family	2,876	2,881	2,896	2,897	2,906	2,909	2,912	2,914	2,917	2,924
Multifamily	5,027	5,680	5,699	6,000	6,007	6,007	6,011	6,011	6,095	6,327

Regulated Affordable Housing Units

Regulation Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	244	null	null	null	null	244	244	null	null
City-Funded Units	220	220	220	220	220	220	224	227	227	227

New Residential Permits by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	343	764	241	12	40	238	95	736	86	161
Single-Family	15	13	17	7	1	6	1	7	7	29
Multifamily	328	751	224	5	39	232	94	729	79	132

Short-Term Rental Units

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	null	null	null	null	139	117	76	87	112
Entire Home/Apartment	null	null	null	null	null	99	87	64	79	98
Room	null	null	null	null	null	40	30	12	8	14

Market and Affordability

Number of Registered Residential Rental Units

Year	2021	2022	2023
Total Units	4,587	null	null

Long-Term Rental Market by Unit Type

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed
Multifamily Rental Unit Survey	4,223	906	2,431	846	40
Average Monthly Rent	$1,812	$1,390	$1,724	$2,337	$2,160
Rental Unit Vacancy Rate	9.20%	6.40%	10.90%	7.30%	7.70%

Affordability by Household Profile

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed	Homeownership
Avg. Portland Household	Yes ✓	Yes ✓	Yes ✓	No x	No x	No x
3-Person Ext. Low Income	No x	No x	No x	No x	No x	No x
3-Person Low Income	No x	Yes ✓	No x	No x	No x	No x
3-Person Moderate Income	Yes ✓	Yes ✓	Yes ✓	No x	No x	No x
Couple with Family	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓
White	Yes ✓	Yes ✓	Yes ✓	No x	No x	No x
Black	No x	No x	No x	No x	No x	No x
Latine	No x	Yes ✓	No x	No x	No x	No x
Native American	No x	Yes ✓	No x	No x	No x	No x
Asian	No x	Yes ✓	Yes ✓	No x	No x	No x
Pacific Islander	No x	Yes ✓	Yes ✓	No x	No x	No x
Senior	No x	No x	No x	No x	No x	No x
Single Mother	No x	No x	No x	No x	No x	No x
Foreign-Born	Yes ✓	Yes ✓	Yes ✓	No x	No x	No x

Median Home Sale Price (2023$)

Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Sale Price	$517,737	$557,966	$606,643	$706,048	$692,288	$687,072	$676,555	$678,930	$630,447	$600,000
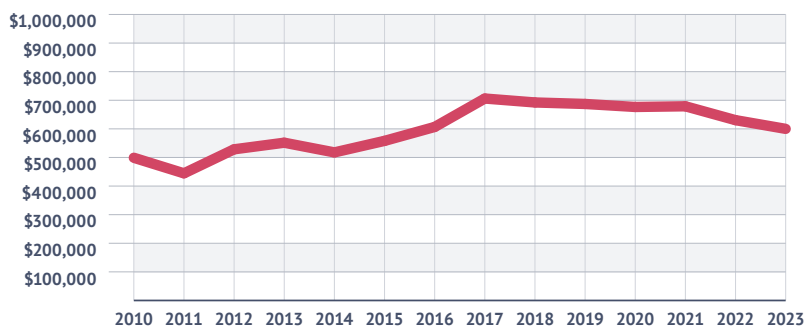
Homeownership Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	**51.8%**	**42.1%**
White	54.1%	45.5%
Black	null	0.0%
Asian	null	52.4%
Latine	null	12.4%
Pacific Islander	null	null
Native American	null	100.0%

St. Johns
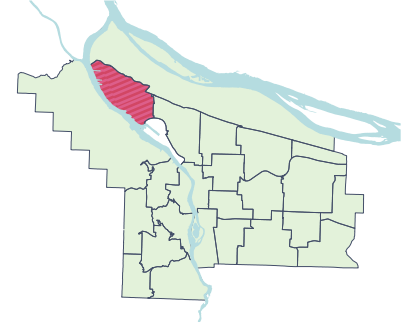
Demographics

Population by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	25,585	31,186
White	17,904	19,469
Black	2,172	4,056
Asian	1,469	1,996
Latine	3,544	4,706
Pacific Islander	164	469
Native American	500	282

Median Income by Race/Ethnicity (2022$)

Race/Ethnicity	2000	2022
Total	$49,209	$74,356
White	$50,854	$74,760
Black	$26,936	$43,523
Asian	null	null
Latine	$43,815	$56,807
Pacific Islander	null	null
Native American	null	null

Poverty Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	19.2%	20.7%
White	15.2%	13.2%
Black	44.0%	50.6%
Asian	14.1%	23.6%
Latine	24.1%	17.4%
Pacific Islander	null	16.6%
Native American	null	8.7%

Households by Type

Type	2000	2022
Total	9,193	11,840
Single-Person Households	2,467	3,959
Households with Children	3,280	2,960

Households with Special Populations

Population	2000	2022
Foreign-Born Households	3,733	3,091
Persons with Disabilities	5,499	3,963
Persons 65 and Older	2,378	2,872

Housing Stock and Production

Available Housing Units by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	11,167	11,232	11,333	11,588	11,643	11,742	11,856	12,093	12,193	12,256
Single-Family	7,300	7,353	7,400	7,440	7,477	7,538	7,581	7,610	7,647	7,704
Multifamily	3,867	3,879	3,933	4,148	4,166	4,204	4,275	4,483	4,546	4,552

Regulated Affordable Housing Units

Regulation Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	1,236	null	null	null	null	1,711	1,731	null	null
City-Funded Units	303	303	303	303	311	311	353	425	425	425

New Residential Permits by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	93	95	345	144	76	172	147	206	99	245
Single-Family	62	69	51	71	52	68	44	45	80	187
Multifamily	31	26	294	73	24	104	103	161	19	58

Short-Term Rental Units

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	null	null	null	null	178	152	100	140	168
Entire Home/Apartment	null	null	null	null	null	121	100	71	109	124
Room	null	null	null	null	null	57	52	29	31	44

Market and Affordability

Number of Registered Residential Rental Units

Year	2021	2022	2023
Total Units	4,469	null	null

Long-Term Rental Market by Unit Type

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed
Multifamily Rental Unit Survey	2,143	549	625	861	108
Average Monthly Rent	$1,356	$1,187	$1,317	$1,399	$1,630
Rental Unit Vacancy Rate	6.70%	5.80%	10.60%	4.80%	4.40%

Affordability by Household Profile

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed	Homeownership
Avg. Portland Household	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
3-Person Ext. Low Income	No x	No x	No x	No x	No x	No x
3-Person Low Income	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x	No x
3-Person Moderate Income	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
Couple with Family	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓
White	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
Black	No x	No x	No x	No x	No x	No x
Latine	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x	No x
Native American	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x	No x
Asian	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
Pacific Islander	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
Senior	Yes ✓	Yes ✓	Yes ✓	No x	No x	No x
Single Mother	No x	No x	No x	No x	No x	No x
Foreign-Born	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x

Median Home Sale Price (2023$)

Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Sale Price	$328,450	$375,491	$425,941	$458,283	$463,894	$456,021	$482,833	$522,609	$506,425	$447,848
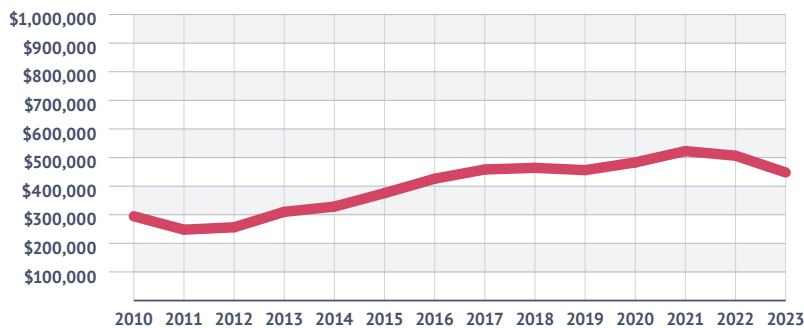
Homeownership Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	56.2%	59.8%
White	63.3%	64.6%
Black	19.7%	37.1%
Asian	null	72.6%
Latine	28.2%	49.1%
Pacific Islander	null	68.3%
Native American	null	25.3%

Tryon Creek-South Terwilliger
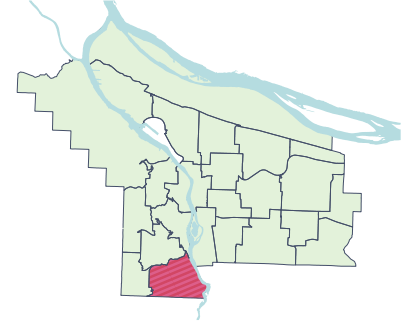
Demographics

Population by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	10,258	12,081
White	9,403	8,855
Black	82	204
Asian	373	1,365
Latine	210	1,246
Pacific Islander	29	2
Native American	30	75

Median Income by Race/Ethnicity (2022$)

Race/Ethnicity	2000	2022
Total	$115,907	$155,686
White	$107,431	$147,077
Black	null	null
Asian	null	null
Latine	null	$177,349
Pacific Islander	null	null
Native American	null	null

Poverty Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	4.6%	3.8%
White	3.9%	4.4%
Black	null	4.3%
Asian	null	2.3%
Latine	null	5.5%
Pacific Islander	null	0.0%
Native American	null	23.2%

Households by Type

Type	2000	2022
Total	3,638	4,254
Single-Person Households	736	926
Households with Children	1,319	1,429

Households with Special Populations

Population	2000	2022
Foreign-Born Households	681	973
Persons with Disabilities	930	777
Persons 65 and Older	1,040	2,181

Housing Stock and Production

Available Housing Units by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	3,945	3,958	3,971	3,993	4,007	4,022	4,028	4,038	4,059	4,078
Single-Family	3,689	3,702	3,715	3,737	3,751	3,766	3,772	3,782	3,803	3,822
Multifamily	256	256	256	256	256	256	256	256	256	256

Regulated Affordable Housing Units

Regulation Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	0	null	null	null	null	0	0	null	null
City-Funded Units	0	0	0	0	0	0	0	0	0	0

New Residential Permits by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	15	14	14	12	6	3	4	2	20	3
Single-Family	15	14	14	12	6	3	4	2	20	3
Multifamily	null	null	null	null	null	null	null	null	null	null

Short-Term Rental Units

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	null	null	null	null	27	20	15	21	22
Entire Home/Apartment	null	null	null	null	null	19	11	11	18	16
Room	null	null	null	null	null	8	9	4	3	6

Market and Affordability

Number of Registered Residential Rental Units

Year	2021	2022	2023
Total Units	269	null	null

Long-Term Rental Market by Unit Type

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed
Multifamily Rental Unit Survey	47	null	12	35	null
Average Monthly Rent	$1,425	null	$1,120	$1,543	null
Rental Unit Vacancy Rate	3.20%	null	3.20%	3.20%	null

Affordability by Household Profile

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed	Homeownership
Avg. Portland Household	Yes ✓	null	Yes ✓	Yes ✓	null	No x
3-Person Ext. Low Income	No x	null	No x	No x	null	No x
3-Person Low Income	Yes ✓	null	Yes ✓	Yes ✓	null	No x
3-Person Moderate Income	Yes ✓	null	Yes ✓	Yes ✓	null	No x
Couple with Family	Yes ✓	null	Yes ✓	Yes ✓	null	Yes ✓
White	Yes ✓	null	Yes ✓	Yes ✓	null	No x
Black	No x	null	No x	No x	null	No x
Latine	Yes ✓	null	Yes ✓	Yes ✓	null	No x
Native American	Yes ✓	null	Yes ✓	Yes ✓	null	No x
Asian	Yes ✓	null	Yes ✓	Yes ✓	null	No x
Pacific Islander	Yes ✓	null	Yes ✓	Yes ✓	null	No x
Senior	Yes ✓	null	Yes ✓	No x	null	No x
Single Mother	No x	null	No x	No x	null	No x
Foreign-Born	Yes ✓	null	Yes ✓	Yes ✓	null	No x

Median Home Sale Price (2023$)

Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Sale Price	$600,114	$616,596	$700,866	$721,835	$753,837	$699,233	$736,026	$803,168	$844,903	$732,500
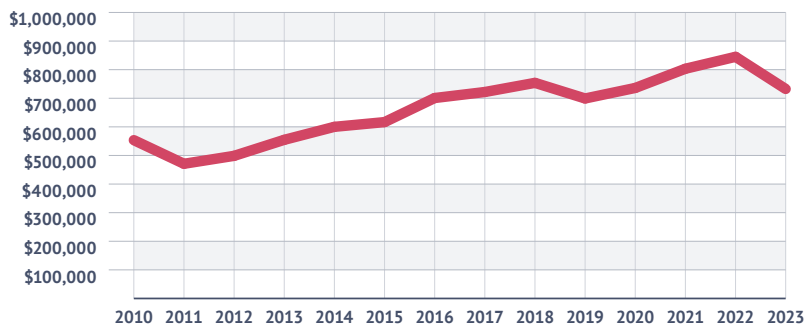
Homeownership Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	**88.4%**	**91.1%**
White	88.6%	92.3%
Black	null	100.0%
Asian	null	86.7%
Latine	null	97.6%
Pacific Islander	null	null
Native American	null	100.0%

West Portland
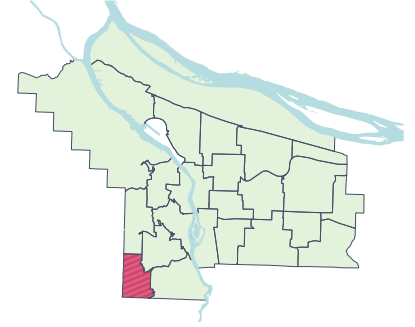
Demographics

Population by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	12,726	13,832
White	11,088	11,141
Black	272	664
Asian	476	533
Latine	593	875
Pacific Islander	58	65
Native American	68	4

Median Income by Race/Ethnicity (2022$)

Race/Ethnicity	2000	2022
Total	$83,815	$113,047
White	$84,324	$120,025
Black	null	null
Asian	null	null
Latine	null	$79,234
Pacific Islander	null	null
Native American	null	null

Poverty Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	6.6%	6.1%
White	5.3%	5.5%
Black	null	3.9%
Asian	8.5%	2.6%
Latine	18.8%	18.1%
Pacific Islander	null	0.0%
Native American	null	0.0%

Households by Type

Type	2000	2022
Total	5,444	4,808
Single-Person Households	1,588	1,573
Households with Children	1,571	1,596

Households with Special Populations

Population	2000	2022
Foreign-Born Households	1,367	1,472
Persons with Disabilities	1,428	1,626
Persons 65 and Older	1,045	2,529

Housing Stock and Production

Available Housing Units by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	6,085	6,104	6,124	6,147	6,171	6,187	6,195	6,198	6,215	6,222
Single-Family	4,360	4,379	4,399	4,422	4,446	4,460	4,468	4,471	4,486	4,493
Multifamily	1,725	1,725	1,725	1,725	1,725	1,727	1,727	1,727	1,729	1,729

Regulated Affordable Housing Units

Regulation Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	21	null	null	null	null	21	21	null	null
City-Funded Units	0	0	0	0	0	0	0	0	0	0

New Residential Permits by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	14	23	23	23	14	12	6	21	8	9
Single-Family	14	23	23	22	14	12	6	21	8	9
Multifamily	null	null	null	null	2	null	0	0	null	null

Short-Term Rental Units

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	null	null	null	null	47	40	27	42	46
Entire Home/Apartment	null	null	null	null	null	34	29	19	38	39
Room	null	null	null	null	null	13	11	8	4	7

Market and Affordability

Number of Registered Residential Rental Units

Year	2021	2022	2023
Total Units	1,148	null	null

Long-Term Rental Market by Unit Type

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed
Multifamily Rental Unit Survey	1,202	100	312	670	120
Average Monthly Rent	$1,697	$1,068	$1,373	$1,807	$2,055
Rental Unit Vacancy Rate	5.40%	4.90%	6.00%	5.60%	2.90%

Affordability by Household Profile

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed	Homeownership
Avg. Portland Household	Yes ✓	Yes ✓	Yes ✓	No x	No x	No x
3-Person Ext. Low Income	No x	No x	No x	No x	No x	No x
3-Person Low Income	No x	Yes ✓	Yes ✓	No x	No x	No x
3-Person Moderate Income	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
Couple with Family	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓
White	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
Black	No x	No x	No x	No x	No x	No x
Latine	No x	Yes ✓	No x	No x	No x	No x
Native American	No x	Yes ✓	No x	No x	No x	No x
Asian	Yes ✓	Yes ✓	Yes ✓	No x	No x	No x
Pacific Islander	Yes ✓	Yes ✓	Yes ✓	No x	No x	No x
Senior	No x	Yes ✓	No x	No x	No x	No x
Single Mother	No x	No x	No x	No x	No x	No x
Foreign-Born	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x	No x

Median Home Sale Price (2023$)

Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Sale Price	$433,976	$494,067	$548,560	$532,039	$580,177	$549,658	$577,045	$605,016	$620,112	$575,000
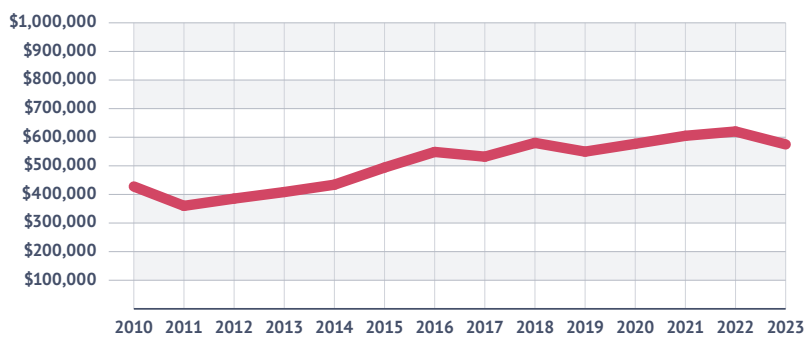
Homeownership Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	72.3%	69.6%
White	74.2%	74.0%
Black	null	22.0%
Asian	null	79.9%
Latine	null	35.0%
Pacific Islander	null	0.0%
Native American	null	null

Woodstock
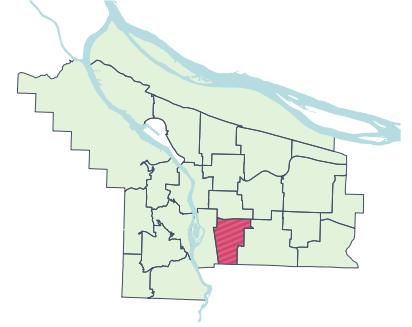
Demographics

Population by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	23,529	27,039
White	19,924	22,265
Black	442	768
Asian	1,575	1,417
Latine	1,162	2,177
Pacific Islander	73	14
Native American	229	71

Median Income by Race/Ethnicity (2022$)

Race/Ethnicity	2000	2022
Total	$57,723	$98,853
White	$58,321	$105,652
Black	null	null
Asian	$57,886	$64,839
Latine	null	$80,949
Pacific Islander	null	null
Native American	null	null

Poverty Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	11.9%	10.5%
White	11.3%	9.5%
Black	null	7.8%
Asian	8.6%	25.4%
Latine	16.0%	10.5%
Pacific Islander	null	42.9%
Native American	null	0.0%

Households by Type

Type	2000	2022
Total	9,887	10,685
Single-Person Households	3,238	2,159
Households with Children	2,468	2,827

Households with Special Populations

Population	2000	2022
Foreign-Born Households	2,762	2,049
Persons with Disabilities	3,830	3,249
Persons 65 and Older	3,082	3,294

Housing Stock and Production

Available Housing Units by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	10,351	10,420	10,505	10,667	10,806	10,850	10,895	10,953	11,099	11,161
Single-Family	6,817	6,862	6,913	6,966	7,037	7,077	7,102	7,132	7,167	7,226
Multifamily	3,534	3,558	3,592	3,701	3,769	3,773	3,793	3,821	3,932	3,935

Regulated Affordable Housing Units

Regulation Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	313	null	null	null	null	313	313	null	null
City-Funded Units	135	135	135	135	141	141	153	145	145	145

New Residential Permits by Unit Type

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	64	40	179	161	70	60	72	349	382	267
Single-Family	60	40	55	71	45	32	44	28	188	130
Multifamily	4	null	124	90	25	28	28	321	194	137

Short-Term Rental Units

Unit Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	null	null	null	null	null	200	138	92	128	142
Entire Home/Apartment	null	null	null	null	null	134	99	72	100	117
Room	null	null	null	null	null	66	39	20	28	25

Market and Affordability

Number of Registered Residential Rental Units

Year	2021	2022	2023
Total Units	4,224	null	null

Long-Term Rental Market by Unit Type

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed
Multifamily Rental Unit Survey	2,788	572	1,070	1,010	136
Average Monthly Rent	$1,406	$1,277	$1,267	$1,548	$1,608
Rental Unit Vacancy Rate	7.80%	7.50%	7.60%	7.30%	14.80%

Affordability by Household Profile

Unit Type	Overall	Studio	1-Bed	2-Bed	3-Bed	Homeownership
Avg. Portland Household	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
3-Person Ext. Low Income	No x	No x	No x	No x	No x	No x
3-Person Low Income	Yes ✓	Yes ✓	Yes ✓	No x	No x	No x
3-Person Moderate Income	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
Couple with Family	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓
White	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
Black	No x	No x	No x	No x	No x	No x
Latine	Yes ✓	Yes ✓	Yes ✓	No x	No x	No x
Native American	Yes ✓	Yes ✓	Yes ✓	No x	No x	No x
Asian	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
Pacific Islander	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x
Senior	No x	Yes ✓	Yes ✓	No x	No x	No x
Single Mother	No x	No x	No x	No x	No x	No x
Foreign-Born	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓	No x

Median Home Sale Price (2023$)

Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Sale Price	$474,735	$553,355	$622,777	$626,233	$613,235	$606,204	$635,927	$649,136	$663,778	$575,000
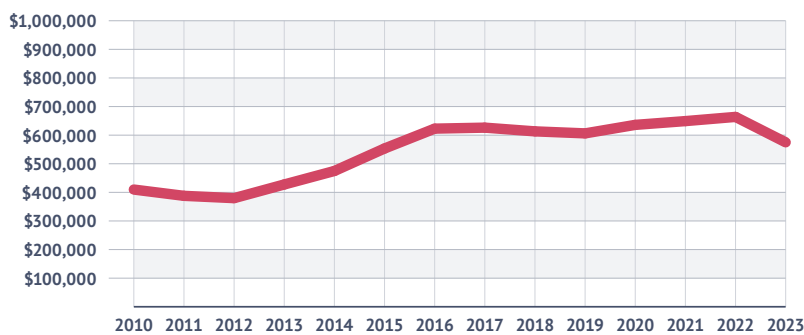
Homeownership Rate by Race/Ethnicity

Race/Ethnicity	2000	2022
Total	**57.3%**	**59.7%**
White	60.1%	63.2%
Black	null	14.8%
Asian	50.1%	70.6%
Latine	null	18.2%
Pacific Islander	null	null
Native American	null	0.0%

City of Portland Policies and Programs

Contents

SECTION 1

City Plans and Policies

The Portland Housing Bureau is responsible for leading housing policy for the City of Portland and administering programs to produce affordable rental housing, increase and stabilize homeownership, end homelessness, and regulate and assist landlords and tenants in the rental housing market. These functions have been assigned to the Bureau through various city plans, policies, and budget notes. Outlined below are the most significant active city plans and policies that direct the Bureau's work. Included in the descriptions are the major goals identified in each of the plans, and the status of the progress toward each goal.

Progress Indicators

✔ **Completed**

↗ **On Track**

↻ **In Process**

✖ **Not Completed**

2035 Comprehensive Plan

Established 2016   Completed 2035

Adopted in 2016, the 2035 Comprehensive Plan is a long-range plan that helps the City prepare for and manage expected population and employment growth, as well as plan for and coordinate major public investments. The plan guides land use and investment decisions through 2035. Major policy goals and progress to date are outlined below.

Goals

- ↗ **Build 10,000 new units at 0-80% AMI by 2035**
- ↻ **Affirmatively further Fair Housing**
- ↻ **Mitigate and prevent displacement**
- ↻ **Land bank for affordable housing**
- ↗ **Site affordable housing in high opportunity areas**
- ↻ **Preserve and produce affordable housing**
- ↻ **Fund affordable housing**
- ↻ **Increase affordable rentals and homeownership opportunities**
- ✔ **Create and implement an inclusionary housing program**
- ↗ **Preserve mobile home parks**
- ↻ **Create homeowners**
- ↻ **Support homeowner retention services**
- ↗ **Offer a variety of homeownership paths (such as condos, land trust, etc.)**
- ↻ **Prevent and reduce homelessness**
- ↻ **Require safe and healthy housing**
- ↗ **Increase renter protections**

Highlights

- ● **The Housing Bureau and its community partners land bank for affordable housing.**
- ● **The Housing Bureau worked with the Bureau of Planning and Sustainability to map opportunity areas and is currently siting affordable housing, via the Portland and Metro Housing Bonds, in these areas.**
- ● **The Portland Inclusionary Housing Program has been in effect since February 2017.**
- ● **The Housing Bureau currently offers a lead hazard control program.**
- ● **The Housing Bureau collaborated with the Bureau of Planning and Sustainability in undertaking the State required Housing Needs Analysis and developing Housing Production Strategies.**

Portland Plan

Established 2012

Adopted in 2012, the Portland Plan presents a strategic roadmap for the City of Portland. The plan has three integrated strategies—Thriving Educated Youth, Economic Prosperity, and Healthy Connected City—and provides a framework for advancing equity, designed to help realize the vision of a prosperous, educated, healthy and equitable Portland. Major policy goals and progress to date are outlined below.

Goals

- ↗ **Remove discriminatory barriers to Portlanders trying to secure housing.**
- ↻ **Prevent evictions and foreclosure.**
- ↻ **Move households from homelessness into transitional housing such as Permanent Supportive Housing.**
- ↻ **Create more homeowners.**
- ↗ **Implement the Fair Housing Action Plan.**
- ↻ **Create more minority homeowners.**
- ✔ **Update 10-Year Plan to End Homelessness.**

Highlights

- **The Home for Everyone Plan was established in 2014.**

Central City No Net Loss Policy

Established 2001

Adopted in 2001, the Central City No Net Loss Policy mandates that the City will maintain the number of units that were affordable at 60 percent AMI and below in 2002 in the Central City. According to the baseline established in a 2002 Central City housing inventory, 8,286 rental units were affordable at 60 percent AMI and below.

In 2023, there was a total of 11,555 total units in the Central City of which 8,867 units are regulated, and 2,688 units are market rate. Compared to 2022, the Central City gained 614 market rate units.

While the number of regulated units has increased by 3,477 units since 2002, the Central City has seen continued loss of affordability in market-rate units, though the number of units increased significantly from 2,074 in 2022 to 2,688 in 2023. The majority of affordable units in both regulated and market-rate properties are smaller units serving one- and two-person households. Family-sized affordable units are limited.

No Net Loss Rental Housing Units: 0-60% AMI Compared to Market Rate

Neighborhood	0-60% AMI 2002	0-60% AMI 2022	0-60% AMI 2023	Market Rate 2002	Market Rate 2022	Market Rate 2023	Total 2002	Total 2022	Total 2023
Central Eastside	160	562	560	464	252	248	624	814	808
Downtown	3,197	3,675	3,741	1,048	747	777	4,245	4,422	4,518
Goose Hollow	548	529	537	785	756	1,216	1,333	1,285	1,753
Lloyd District	null	461	461	97	null	54	97	461	515
Lower Albina	null	null	5	null	167	179	null	167	184
River District	1,485	3,348	3,354	502	152	214	1,987	3,500	3,568
South Waterfront	null	217	209	null	null	null	null	217	209
Total	**5,390**	**8,792**	**8,867**	**2,896**	**2,074**	**2,688**	**8,286**	**10,866**	**11,555**

East Portland Action Plan

A Guide for Improving Livability in Outer East Portland

Adopted in 2009, The East Portland Action Plan contains strategies and actions to provide guidance and direction to public agencies, nonprofit organizations, businesses, and individuals to address the broad array of opportunities and challenges facing East Portland. Major housing policy goals and progress to date are outlined in the table below.

Goals

✖ **Create a housing rehabilitation program.**

↻ **Expand nonprofit home repair and rehab programs.**

↻ **Review/assess housing development tax abatement benefits and their impacts in East Portland.**

Highlights

● **In Early 2022, members of the East Portland Action Plan (EPAP) began convening a group of community organizations, Prosper Portland, Portland Housing Bureau staff, and other stakeholder staff to explore the use of TIF in East Portland. The group is using the Cully TIF District as a model of stabilization, anti-displacement, and equitable growth.**

82nd Ave Project Plan

Adopted in 2019, the 82nd Ave Plan identifies capital improvement projects, policies, design practices, and other recommendations to support the incremental transformation of 82nd Avenue, as envisioned in the Portland Comprehensive Plan.

Goals

↻ **To transform a 7-mile high-crash highway to a safer community road or civic corridor.**

↻ **identify and build capital improvement projects and design practices.**

↻ **To deploy a range of strategies to slow and mitigate displacement of residents and businesses along 82nd Avenue.**

Highlights

● **On June 1, 2022, the state transferred ownership of the road.**

● **As a part of the plan, major housing policies goals, emergency rent assistance and anti-displacement strategies were undertaken.**

Broadway Corridor Project

The Broadway Corridor project is an opportunity site for high-density employment, mixed-income housing, and signature city attractions and amenities. This project will connect the Old Town/Chinatown and Pearl District neighborhoods, with the goal of maximizing community benefits, particularly to those groups that haven't benefited from other urban projects. Affordable housing production targets are outlined below.

Goals

↻ **30% of Residential Development Rights for Affordable Housing at 0-60% AMI and 0-80% AMI brackets, creating approximately 720 units.**

Highlights

● **PHB has made funds available for the development of Parcel 4A which lies within the Master Plan area. PHB expects to announce the award in the June of 2024 and construction on the affordable housing development is anticipated to begin in early 2026.**

Division Corridor Transit Project

The Division Transit Project will improve travel between Downtown Portland, Southeast and East Portland and Gresham with easier, faster and more reliable bus service. As a part of the planning process the Housing Bureau worked with community stakeholders, to outline specific affordable housing goals. Affordable housing production targets are outlined below.

Goals

✔ **Support the production of more varied affordable housing: secure funding for 300-600 new affordable rental housing units for households earning up to 60% of AMI through 2021.**

✔ **Secure approximately 20-25% of the above affordable housing investment in East Portland.**

Southwest Corridor Project

Adopted by Portland City Council in 2018, the SW Corridor Equitable Housing Strategy will guide the distribution of affordable housing choices equitably throughout the corridor, while also addressing the displacement of low-income households and Communities of Color. A diverse array of community stakeholders is working together with city staff to create new housing policies and funding sources in advance of a major light rail project from downtown Portland to Tualatin so all Portlanders—regardless of race, ethnicity, family status, income, or disability— have a range of affordable choices near high quality affordable transit. Affordable housing goals and production targets are outlined below.

Goals

↻ **Commit financial resources early and grow new resources for the long-term.**

↻ **Prevent residential and cultural displacement: acquire, convert, or develop 150-200 homes serving households earning up to 60% AMI through 2027.**

↻ **Increase choices for new homes for all household types and incomes: through Inclusionary Housing production, create 150 homes affordable to households earning up to 60% AMI.**

New Tax Increment Finance (TIF) District Explorations

In 2023, Portland City Council adopted Advance Portland: A Call to Action for Inclusive Economic Growth, whose priority objectives include fostering a vibrant Central City and Neighborhood commercial districts. The plan directs action to purse TIF as a tool for inclusive growth and stabilization within the Central City and community led TIF exploration in East Portland.

Goals

↻ **To analyze and create new Tax Increment Finance Districts to advance equitable development and inclusive growth in East Portland and the Central City.**

SECTION 2

Focus Areas

Based on direction outlined in policies, plans, and budget notes, the Portland Housing Bureau has developed four focus areas to implement the policies, programs, and services necessary to achieve the City's housing goals and objectives.

The Portland Housing Bureau provides financing for the construction and preservation of affordable housing. PHB housing is required to remain affordable at targeted incomes for up to 99 years.

- Direct financing using local and federal resources
- Indirect subsidies, such as tax exemptions and fee waivers

The Housing Bureau funds programs to increase homeownership for historically excluded and low-income communities, directly and with community partners.

- Homebuyer education
- Down-payment assistance
- Tax exemptions
- Construction

The Housing Bureau uses a variety of strategies to stabilize vulnerable renters and homeowners, especially in North/Northeast and East Portland.

- Tenant protections
- Rental Services Office
- Legal and mediation services
- Home repair grants and loans
- Foreclosure prevention
- Fair Housing audit testing

Through the Joint Office of Homeless Services, the Housing Bureau invests in a variety of services and programs that directly assist individuals and families at risk of and experiencing homelessness, including:

- Short-term rent assistance
- Permanent supportive housing
- Transitional housing
- Emergency and winter shelters

SECTION 3

Bureau Plans

Portland's Housing Bond

Portland's Housing Bond is a voter-backed initiative to create more affordable housing in Portland. A Policy Framework establishes goals for Portland's Housing Bond and outlines the community priorities to guide Bond investments. The Framework to identify, purchase, build, and renovate units was finalized following a six-month public process and with the input of nearly 1,000 community members. For a detailed look at the budget, programming goals, and performance to date, please turn to page page 138.

Metro Affordable Housing Bond

In 2018, voters approved a $652.8 million affordable housing bond measure to create permanently affordable homes across Washington, Clackamas, and Multnomah counties. Metro is working with local partners and communities to bring affordable homes to 12,000 people: seniors, families and veterans. The Portland Housing Bureau is the partner jurisdiction supporting Metro Housing Bond implementation for the City of Portland. For a detailed look at the local implementation strategy and performance to date, please turn to page page 140.

N/NE Neighborhood Housing Strategy

The N/NE Neighborhood Housing Strategy is an initiative to address the legacy of displacement in North and Northeast Portland through investments to create new affordable housing, opportunities for first-time homebuyers, and home retention programs for longtime residents of the area. Since 2015, the Housing Bureau has used all Interstate Corridor Urban Renewal Area resources to implement and expand the housing strategy. For a detailed look at the budget, programming goals, and performance to date, please turn to page page 142.

Supportive Housing Plan

In late 2017, Portland City Council and the Multnomah County Board of Commissioners adopted parallel resolutions directing the development of a plan to create at least 2,000 new units of supportive housing in Multnomah County by 2028. The resolutions required that the plan include the actual need for supportive housing, the total cost of meeting the 2,000 unit goal, an assessment of resources currently and prospectively available to meet the goal, and the necessary next steps for implementation. For a detailed look at the budget, programming goals, and performance to date, please turn to page page 145.

Joint Office of Homeless Services

(formerly A Home for Everyone)

In 2012, a committee was convened by the City of Portland, Multnomah County, and Home Forward to bring together diverse stakeholders to review data, listen to the community, and learn effective local and national practices to develop a plan to end homelessness. This plan was adopted and put into effect with the creation of the Joint City-County Office of Homeless Services tasked with implementing the plan. For a detailed look at the budget, programming goals, and performance to date, please visit https://johs.us/.

Tax Increment Financing Strategies

Adopted in 2006, the City of Portland's Tax Increment Financing Set-Aside Policy allocates an average of 45 percent of urban renewal resources to affordable housing programs. Each urban renewal area developed a separate housing strategy to be implemented with the tax increment resources. The Housing Bureau is responsible for meeting the affordable housing programming goals in each strategy. For a detailed look at the set-aside financial data, programming goals, and performance to date, please turn to page page 157.

SECTION 4

Rental Portfolio and Programs

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

The Portland Housing Bureau supports affordable housing development throughout the city by providing direct financing to nonprofit housing providers, as well as property tax and development fee exemptions to for-profit developers who include affordable units within market-rate projects.

City Regulated Rental Units by Financing Structure*

Financing Structure	30% AMI	40% AMI	50% AMI	60% AMI	80% AMI	100% AMI	Total
Basic Financing	746	230	1,414	2502	250	30	**5,172**
+Section 8 Project	787	365	580	1,008	23	0	**2,763**
+Tax Abatement	20	0	135	1,024	676	44	**1,899**
+4% Tax Credits	380	74	580	1,302	45	0	**2,381**
+9% Tax Credit	97	11	266	658	0	0	**1,032**
+4% Tax Credits and Section 8	477	418	492	851	37	0	**2,275**
+9% Tax Credits and Section 8	386	12	274	230	0	5	**907**
+4% Tax Credits and Tax Abatement	0	0	0	150	0	0	**150**
+9% Tax Credits and Tax Abatement	0	0	0	128	0	0	**128**
+4% Tax Credits, Section 8, and Tax Abatement	167	0	81	0	19	0	**267**
+9% Tax Credits, Section 8, and Tax Abatement	0	0	0	0	0	0	**0**
Total Units	**3,060**	**1,110**	**3,822**	**7,853**	**1,050**	**79**	**16,974**

City Regulated Rental Unit Production

New Construction

Income Level	2016	2017	2018	2019	2020	2021	2022	2023
30% AMI	9	54	62	56	32	91	264	277
40% AMI	0	0	0	0	0	0	0	0
50% AMI	57	0	89	73	393	22	19	0
60% AMI	241	350	539	675	229	277	519	237
80% AMI	0	107	113	72	654	109	43	0
Total Units	**362**	**511**	**803**	**876**	**0**	**363**	**852**	**450**

Preservation

Income Level	2016	2017	2018	2019	2020	2021	2022	2023
30% AMI	49	54	31	19	9	155	4	18
40% AMI	0	0	0	0	0	0	0	0
50% AMI	0	29	0	100	162	0	64	86
60% AMI	0	62	152	55	1	0	46	213
80% AMI	0	0	0	2	172	0	0	0
Total Units	**49**	**145**	**183**	**176**	**0**	**640**	**209**	**900**

*Expressed as a percentage of AMI (Area Median Income)

HOUSING PROGRAMS

Resident Demographics

Many residents from diverse backgrounds and demographic characteristics live in the Housing Bureau's regulated units. Residents vary by race, gender, income and type of subsidy received.

- **25,252 Total Residents**
- **4 years Average Length of Residency**
- **$21,804 Average Annual Income**
- **$624 Average Gross Rent**

Head of Household

- **47% Identify Female**
- **53% Identify Male**

Demographic Characteristics

- **21% Elderly**
- **12% Students**
- **15% with Disability**
- **23% Children**

Head of Household by Race/Ethnicity
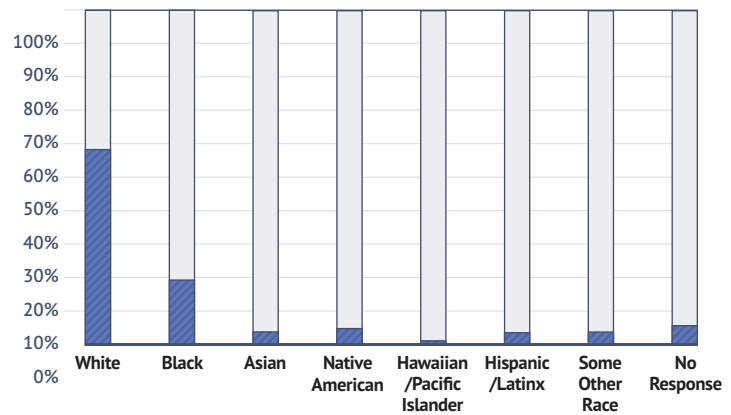
Household Income vs. Rent Level
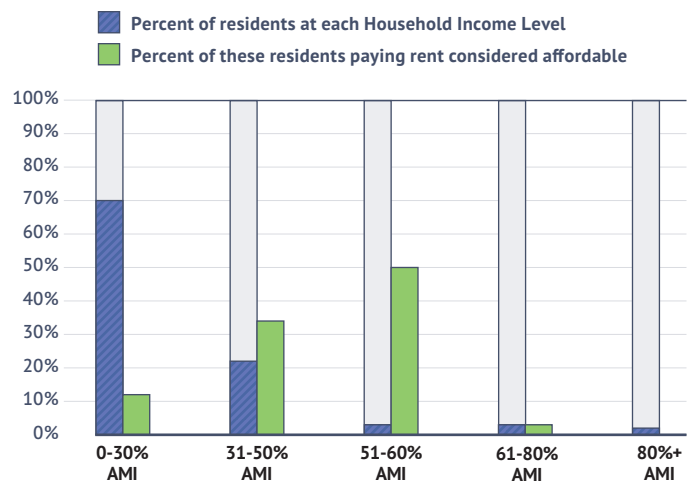
↑ For example, 70% of households in the Bureau's rental housing earn at a level of 0-30% of the area median income (AMI), and 12% of households pay rent that is considered affordable for earners at the same level.

HOUSING PROGRAMS

Homeownership and Stabilization

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

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

The City directly administers several federal and local programs to promote homeownership and increase the supply of affordable homes. These include System Development Charge (SDC) and property tax exemptions to incentivize the development of new affordable ownership homes.

Homeownership Loans by Financing Instrument

Financing Structure	<50% AMI	51-80% AMI	81+% AMI	Total
Homebuyer Assistance Loan	84	241	60	385
Home Repair Loan	407	129	14	550
Total	**491**	**370**	**74**	**935**

Participants Served by Income Level

Homebuyer Assistance Loan

Income Level	2016	2017	2018	2019	2020	2021	2022
<50% AMI	3	5	5	6	4	2	2
51-80% AMI	10	15	26	37	26	13	6
81+% AMI	5	10	7	9	9	10	8
Total	**18**	**30**	**38**	**52**	**39**	**25**	**16**

Home Repair Loan

Income Level	2016	2017	2018	2019	2020	2021	2022
<50% AMI	13	26	10	13	9	0	3
51-80% AMI	12	29	13	12	5	1	1
81+% AMI	0	0	4	7	4	0	2
Total	**25**	**55**	**27**	**32**	**18**	**1**	**6**

Home Repair Grant

Income Level	2016	2017	2018	2019	2020	2021	2022
<50% AMI	541	551	585	441	735	481	210
51-80% AMI	43	62	62	62	106	53	139
81+% AMI	0	0	0	0	0	0	44
Total	**561**	**613**	**647**	**503**	**841**	**534**	**393**

Lead Hazard Reduction

Income Level	2016	2017	2018	2019	2020	2021	2022
<50% AMI	30	1	14	62	7	1	18
51-80% AMI	23	1	10	40	7	1	13
81+% AMI	0	0	0	2	0	0	0
Total	**53**	**2**	**24**	**104**	**14**	**2**	**31**

SDC Exemption and Homeowner Tax Exemption

Income Level	2016	2017	2018	2019	2020	2021	2022
<50% AMI	15	14	16	15	15	1	23
51-80% AMI	30	29	33	36	65	12	31
81+% AMI	40	15	38	79	87	23	56
Total	**85**	**58**	**87**	**130**	**167**	**44**	**110**

Participants Served by Race and Ethnicity

Homebuyer Assistance Loan

Race/Ethnicity	2016	2017	2018	2019	2020	2021	2022
White	33%	22%	32%	17%	16%	16%	33%
Black	50%	59%	50%	71%	57%	72%	53%
Asian	0%	4%	8%	8%	3%	0%	0%
Hispanic-Latine	11%	11%	8%	6%	16%	20%	13%
Hawaiian-Pacific Islander	0%	0%	0%	0%	0%	0%	0%
Native American	6%	15%	3%	0%	8%	4%	0%
African, Middle Eastern or Slavic	0%	0%	0%	0%	0%	0%	0%

Home Repair Loan

Race/Ethnicity	2016	2017	2018	2019	2020	2021	2022
White	48%	47%	48%	44%	36%	100%	33%
Black	48%	42%	33%	38%	57%	0%	66%
Asian	8%	5%	0%	0%	0%	0%	0%
Hispanic-Latine	0%	0%	7%	9%	0%	0%	0%
Hawaiian-Pacific Islander	0%	0%	0%	0%	0%	0%	0%
Native American	4%	0%	7%	6%	0%	0%	0%
African, Middle Eastern or Slavic	0%	0%	4%	3%	7%	0%	0%

Home Repair Grant

Race/Ethnicity	2016	2017	2018	2019	2020	2021	2022
White	54%	53%	49%	49%	49%	49%	48%
Black	24%	24%	24%	28%	21%	30%	32%
Asian	4%	4%	5%	4%	3%	4%	4%
Hispanic-Latine	6%	7%	8%	5%	10%	7%	7%
Hawaiian-Pacific Islander	1%	1%	1%	2%	2%	0%	1%
Native American	10%	2%	11%	11%	8%	0%	1%
African, Middle Eastern or Slavic	1%	0%	2%	2%	1%	2%	1%

Lead Hazard Reduction

Race/Ethnicity	2016	2017	2018	2019	2020	2021	2022
White	40%	100%	58%	13%	18%	0%	39%
Black	32%	0%	21%	27%	55%	100%	29%
Asian	2%	0%	4%	0%	9%	0%	11%
Hispanic-Latine	6%	0%	13%	53%	18%	0%	11%
Hawaiian-Pacific Islander	0%	0%	0%	0%	0%	0%	7%
Native American	6%	0%	4%	2%	0%	0%	0%
African, Middle Eastern or Slavic	0%	0%	0%	0%	0%	0%	4%

SDC Exemption and Homeowner Tax Exemption

Race/Ethnicity	2016	2017	2018	2019	2020	2021	2022
White	36%	20%	32%	39%	41%	26%	32%
Black	5%	3%	6%	10%	16%	16%	16%
Asian	51%	65%	57%	41%	33%	47%	24%
Hispanic-Latine	11%	3%	2%	9%	9%	2%	13%
Hawaiian-Pacific Islander	1%	0%	1%	2%	0%	5%	4%
Native American	4%	0%	0%	3%	6%	0%	6%
African, Middle Eastern or Slavic	2%	11%	10%	5%	4%	5%	5%

HOUSING PROGRAMS

Rental Services Office

The Portland Housing Bureau Rental Services Office provides information on local landlord-tenant laws, state Landlord-Tenant laws and Fair Housing laws through a technical assistance hotline and works on tenant protections. Through the Office, the Bureau also funds programs designed to protect the rights of renters and to protect rental households vulnerable to displacement or eviction. These programs are provided through contracts with various non-governmental and public entities, who perform a range of services that address the diverse needs of people experiencing rental housing instability. Funded services include a renters' rights hotline, a Fair Housing hotline, training and education to both landlords and tenants on topics such as Fair Housing laws, local landlord-tenant laws, and recent changes to state landlord-tenant law, Fair Housing testing, legal services for renters, renter advocacy support, and emergency housing placement. For all rental service programs, most clients served earn below 50 percent area median income (AMI). Compliance, policy, and program development are also performed by the Rental Services Office. The Bureau links these rental service programs to its funded rental housing, supportive housing, and regulatory agreements.

Participants Served by Race and Ethnicity, FY2022-2023

Fair Housing Advocacy

Race/Ethnicity	FHCO*	UL*
White	114	0
Black	55	37
Asian	4	0
Hispanic-Latine	17	2
Hawaiian-Pacific Islander	1	0
Native American	10	0
African, Middle Eastern or Slavic	0	0
Other Race	0	3
Declined to Answer	170	1
Total	**371**	**43**

Rental Legal Services

Race/Ethnicity	LASO*	MPD*
White	93	108
Black	74	189
Asian	4	8
Hispanic-Latine	22	44
Hawaiian-Pacific Islander	6	6
Native American	10	21
African, Middle Eastern or Slavic	5	9
Other Race	12	32
Declined to Answer	5	16
Total	**231**	**433**

Renter Advocacy and Education

Race/Ethnicity	CAT*
White	1,328
Black	430
Asian	154
Hispanic-Latine	229
Hawaiian-Pacific Islander	36
Native American	138
African, Middle Eastern or Slavic	11
Other Race	0
Declined to Answer	124
Total	**2,450**

Rental Habitability

Race/Ethnicity	Impact NW*
White	12
Black	40
Asian	11
Hispanic-Latine	8
Hawaiian-Pacific Islander	0
Native American	2
African, Middle Eastern or Slavic	7
Other Race	0
Declined to Answer	0
Total	**80**

Source: Homeless Management Information System (HMIS): Accessed December 2023

Notes: Services provided by Fair Housing Council of Oregon (FHCO), Urban League (UL), Community Alliance of Tenants (CAT), Legal Aid Services of Oregon (LASO), Metropolitan Public Defender (MPD), and ImpactNW. Education contracts not shown in above table.

Participants Served by Gender Identity

Fair Housing Advocacy

Gender Identity	FHCO*	UL*
Female	58	23
Male	23	19
Non-binary	0	0
Declined to Answer	284	1
Total	**365**	**43**

Renter Advocacy and Education

Gender Identity	CAT*
Female	1,414
Male	682
Non-binary	124
Declined to Answer	0
Total	**2,220**

Rental Legal Services

Gender Identity	LASO	MPD*
Female	31	210
Male	5	211
Non-binary	0	8
Declined to Answer	0	4
Total	**36**	**433**

Rental Habitability

Gender Identity	Impact NW
Female	31
Male	28
Non-binary	0
Declined to Answer	0
Total	**59**

Notes: Services provided by Fair Housing Council of Oregon (FHCO), Urban League (UL), Community Alliance of Tenants (CAT), Legal Aid Services of Oregon (LASO), Metropolitan Public Defender (MPD), and ImpactNW. Education contracts not shown in above table.

SECTION 5

Strategic Initiatives

Contents

Portland's Housing Bond

Established November 2016 Completion 2023

In November 2016, Portland voters approved measure No. 26-179, authorizing $258.4 million in general obligation bonds to fund at least 1,300 units of newly affordable housing. The Portland Housing Bureau administers these funds to develop new housing and acquire existing buildings. Investments are guided by a community-driven Policy Framework, which outlines production goals, priority communities, and location priorities.

Location of Portland Housing Bond Projects

Open ●
In Construction ■
In Development ◆
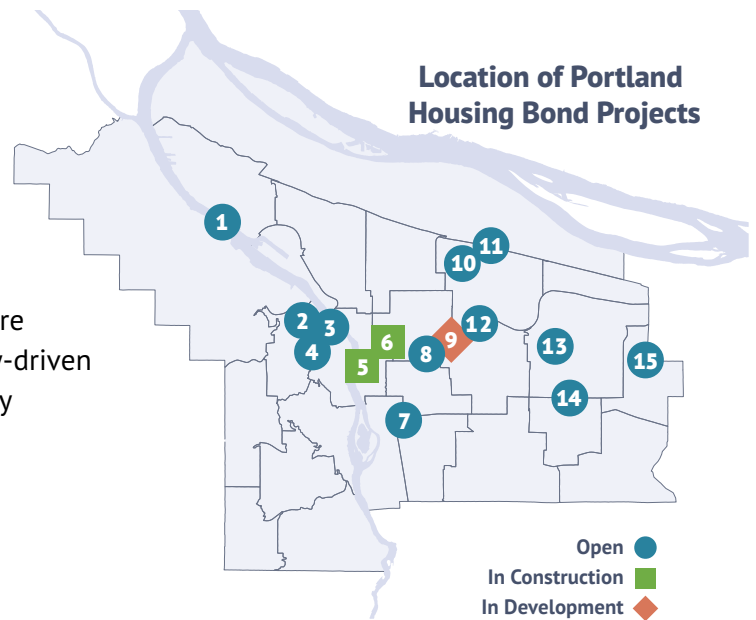
Current Projects

Property	No. of Units	Type	Status
1. Cathedral Village	110	New Construction	Open
2. Emmons Place	144	New Construction/Rehabilitation	Open
3. The Starlight	100	New Construction	Open
4. The Joyce	66	Rehabilitation	Open
5. Alder 9	159	New Construction	In Construction
6. Francis + Clare Place	61	New Construction	In Construction
7. Hazel Ying Lee Apts.	206	New Construction	Open
8. Anna Mann House	128	New Construction/Rehabilitation	Open
9. hollywoodHUB	149*	New Construction	In Development
10. Hayu Tilixam	50	New Construction	Open
11. Las Adelitas	141	New Construction	Open
12. The Ellington Apts.	263	Acquisition	Open
13. East Burnside Apts.	51	New Construction/Acquisition	Open
14. Crescent Court Apts.	138	New Construction	Open
15. The Aurora	93	New Construction	Open

*Portland Housing Bond Portion only

Highlights

- **$258 million invested by taxpayers**
- **All funds allocated**
- **1,859 total units; 1,284 open**
- **4,000+ Portlanders housed**
- **43% over unit production goal**
- **431 units opened 2023**
- **575 units expected to open in 2024/2025/2026**
- **774 deeply affordable units**
- **399 Permanent Supportive Housing units**
- **835 family-sized units**
- **85% of new units located in high opportunity areas**
- **40% of all units located in areas at high risk for gentrification**

Outcomes to Date

Legend: Goal, Actual

Bar chart — NO. OF UNITS by UNIT TYPE:
- Total Affordable: 1,859
- 30% AMI or below: 774
- Supportive Housing: 399
- Family-Sized 2+ bedrooms: 835
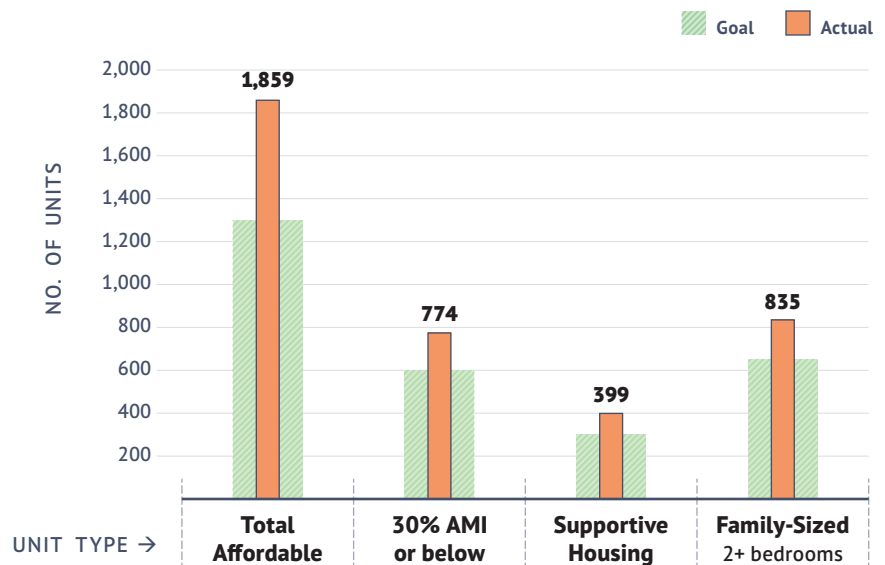
Key Actions

November 2016. Bond Measure passes.

February 2017. City acquires the Ellington Apartments.

April–September 2017. A stakeholder advisory group is convened to create a policy framework to guide Bond expenditures; an independent oversight committee is appointed.

February 2018. City Council approves an Intergovernmental Agreement with Home Forward to perform Asset Management for Bond projects.

June 2018. City acquires a parcel on NE Prescott for future development and a new building on E Burnside, leased in partnership with homeless family service providers and other community partners.

November 2018. Oregon voters pass Measure 102 amending the State constitution regarding how general obligation bonds may be used. The amendment gives new authority to public entities to explore private partnerships and leverage additional sources of financing in developing bond projects. Oregon law previously required public ownership of bond-funded projects.

April 2019. Under new authority from Measure 102, the Portland Housing Bureau releases the first Bond Opportunity Solicitation, marking the first time private and non-profit entities can bid for project funding from Portland's Housing Bond.

September 2019. The Portland Housing Bureau awards $115.3 million in Bond funding to nine projects selected through the Bond Opportunity Solicitation, adding another 930 units of affordable housing to the pipeline.

October 2020. Crescent Court, formerly known as 115th at Division, is the first Portland Housing Bond project to begin construction receiving City Council approval for $15.6 million in Bond funds.

November 2020–Fall 2021. Nine Bond projects receive City Council approval for financial closing and start of construction.

February 2022. The remaining $50 million in Bond funds are awarded to three new projects—Alder 9, Barbur Apartments, and Francis + Clare Place—brining the projected total affordable homes produced through the City's first housing bond to 1,859 (143 percent of the original goal).

2022. Five Bond projects finished construction and began leasing units: Crescent Court, Cathedral Village, Hayu Tilixam, the Starlight, and Las Adelitas.

2023. Four Bond projects opened for leasing, totaling 431 units: Emmons Place, The Aurora, The Joyce, and the Anna Mann House.

Metro's Affordable Housing Bond

Passed 2018   Completion 2025

In 2018, Metro-area voters approved the Metro Affordable Housing Bond dedicating $652.8 million in general obligation bonds to the development of 3,900 units of affordable housing for low-income households across Washington, Clackamas, and Multnomah counties. In 2020, Metro approved Portland's Local Implementation Strategy to guide its implementation according to community priorities. Of the total regional bond, the City of Portland was allocated $211 million to create 1,475 units of affordable housing: 605 units for households with incomes at 30% AMI, and 737 family-sized units. Additionally, the City of Portland set a goal of 300 units of Supportive Housing using Metro Bond funds.

Location of Metro Housing Bond Projects

Open ●
In Construction ■
In Development ◆
Land Banking ▲
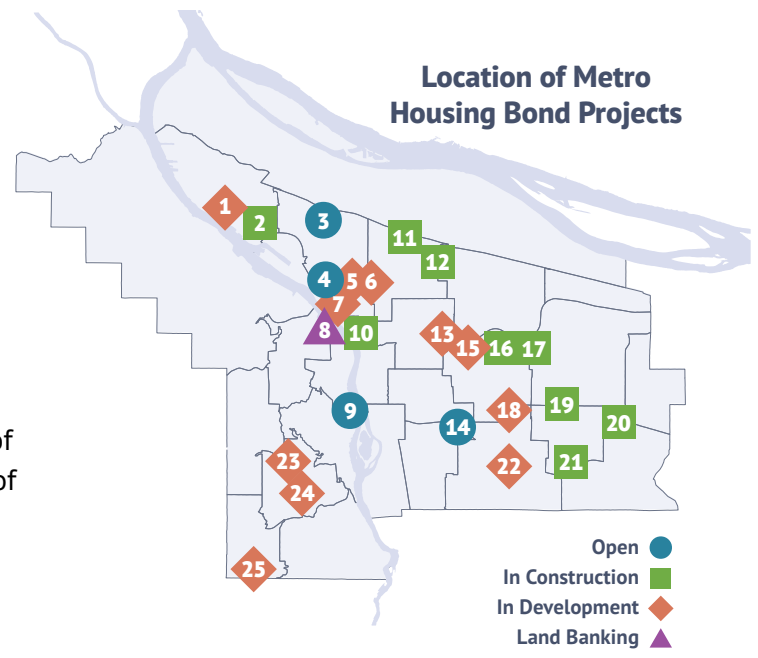
Current Projects

Property	No. of Units	Type	Status
1. Carey Boulevard	50	New Construction	In Development
2. Tistilal Village	24 new/33 existing	New Construction	In Construction
3. Hattie Redmond Apartments	60	New Construction	Open
4. Dr. Darrell Millner Building	64	New Construction	In Construction
5. Strong Family Property	75	New Construction	In Development
6. Abbey Lot Townhomes	8	New Construction	In Development
7. M. Carter Commons	62	New Construction	In Development
8. Broadway Corridor	TBD	New Construction	Land Banking
9. Waterleaf	179	New Construction	Open
10. Albina One	94	New Construction	In Construction
11. Dekum Court	147 new/40 existing	New Construction/Redevelopment	In Development
12. PCC Killingsworth	84	New Construction	In Development
13. hollywoodHUB	73*	New Construction	In Development
14. Findley Commons	35	New Construction	Open
15. Jolene's Second Cousin	11	New Construction	In Development
16. Aldea at Glisan Landing	96	New Construction	In Construction
17. Beacon at Glisan Landing	41	New Construction	In Construction
18. PCC Southeast	124	New Construction	In Development
19. Meridian Gardens	85	New Construction	In Construction
20. Garden Park Estates	54 new/63 existing	New Construction/Rehabilitation	In Construction
21. Powellhurst Place	64	New Construction	In Construction
22. 73Foster	64	New Construction	In Development
23. Capitol Hill Townhomes	52	New Construction	In Development
24. Barbur Apartments	149	New Construction	In Development
25. Jamii Court	96	New Construction	In Development

*Metro Bond portion only

Highlights

- **$211 million allocated to Portland**
- **1,475 unit goal**
- **1,787+ units open or in development**
- **4,700+ Portlanders housed**
- **278 units open**
- **277 units opening in 2024**
- **1,232 units expected 2025/2026**
- **890+ family-sized units**
- **311+ Permanent Supportive Housing units**
- **597+ deeply affordable units**
- **$155 million allocated, over $55 million earmarked or reserved**

Outcomes to Date

Legend: Goal | Actual

Bar chart titled with Y-axis "NO. OF UNITS" (0 to 2,000) and X-axis "UNIT TYPE →"

- Total Affordable: Goal ~1,475, Actual **1,787**
- 30% AMI or below: Goal ~600, Actual **597**
- Supportive Housing: Goal ~300, Actual **311**
- Family-Sized 2+ bedrooms: Goal ~740, Actual **890**
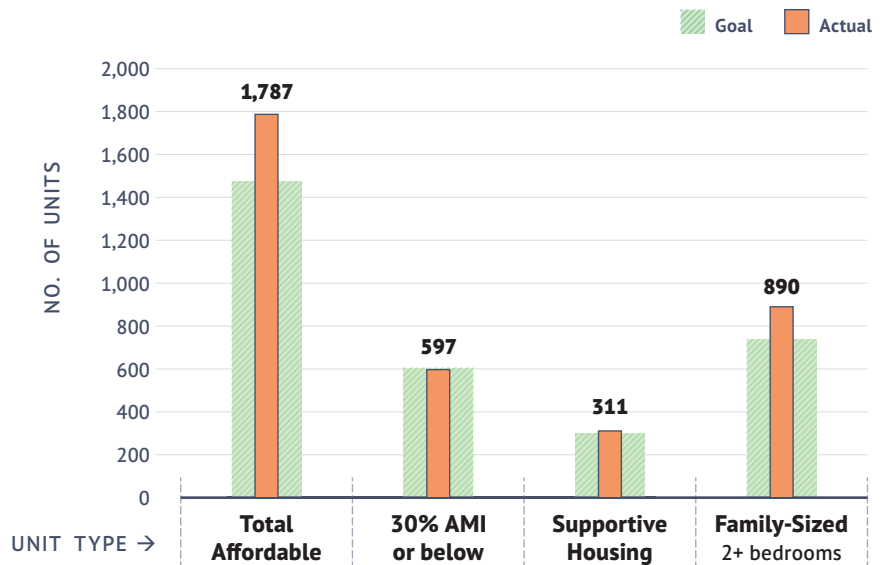
Key Actions

November 2018. Metro Affordable Housing Bond Measure passes.

July 2019. Metro Council approves several Phase I projects. Dekum Court, a 147-unit redevelopment in NE Portland's Concordia neighborhood, is approved for City of Portland.

August 2020. City Council approves an Intergovernmental Agreement and Local Implementation Strategy with Metro to implement Portland's $211 million eligible share of Metro Affordable Housing Bonds.

September 2020. Metro approves two Phase II projects that start construction in November and December. Findley Commons, a 35-unit supportive housing project serving veterans, and RiverPlace Parcel 3 Phase 2, a 176-unit family project in South Portland, now known as Waterleaf.

October 2020. The Portland Housing Bureau releases an RFQ for Supportive Housing to conditionally award Metro Bond funds to projects advancing PSH units.

April 2021. The Portland Housing Bureau releases the first Metro Bond Opportunity Solicitation prioritizing supportive housing and family-focused projects.

June 2021. The Hattie Redmond Apartments receives Metro approval and a funding award from PHB's RFQ for Supportive Housing.

October 2021. The Portland Housing Bureau recommends $96.2 million in Bond funding to seven projects selected through the Metro Bond Opportunity Solicitation and two Phase II projects selected through previous solicitations, adding another 805 units of affordable housing to the pipeline.

November 2021. Findley Commons, dedicated to Veterans experiencing or at risk of homelessness, is the first Metro Bond project in Portland to complete construction and begin leasing units.

September 2022. The Portland Housing Bureau releases a Metro Bond and TIF solicitation to provide up to $39.8 million in capital funding for development teams to create 220-280 new affordable housing units across the City.

December 2023. Waterleaf opens, bringing 176 affordable homes to the South Waterfront.

January 2023. The Portland Housing Bureau announces five new affordable housing projects, totaling 291 new units: M. Carter Commons, the Strong Family Property, the Abbey Lot Townhomes, Carey Boulevard, and Jamii Court.

February 2023. Hattie Redmond becomes the third Metro Bond project to open in Portland, with 6 units of PSH in the Kenton neighborhood.

December 2023. The Portland Housing Bureau selects four new affordable housing projects for funding to advance Portland's Metro Bond goals for extremely low-income units (at 30% of Area Median Income) and PSH. The projects selected are 73Foster, PCC Southeast Affordable Housing, Gooseberry Trails, and Jolene's Second Cousin, which will create 251 new affordable rental and homeownership units.

N/NE Housing Strategy

Established Oct 2017   Completion 2028

The North/Northeast (N/NE) Neighborhood Housing Strategy is a City initiative to address the harmful impacts of urban renewal, and the historic and ongoing displacement of long-time community members in North and Northeast Portland. The strategy creates new homeowners through down payment assistance and the development of affordable ownership units, creates new affordable rental housing, and land banks property for future development in the Interstate Corridor Urban Renewal Area.

Program Goals and Progress Measures

Legend: Goal, Actual

NO. SERVED (y-axis: 0, 200, 400, 600, 800, 1,000)

Program	Actual
Rental Development (units)	773
Home Repair Loans	171
Home Repair Grants	956
Home-ownership	110

PROGRAM →
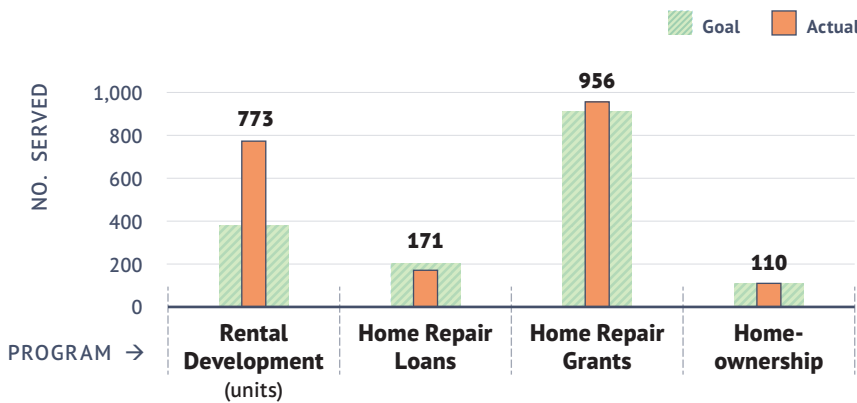
2023 Outcomes to Date

Since the strategy's inception in 2015, a Community Oversight Committee and the Housing Bureau have increased funding from the original $20 million housing plan to a budget of more than $70 million in recognition of the continued community need and the inflating cost of housing in the area.

In November 2019, the Portland Housing Bureau launched the Homeowner Asset Preservation Pilot to respond to community needs and advocacy by the N/NE Oversight Committee for legal estate planning services to stem the displacement of longtime homeowners and the loss of generational wealth in the N/NE Community.

N/NE Preference Policy

A central feature of the N/NE Housing Strategy is the N/NE Preference Policy, which prioritizes applicants who were displaced, are at risk of displacement, or are the descendants of families displaced due to urban renewal in N/NE Portland for City-funded affordable housing opportunities.

The Housing Bureau funds the development of affordable rental housing and homeownership opportunities, and down payment assistance for first-time homebuyers. When these opportunities become available, applicants are prioritized based on the amount of urban renewal activity that occurred where they or their ancestor's live or lived in N/NE Portland.

To date, the program has received over 7,000 applications from households interested in affordable housing opportunities in three homeownership and seven multifamily rental developments.

The Preference Policy application for homeownership is going live on the Preference Policy website in 2024. More homeownership developments are coming online and increasing opportunities to create new homeowners.

N/NE Investment Area

Rental ●
Homeownership ■
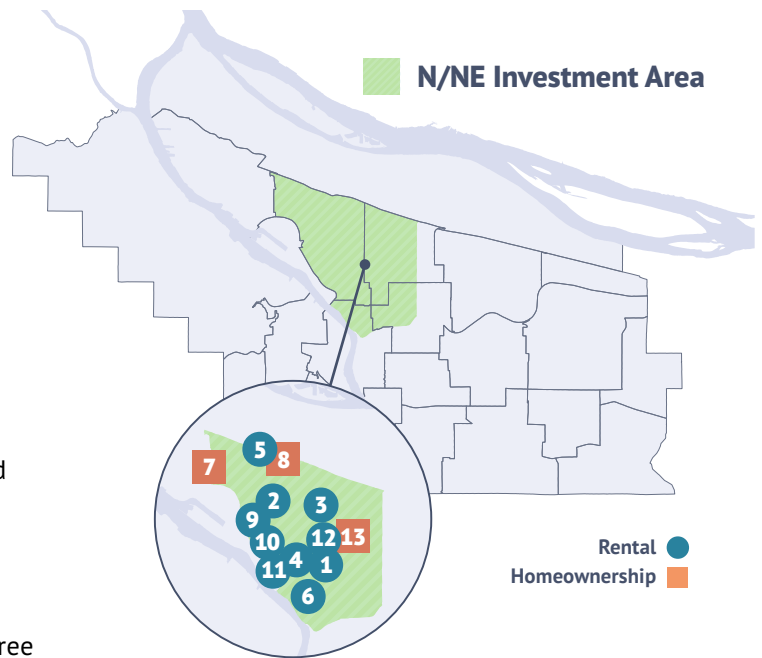
Current Projects

Property	Total No. of Units	Preference Policy No. of Units	Status
1. Beatrice Morrow	80	59	Open
2. Charlotte B. Rutherford	51	51	Open
3. King+Parks	70	49	Open
4. Magnolia II	50	50	Open
5. Renaissance Commons	189	185	Open
6. Songbird	61	20	Open
7. Olin Townhomes	12	12	Open
8. Kilpatrick Townhomes	30	30	Open
9. Dr. Darrell Millner Building	63	63	Pipeline
10. Albina One	94	94	Pipeline
11. M. Carter Commons	62	51	Pipeline
12. Strong Family Site	75	75	Pipeline
13. Abbey Lot Townhomes	8	8	Pipeline

PREFERENCE POLICY
513 Total Units Open
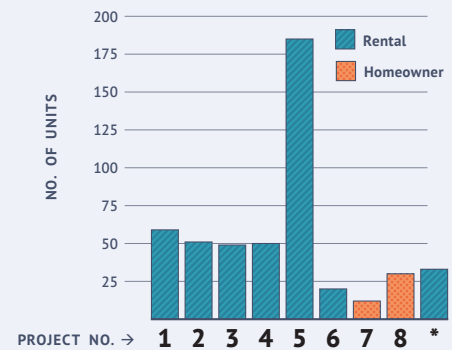
*Garlington Place is owned by Cascadia Behavioral Health and did not receive funding from PHB. They voluntarily lease a portion of the building to Preference Policy households.

Inclusionary Housing

The City of Portland has identified the need for a minimum of 25,000 affordable housing units to serve low- and moderate-income households. The Inclusionary Housing (IH) program is designed to supplement publicly financed affordable housing development by linking the production of affordable housing to private market development. Under IH, all residential buildings proposing 20 or more new units are required to provide a portion of the units at rents affordable to households earning up to 80 percent of the area median income (AMI), with a program emphasis on units at 60 percent AMI or less.

Inclusionary Housing Units

Open ●
Permitted ■
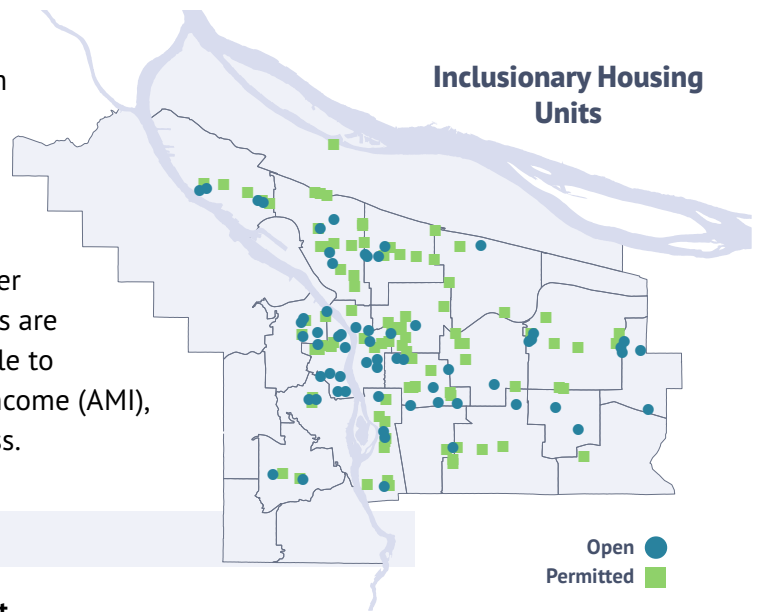
Program Goals

- **Link affordable unit production to market-rate development**
- **Support development of affordable units in high-opportunity areas**
- **Increase housing opportunities for families and individuals facing the greatest disparities**
- **Foster mixed-income neighborhoods**
- **Promote a wide range of affordable housing type options**

Outcomes to Date

Since the IH program went into effect in February 2017 through the end of the 2023 calendar year, there are 189 private market projects receiving no direct government subsidies. Within the 189 private market projects are 12,027 total units of which 1,230 are affordable units.

INCLUSIONARY HOUSING

1,230 Total Private Market Affordable Units

377 Open

280 In Construction

627 Permitting
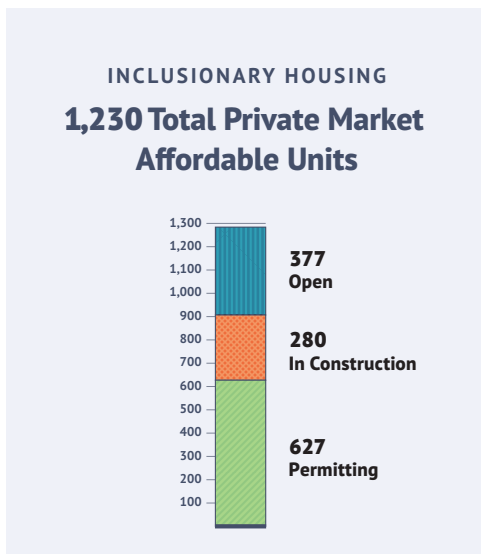
Key Actions

June 2018. City Council approved technical changes to the IH program's fee-in-lieu option.

August 2018. Adopted administrative rules for IH homeownership requirements.

October 2018. Inclusionary housing development 18-month review memo published.

October 2018. City Council approved technical change to IH program property tax exemption for projects in the Central City built or zoned 5:1+ FAR.

July 2019. City Council approved funding for a market analysis to recalibrate the IH Build Off-Site and designate Off-Site program options to increase flexibility and utilization.

July 2019. Adopted technical changes to the IH program administrative rules.

May 2020. Council redistributes market study funding for COVID-19 emergency rent assistance program.

July 2020. Council extends lower inclusion rate outside the Central City as part of a COVID-19 development response package.

July 2021. Reallocation of the IH Calibration

September 2022. IH Calibration Study begins.

July 2023. Inclusionary Housing Stakeholder Work Group submits findings and recommendations. Since then, PHB staff have been developing a suite of proposed code changes to implement many of the key recommendations identified by the consultant team, BAE Urban Economics, and the IH Work Group. The bureau will be presenting these proposed code changes to City Council and holding a public hearing on January 10, 2024.

Permanent Supportive Housing Plan

Established Oct 2017   Completion 2028

In October 2017, the Portland City Council and the Multnomah County Board of Commissioners adopted parallel resolutions to create 2,000 new permanent supportive housing (PSH) units by 2028. The resolution was passed in response to one of our community's most urgent needs. PSH is an evidence-based housing solution for individuals and families with disabling conditions who have experienced long-term (chronic) homelessness. PSH combines affordable housing with wrap-around services that support people who face complex challenges to living with stability, autonomy, and dignity. Services may include, but are not limited to, mental health and addiction services, intensive case management, peer support, and health care. This past year, our community prioritized resource alignment to bring about unprecedented growth in the number of PSH units. Seven years into our ten-year timeline, a total of 2,277 new PSH units have been opened or are in development, which has exceeded our overall goal of 2,000.

Location of Permanent Supportive Housing Units

- 133 to 432
- 68 to 133
- 47 to 68
- 24 to 47
- 6 to 24
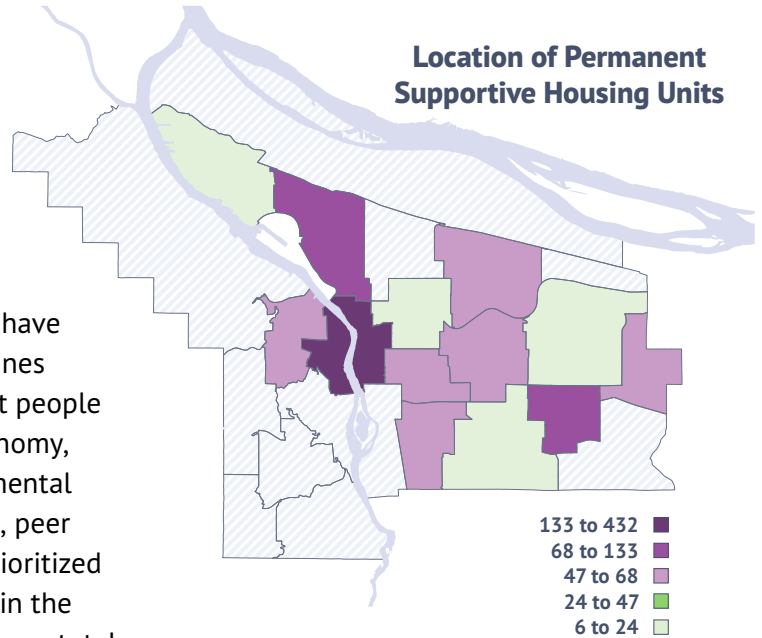
Budget and Goals

An estimated investment of $592 million to $640 million over 10 years is needed to reach the goal of creating 2,000 new supportive housing units. Operating costs after those 10 years are estimated at $43 million to $47 million a year. The report from the Corporation for Supportive Housing includes a plan to align those costs across all levels of government and alongside the private development, philanthropic and health care sectors.

2023 Outcomes to Date

PERMANENT SUPPORTIVE HOUSING

2,312 Units since October 2017

1,156 Open

1,156 In Pipeline

* Includes both tenant-based and project-based PSH Units.
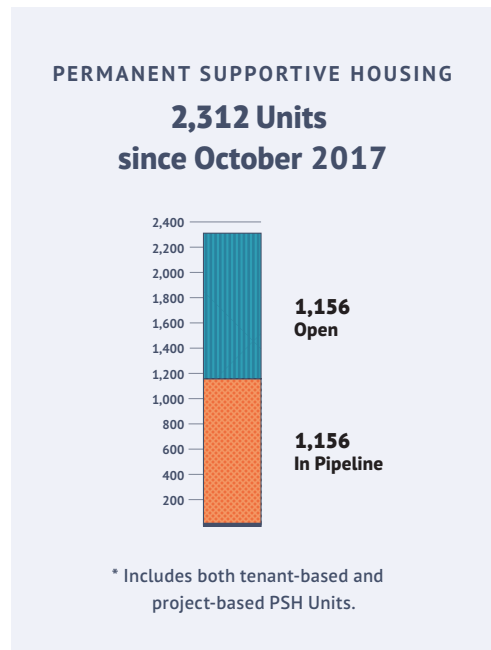
Since the adoption of the supportive housing resolutions in October 2017, the City has worked closely with Multnomah County, Home Forward and other jurisdictional and community partners to align capital, operating, and services funding to create new PSH units.

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Key Actions

</div>

December 2020. Planning and Early Progress on Metro Supportive Housing Services (SHS)

Jurisdictional leaders at the Joint Office of Homeless Services, PHB, Home Forward and community partners developed the Local Implementation Plan for Metro's Supportive Housing Services funds in Multnomah County. Program implementation began in July 2021 and includes a wide range of investments to increase outreach and behavioral health team capacity on the streets, expanded safe sleeping options for people living with a disability and supportive housing. One highlight is a newly launched local rent assistance program that is providing housing and supportive services for our homeless neighbors in market-rate apartments and through affordable housing communities operated by nonprofit partners. Through this program, 1,300 households will be housed this year.

October 2021. New PSH Units in Metro Housing Bond Projects

Four new housing projects with new PSH were submitted for approval to receive Metro Bond funds. The Portland-based projects were selected through the 2021 Spring Metro Bond Opportunity Solicitation, which brought together resources from the Metro Housing Bond, Multnomah County and Home Forward. When awarded, these projects will join additional projects in development with PSH units. In total these new Metro Bond projects will deliver 262 new units of PSH over the next several years to serve people experiencing chronic homelessness, families and Black, Indigenous, and People of Color (BIPOC) communities.

December 20, 2023. More PSH Units Added to Pipeline Through Funding Collaboration

The Portland Housing Bureau (PHB) has selected four new affordable housing projects for funding to advance Portland's Metro Bond goals for extremely low-income units (at 30% of Area Median Income) and Permanent Supportive Housing under the Metro Bond "Last Gap" Opportunity Solicitation (M-BOS "Last Gap"), released in August, which included a combination of funds from the Metro Affordable Housing Bond, Multnomah County General Fund, and Portland Clean Energy Fund (PCEF), as well as rent support vouchers from Home Forward, and Supportive Housing services funding from the City/County Joint Office of Homeless Services (JOHS). The four projects will create 251 new affordable rental and homeownership units, including 53 extremely low-income units; 22 Permanent Supportive Housing units for chronically homeless individuals, couples, or families; and 144 family-sized units.

Rental Services Office

Established Oct 2017

The Rental Services Office (RSO) at the Housing Bureau provides information and referrals for landlords and renters including general information on state landlord-tenant laws and specializes in technical assistance for local renter protections. The RSO's main functions include:

- Policy and planning, including staffing the Fair Housing Advocacy Committee and the Rental Services Commission.

- Contracting for services and program development; contract awardees include JOIN, Legal Aid Services of Oregon, Fair Housing Council of Oregon, Impact NW, Community Alliance of Tenants, and others.

- Administration of city code and rule, including mandatory relocation assistance exemptions, rental unit registration, rental unit screening criteria, and rental unit security deposits.

- Provision of information and technical assistance to the public through a call line, email, and walk-in office hours.*

The ongoing affordable housing crisis has disproportionately and adversely impacted the housing stability and well-being of renters. The number of renter households has steadily increased in the City of Portland and according to the most recent 2022 estimates, 46.7 percent of housing units are occupied by renters. The share of renter households in Portland is much higher than the nation (35.2 percent) and the state (36.8 percent). The housing cost disparity is even more pronounced for Black, Indigenous, Latine, and other People of Color in addition to other protected classes.

*Walk-in hours and face-to-face services were reduced because of the COVID-19 pandemic.

Mandatory Relocation Assistance Payments Reported to the Portland Housing Bureau 2023

Notes: Significant undercount likely because not all payments are reported. Each point is the associated address.
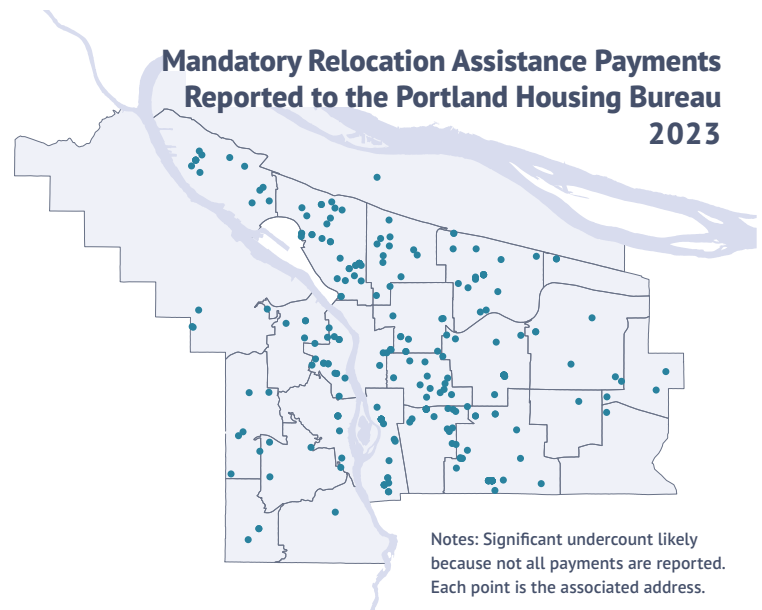
Focus Areas

Implementation of Renter Protection Policies

RSO staff provide technical assistance to landlords and tenants on policies such as those related to Fair Housing, state and locallandlord-tenant laws, and emergency declarations.

Landlord-Tenant and Fair Housing

The RSO funds a network of community partners to provide a range of services for the benefit of landlords and tenants.

Research and Evaluation Pilot Programs

The RSO researches and evaluates pilot programs with demonstrable benefits. Systematic evaluation can help plan for the upscaling of beneficial programs for renters. An eviction legal defense pilot and eviction expungement pilot are examples of such efforts.

Invitation and Evaluating Proposals to Fund

The RSO uses competitive solicitations to request innovative proposals to enhance renter well-being. Annual federal funds are disbursed to support these efforts.

Landlord Training Workshops

RSO staff work continuously with partner agencies to plan and organize Landlord-Tenant law and Fair Housing training workshops.

Mandatory Rental Registration

The RSO works in coordination with the Revenue Division in planning, implementation, and technical assistance required for the rental unit registry and fee.

2023 Outcomes

As the City Council continues to plan additional tenant protection policies, the work of the RSO also continues to expand.

Goal   Actual

NO. SERVED

PROGRAM →

Housing Access and Stabilization Services: 817
In-depth Stabilization Services: 618
Education and Information and Referral: 11,564
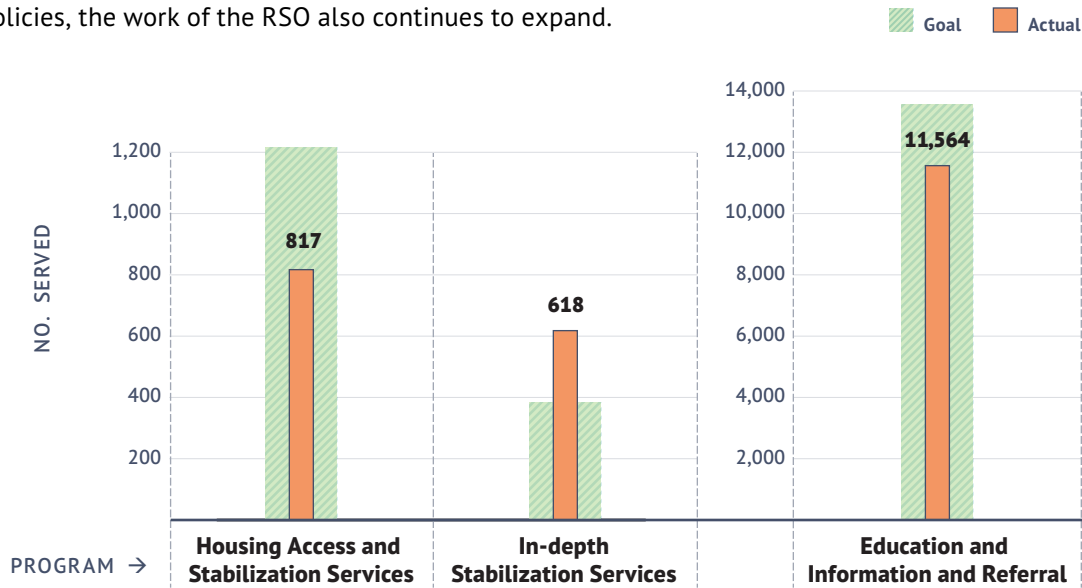
Key Actions

2017. Mandatory Rental Relocation Assistance policy adopted.

2017. City Council creates the Rental Services Commission.

2017/2018. City Council supports expansions of Housing Bureau renter services to support new landlord-tenant initiatives including Fair Housing Enforcement, Enhanced Expungement Pilot, and a landlord-tenant training focused on new landlord-tenant laws.

2019. Adopted administrative rules for the Mandatory Relocation Assistance policy.

2019. State of Oregon passed Senate Bill 608 renter protections; the provisions of this law are in addition to Portland renter protection laws.

2019. City Council adopts ordinance on rental housing applications, screening criteria, and security deposits, known collectively as FAIR.

January 2020. Adopted administrative rules for rental housing application, screening criteria, and security deposit legislation.

August 2021. City Council authorizes Eviction Legal Defense pilot for low-income tenants.

March 2023. State of Oregon passes House Bill 2001 which makes key changes to the eviction process with clearer definition of "nonpayment".

July 2023. The Oregon Legislature passes Senate Bill 611 which makes key changes to how annual rent increases percentage is calculated.

SECTION 6

Housing Production and Pipeline

Since the 2015 Housing Emergency Declaration

On October 7, 2015, Portland City Council declared a housing emergency to help address the city's growing homeless and affordable housing crisis. The declaration by City Council allowed for the expedited development of affordable housing projects and made it easier to provide service locations to people experiencing homelessness. Over the past eight years, many affordable housing projects have used the expedited building permit process made possible through the state of emergency declaration. Since the declaration, the Portland Housing Bureau (PHB) has opened and preserved more than 4,842 units of affordable housing providing homes to an estimated 9,283 people. Eighty-four percent of the units opened were developed with PHB funding and an additional 16 percent of units have been created through the City's Inclusionary Housing Program, and tax and development fee exemption programs. One-third of units opened are deeply affordable to households earning 0-30% of Area Median Income (AMI).

There are currently 3,537 units in the Housing Bureau's affordable housing development pipeline. These newly affordable units will house another estimated 7,247 low-income Portlanders. Nearly one third of the 3,537 units in the development pipeline are deeply affordable to households earning 0-30% AMI. Forty-four percent of the units are family sized units and 18 percent are Permanent Supportive Housing (PSH) units for homeless households. The Housing Bureau tracks and reports 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. The tables below list housing projects approved by City Council during the housing emergency with a count of total units, rent designation, estimate of total people housed, and project type.

City Regulated Units by the Numbers Since 2015

- ● **8,379 Affordable Units**
- ● **12,243 Affordable Bedrooms**
- ● **16,530 Est. People Housed**

City Regulated Units by Location Since 2015
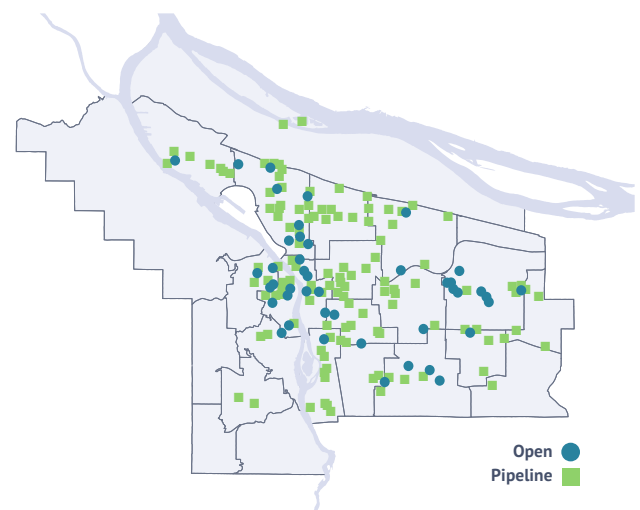
Open ●
Pipeline ■

Through December 2023

Open

- **4,063 Affordable Units**
- **5,634 Affordable Bedrooms**
- **8,015 Est. People Housed**

City-Funded Production Since 2015 by Unit Type

OPEN

4,216 Total Units Open

NO. OF UNITS

UNIT TYPE →

| 30% AMI | 50% AMI | 60% AMI | 80% AMI | Market Rate |
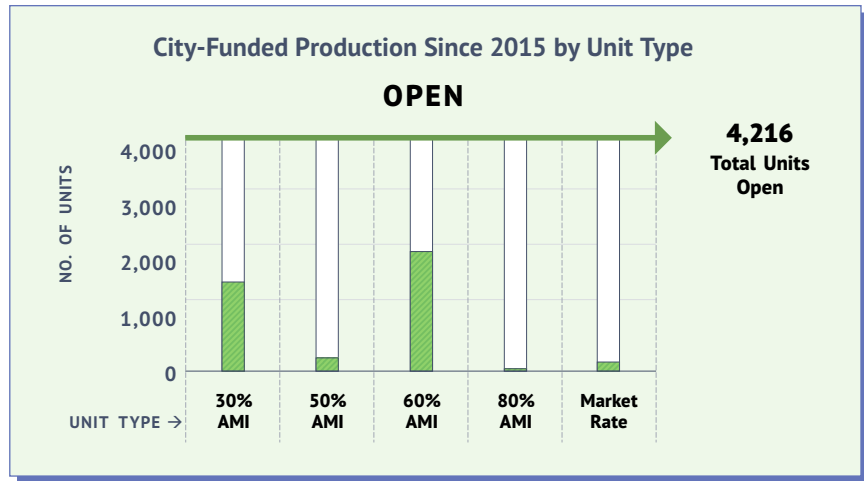
City Unit Production: Open

Property	Affordable Units	Affordable Bedrooms	Estimated People Housed*	30% AMI	50% AMI	60% AMI	80% AMI	Market Units**	Total Units	Project Type
East Burnside	51	51	109	16	0	35	0	0	51	NC
72Foster	101	101	168	20	0	81	0	0	101	NC
Arbor Glen	95	232	288	0	0	95	0	0	95	P
Anna Mann House	128	315	205	42	0	86	0	0	128	NC
Beatrice Morrow	79	79	207	24	7	48	0	1	80	NC
Carolyn Gardens	12	12	76	12	0	0	0	0	12	P
Cathedral Village	110	169	263	37	0	73	0	0	110	NC
Cedar Commons	60	60	60	40	20	0	0	0	60	NC
Charlotte Rutherford	51	51	102	3	28	20	0	0	51	NC
Crescent Court	138	217	344	46	0	92	0	0	138	NC
Cully Commons	15	null	null	0	0	11	4	0	15	NC
Fora Health Treatment Center	10	10	10	10	0	0	0	60	70	NC
Ellington Apartments	262	549	841	80	0	183	0	0	263	P
Emmons Place	144	144	72	78	0	66	0	2	146	NC
Findley Commons	35	35	45	35	0	0	0	0	35	NC
Gladstone Square/Multnomah Manor	101	108	168	68	14	19	0	0	101	P
Hattie Redmond	60	60	60	60	0	0	0	0	60	NC
Hawthorne East	70	70	105	70	0	0	0	1	71	P
Hayu Tilixam	50	75	119	17	11	22	0	0	50	NC
Hazel Heights	153	214	321	8	30	115	0	0	153	NC
Hill Park	39	39	43	14	0	25	0	0	39	P
The Joyce	66	66	66	66	0	0	0	0	66	P
Kenton Townhomes	30	75	120	0	0	11	14	5	30	NC
King + Parks	70	131	206	24	0	45	0	1	70	NC
Las Adelitas	141	257	402	55	0	86	0	1	142	NC
Lents Commons	16	16	37	0	0	16	0	38	54	NC
Louisa Flowers	240	279	381	20	3	217	0	0	240	NC
Magnolia II	50	93	145	6	16	28	0	0	50	NC
Medford	60	60	60	60	0	0	0	1	61	P
New Meadows	14	14	16	14	0	0	0	0	14	NC
Oak Leaf	22	39	59	0	0	22	0	0	22	P
Olin Townhomes	12	36	60	0	0	6	4	2	12	NC
Oliver Station	125	125	303	6	0	120	0	16	142	NC
Renaissance Commons	189	242	342	10	0	179	0	0	189	NC
Songbird	61	111	167	40	4	16	0	1	61	NC
Starlight	100	100	100	92	8	0	0	0	100	NC
St Francis Park	105	105	119	10	66	29	0	1	106	NC
The Aurora	93	235	152	31	0	62	0	0	93	NC
The Blackburn	124	124	124	124	0	0	0	0	124	NC

Property	Affordable Units	Affordable Bedrooms	Estimated People Housed*	30% AMI	50% AMI	60% AMI	80% AMI	Market Units**	Total Units	Project Type
The Henry	172	172	172	172	0	0	0	1	173	P
The Nick Fish	52	68	98	6	2	44	0	0	52	NC
The Orchards	48	66	101	12	30	5	0	1	48	NC
The Vera Apartments	203	263	365	90	0	111	0	2	203	NC
Vibrant!	93	93	298	59	0	33	0	1	93	NC
Waterleaf	176	212	423	17	0	159	0	2	178	NC
Woody Guthrie	37	61	95	16	0	0	21	27	64	NC
Total	**4,063**	**5,634**	**8,015**	**1,610**	**239**	**2,160**	**43**	**164**	**4,216**	

*In affordable housing | **Market rate rental units receive no public subsidy | NC=New Construction P=Preservation

Construction

- ● **1,202 Affordable Units**
- ● **2,239 Affordable Bedrooms**
- ● **2,192 Est. People Housed**

City-Funded Production Since 2015 by Unit Type

PIPELINE

1,203 Total Units in Construction Pipeline
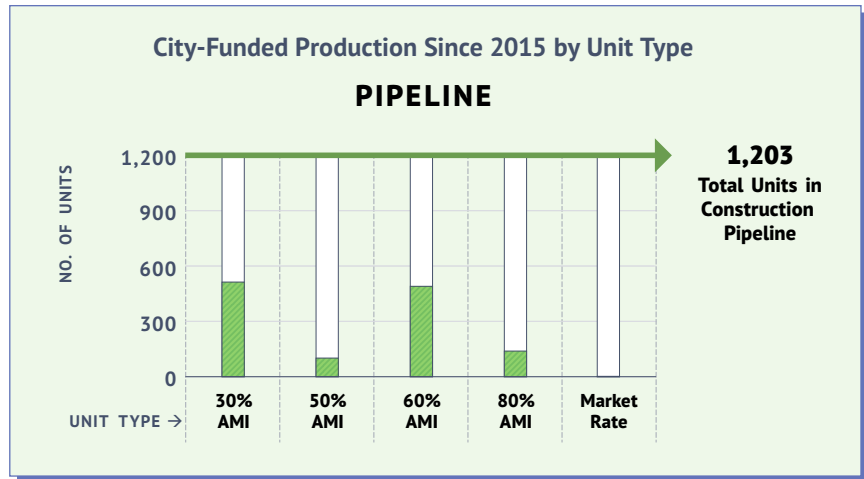
City Unit Production: Pipeline

Property	Affordable Units	Affordable Bedrooms	Estimated People Housed*	30% AMI	50% AMI	60% AMI	80% AMI	Market Units**	Total Units	Project Type
Albina One	94	165	256	32	0	62	0	0	94	NC
Aldea at Glisan Landing	96	176	276	15	0	81	0	0	96	NC
Alder 9	159	179	285	25	53	0	106	0	159	NC
Beacon at Glisan Landing	41	21	41	41	0	0	0	0	41	NC
Dr. Darrell Millner Building (formerly 5020 Interstate)	63	217	136	17	0	46	0	0	63	NC
Dekum Court	147	540	347	61	0	86	0	0	147	NC
Fairfield	75	75	75	75	0	0	0	0	75	P
Francis + Clare	61	61	61	61	0	0	0	0	61	NC
Garden Park Estates	54	96	149	20	0	34	0	0	54	P/NC
Hazel Ying Lee Apartments (formerly 3000 SE Powell)	206	357	216	68	0	138	0	0	206	NC
Meridian Gardens	85	85	85	70	15	0	0	0	85	NC
Powellhurst Place	64	167	111	12	9	43	0	1	64	NC
Tistilal Village	57	101	154	16	24	0	33	1	58	P/NC
Total	**1,202**	**2,239**	**2,192**	**513**	**101**	**490**	**139**	**2**	**1,203**	

*In affordable housing | **Market rate rental units receive no public subsidy | NC=New Construction P=Preservation

Pre-development

- 1,652 Affordable Units
- 2,461 Affordable Bedrooms
- 3,710 Est. People Housed

City-Funded Production Since 2015 by Unit Type

PRE-DEVELOPMENT

1,658
Total Units in
Pre-development
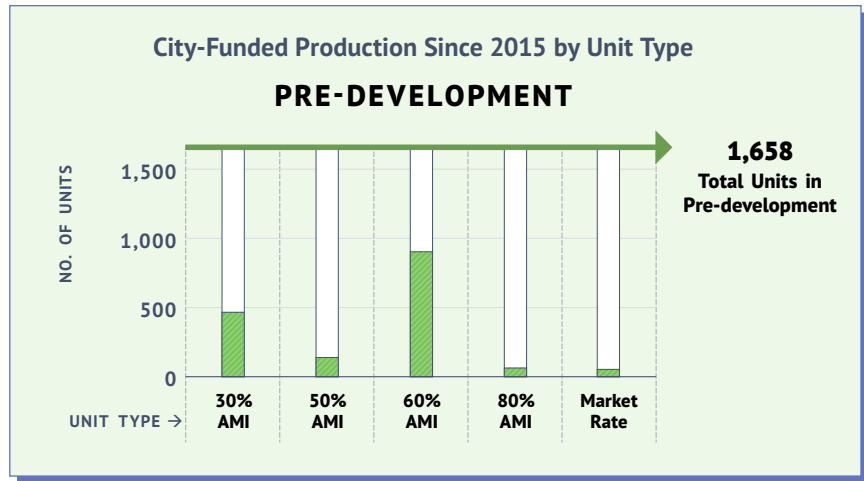
City Unit Production: Pre-development

Property	Affordable Units	Affordable Bedrooms	Estimated People Housed*	30% AMI	50% AMI	60% AMI	80% AMI	Market Units**	Total Units	Project Type
73Foster	64	161	100	22	0	41	0	0	64	NC
Barbur Apartments	149	426	276	32	19	98	0	1	150	NC
Gooseberry Trails	52	261	154	0	0	36	16	47	52	NC
Carey Boulevard	53	283	168	0	0	27	26	0	53	NC
Clifford	88	88	88	67	0	0	21	0	88	P
hollywoodHUB	222	565	359	71	0	151	0	2	224	NC
Jamii Court	96	256	158	39	25	32	0	0	96	NC
Julia West	89	59	104	89	0	0	0	1	90	NC
Kafoury Court	40	58	38	40	0	0	0	0	40	NC
M. Carter Commons	62	90	59	21	0	41	0	1	63	NC
PCC Killingsworth	84	237	150	28	0	56	0	0	84	NC
PCC Southeast Affordable Housing	124	298	188	20	0	104	0	0	124	NC
Rosemont	99	149	98	0	0	99	0	1	100	P
Shoreline	62	62	62	0	62	0	0	0	62	P
Strong Family Site	75	238	151	11	0	64	0	0	75	NC
Timberview	105	187	118	0	0	105	0	0	105	NC
Villa de Clara Vista	108	292	190	26	33	49	0	0	108	P
William & Russell Project	80	null	null	null	null	null	null	null	80	NC
Total	**1,652**	**3,710**	**2,461**	**466**	**139**	**903**	**63**	**53**	**1,658**	

*In affordable housing | **Market rate rental units receive no public subsidy | NC=New Construction P=Preservation

Open

- **779 Affordable Units**
- **957 Affordable Bedrooms**
- **1,268 Est. People Housed**

Inclusionary Housing/MULTE Production Since 2015 by Unit Type

OPEN

4,997 Total Units Open
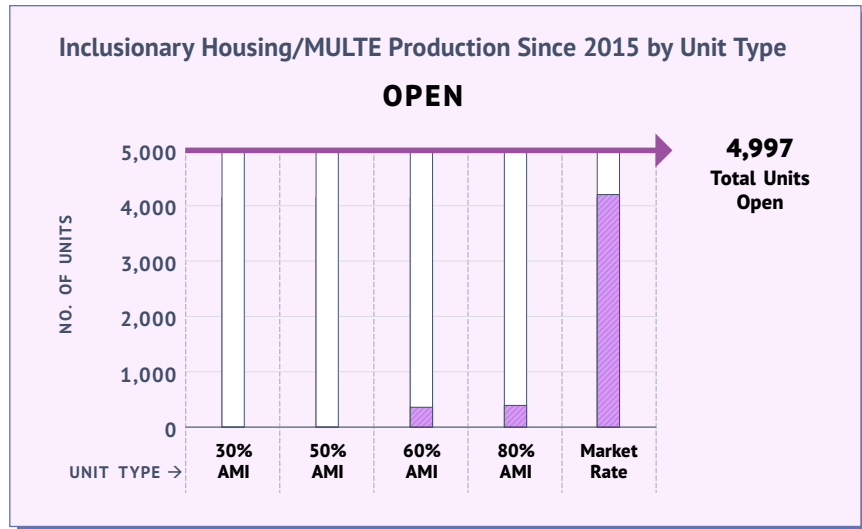
Inclusionary Housing/MULTE Production: Open

Property	Affordable Units	Affordable Bedrooms	Estimated People Housed*	30% AMI	50% AMI	60% AMI	80% AMI	Market Units**	Total Units
146th West Building (100 and 200)	4	4	4	0	0	4	0	50	54
14th & Glisan	46	54	76	0	0	0	46	184	230
330 Dekum	34	34	40	0	0	34	0	5	39
38 Davis	18	18	24	0	0	0	18	47	65
3rd & Ash	27	27	34	0	0	0	27	106	133
54 Woodstock	3	3	3	0	0	3	0	35	38
Alta Art Tower	14	42	70	0	0	14	0	300	314
Amara	6	18	30	0	0	6	0	132	138
Amore	3	4	6	0	0	0	3	19	22
Argyle Gardens	3	3	3	0	0	3	0	69	72
Arris PDX	30	36	49	0	0	0	30	122	152
Artisan	2	4	6	0	0	0	2	52	54
BD52 Apartments	5	5	6	0	0	0	5	27	32
Buri Building	16	17	21	0	0	5	0	143	159
Cardy Woodstock	2	2	2	0	0	2	0	26	28
Cathedral Flats	5	5	5	0	0	5	0	19	24
Chelsea Apartments	29	30	42	0	0	29	0	46	75
Chiles House*	2	2	2	0	0	2	0	25	27
Cully Place*	2	7	12	0	0	0	2	0	2
Dean River Apartments	3	8	13	0	0	3	0	69	72
Derby Slabtown Apts	26	31	40	0	0	26	0	111	128
Enclave 54	28	28	28	0	0	28	0	0	28
Everett Apartments	10	10	10	0	0	10	0	40	50
Everett Street Lofts	18	18	23	0	0	0	18	99	117
Halsey 28	8	8	8	0	0	0	8	44	52
Ivan-4	1	4	7	0	0	0	1	18	19
Juniper Apartments	4	5	9	0	0	4	0	0	4
Kathryn Ann	22	22	30	0	0	0	22	123	145
Kaya Camilla	3	3	3	0	0	3	3	36	39
Koz on Killingsworth	13	14	15	0	0	0	13	75	88
Koz on Sandy	17	17	18	0	0	0	17	95	112
Koz on Thirteenth	13	13	13	0	0	0	13	74	87
Koz on Yamhill	6	6	6	0	0	6	0	24	30
Marquam Heights	7	11	17	0	0	0	0	37	44
Mamook Tokatee	4	7	11	0	0	4	0	49	56
Multnomah Station Apartments	1	1	5	0	0	1	0	38	39
NE Killingsworth Apartments	8	8	0	0	0	8	0	31	39

Property	Affordable Units	Affordable Bedrooms	Estimated People Housed*	30% AMI	50% AMI	60% AMI	80% AMI	Market Units**	Total Units
Nesika Illahee Apartments	5	8	16	0	0	5	0	54	59
Nomad	6	14	22	0	0	6	0	124	130
North Hollow Apts	24	44	63	0	0	9	0	97	121
NW 17th & Kearney	25	29	39	0	0	0	25	99	124
NW 17th & Pettygrove	39	46	65	0	0	0	39	157	196
PDX Perch	28	31	38	0	0	0	28	112	140
Pettygrove Apartments	8	8	8	0	0	8	0	32	40
Powell Apartments	6	6	6	0	0	6	0	24	30
Robert J. Breitung Veteran Building	2	2	3	0	0	2	0	26	28
Ryder	15	15	21	0	0	0	15	81	96
Sawbuck	10	20	30	0	0	10	0	172	182
Skylar Grand Apartments	8	20	32	0	0	8	0	162	170
Solace PDX	27	35	49	0	0	27	0	109	136
Spring Villa	3	5	8	0	0	0	3	21	24
St J's Apartments	5	7	10	0	0	0	7	15	22
Studio Pointe	30	30	30	0	0	30	0	0	30
Sullivan Ridge	24	30	36	0	0	0	24	0	24
Tabor Commons Apartments	7	7	7	0	0	0	7	55	62
The Bluffs	4	7	10	0	0	0	4	32	36
The Marilyn	12	12	12	0	0	0	12	47	59
The Olivia	23	25	36	0	0	23	0	209	232
Wy'East Plaza	14	15	20	0	0	14	0	161	175
Yukon Flats	11	12	17	0	0	11	0	43	54
Total	**779**	**957**	**1,268**	**0**	**0**	**359**	**392**	**4,202**	**4,977**

*In affordable housing | **Market rate rental units receive no public subsidy | NC=New Construction P=Preservation

Construction/Pre-construction

- 683 Affordable Units
- 952 Affordable Bedrooms
- 1,345 Est. People Housed

Inclusionary Housing/MULTE Production Since 2015 by Unit Type

CONSTRUCTION/PRE-CONSTRUCTION

7,963 Total Units in Construction/Pre-construction
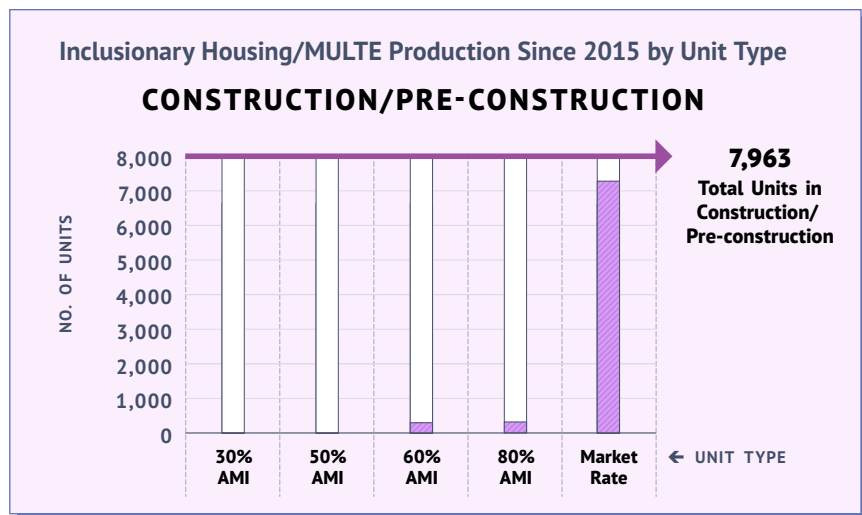
City of Portland Program Funding

Contents

URA Policy and Program Targets

Active Districts

District	Set-Aside	Goals	0-30% AMI	31-50% AMI	51-60% AMI	61-80% AMI	Homebuyer/Home Repair Loans
Central Eastside 1986-2018	22%	Targets	88	494	248		no value
		Production	77	87	230	20	no value
Gateway 2001-2022	33%	Targets					no value
		Production	45	47	339		no value
Interstate Corridor 2000-2021	55%	Targets A				no value	no value
		Production A				no value	no value
		Targets B	60			no value	no value
		Production B	275	604	1,144	193	no value
Lents Town Center 1998-2020	38%	Targets				no value	230-420
		Production	116	169	350	21	313
North Macadam 1999-2020	44%	Targets	166	211	102	103	no value
		Production	132	40	278	no value	no value
River District 1998-2021	36%	Targets	359	365		no value	no value
		Production	430	286	575	65	no value

Inactive Districts

District	Set-Aside	Goals	0-30% AMI	31-50% AMI	51-60% AMI	61-80% AMI	Homebuyer/Home Repair Loans
Convention Center 1989-2013	26%	Targets				no value	no value
		Production	20	206	235	no value	no value
Downtown Waterfront and South Park Blocks 1985-2008	21%/61%	Targets	25-50	175-200	75-100	50-100	no value
		Production	645	1,098	857	76	no value

Value indicates number of units.

Tax Increment Finance: Housing Set-Aside Expenditures

Housing Set Aside Summary		FY 2021-22 Actual	FY 2022-23 Forecast	FY 2023-24 Forecast	FY 2024-25 Forecast	FY 2025-26 Forecast
Central Eastside	Cumulative Housing	8,945,111	8,995,341	10,961,152	11,042,129	15,953,606
	Cumulative Set Aside Base	65,860,664	65,860,664	65,860,664	68,170,292	68,170,292
	Percent of Set Aside Base	**14%**	**14%**	**17%**	**16%**	**23%**
Downtown Waterfront	Cumulative Housing	19,283,460	19,283,460	19,283,460	19,283,460	19,283,460
	Cumulative Set Aside Base	91,402,338	91,402,338	91,402,338	91,402,338	91,402,338
	Percent of Set Aside Base	**21%**	**21%**	**21%**	**21%**	**21%**
Gateway	Cumulative Housing	17,628,704	18,360,477	23,082,959	25,672,157	30,723,988
	Cumulative Set Aside Base	59,354,254	63,049,248	66,157,333	90,762,048	102,460,851
	Percent of Set Aside Base	**30%**	**29%**	**35%**	**28%**	**30%**
Interstate	Cumulative Housing	118,880,084	127,022,824	145,460,521	169,352,642	185,863,811
	Cumulative Set Aside Base	263,341,236	289,254,182	316,908,100	316,908,100	316,908,100
	Percent of Set Aside Base	**45%**	**44%**	**46%**	**53%**	**59%**
Lents	Cumulative Housing	62,679,875	64,444,109	66,665,165	72,023,057	72,023,057
	Cumulative Set Aside Base	171,093,247	185,489,328	187,635,659	187,635,659	187,635,659
	Percent of Set Aside Base	**37%**	**35%**	**36%**	**38%**	**38%**
North Macadam	Cumulative Housing	75,487,638	75,603,146	86,376,837	91,967,073	96,972,101
	Cumulative Set Aside Base	165,708,016	174,921,508	199,627,871	219,637,470	222,699,224
	Percent of Set Aside Base	**46%**	**43%**	**43%**	**42%**	**44%**
Oregon Convention Center	Cumulative Housing	20,181,627	20,181,627	20,181,627	20,181,627	20,181,627
	Cumulative Set Aside Base	78,564,626	78,564,626	78,564,626	78,564,626	78,564,626
	Percent of Set Aside Base	**26%**	**26%**	**26%**	**26%**	**26%**
River District	Cumulative Housing	107,794,005	112,284,161	114,849,939	119,249,428	119,249,428
	Cumulative Set Aside Base	342,551,848	342,551,848	342,551,848	342,551,848	342,551,848
	Percent of Set Aside Base	**31%**	**33%**	**34%**	**35%**	**35%**
South Park Blocks	Cumulative Housing	39,642,304	40,042,304	40,042,304	40,042,304	40,042,304
	Cumulative Set Aside Base	61,090,678	61,090,678	61,090,678	61,090,678	61,090,678
	Percent of Set Aside Base	**65%**	**66%**	**66%**	**66%**	**66%**
Education*	Cumulative Housing					
30% Target	Cumulative Set Aside Base					
	Percent of Set Aside Base					
Cully	Cumulative Housing			79,500	525,392	723,837
	Cumulative Set Aside Base			217,490	1,233,148	1,790,549
	Percent of Set Aside Base			**37%**	**43%**	**40%**
Cumulative Housing Expenditures: Active Districts		391,415,418	406,710,058	447,693,563	491,065,026	523,300,378
Cumulative Set Aside Base		1,067,909,264	1,121,126,778	1,178,820,975	1,226,190,809	1,241,149,811
Total Percent of Set Aside Base		37%	36%	38%	40%	42%
Annual Housing Set Aside Amount		28,485,379	15,694,640	40,983,505	43,371,463	32,235,352

*Expired for Housing Set Aside

Methodology and Sources

Contents

Definition of Terms

ACS. American Community Survey

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

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

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

AMI/MHI. Area Median Income/Median Household Income

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

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

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

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

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

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

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

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

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

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

Average Three Person Extremely Low Income Household. A household profile developed using the Department of Housing and Urban Development's three-person household income limit for households earning at or below 30% of area median income.

Average Three Person Low Income Household. A household profile developed using the Department of Housing and Urban Development's three-person household income limit for households earning at or below 50% of area median income.

Average Three Person Moderate Income Household. A household profile developed using the Department of Housing and Urban Development's three-person household income limit for households earning at or below 80% of area median income.

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

BPS. The City of Portland's Bureau of Planning and Sustainability.

CARES Act. The Coronavirus Aid, Relief, and Economic Security Act

CDBG. Community Development Block Grant

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

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

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

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

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

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

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

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

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

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

Homeless Management Information System (HMIS). A locally implemented data system used to collect client-level data and data on the provision of housing and services to homeless individuals, families and persons at risk of homelessness.

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

HUD. The United States Department of Housing and Urban Development

Inclusionary Housing. Also known as inclusionary zoning, refers to Portland planning ordinances that require a given share of new construction to be affordable by people with low to moderate incomes.

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

LIHTC. Low-Income Housing Tax Credit

Low Income. Describes individuals, households or tenants with a gross household income at or below 80 percent of the area median income.

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

Multifamily Unit. Includes rental and ownership units in multifamily buildings containing at least two or more housing units with two or more families.

Naturally Occurring Affordable Housing. Privately-owned residential rental properties that command low rents, without subsidy, due to their age or physical condition.

NOAH. Naturally Occurring Affordable Housing.

PDC. See Prosper Portland.

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

PHB. The City of Portland's Housing Bureau

Preference Policy. The preference policy identifies areas in N/NE Portland that were subject to high levels of urban renewal and prioritizes housing opportunities to current or former residents of those areas, and their descendants.

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

Prosper Portland. The City of Portland's Development Commission

Registered Residential Rental Unit. A residential rental unit registered under the Annual Residential Rental Registration Program managed by the City of Portland.

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

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

RMLS. A privately owned real estate database of residential home sales in the region.

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

Short Term Rent Assistance (STRA). Local program that provides limited housing assistance (up to 24 months) to households that are experiencing homelessness or at risk of homelessness.

Short-Term Rental. Rental of a shared room or private residence without a signed lease for less than 30 days; generally offered through Airbnb, VRBO, and other host sites.

TIF. Tax Increment Financing

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

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

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

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

URA. Urban Renewal Area

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

Very Low Income. Describes individuals, households or tenants with a gross household income at or below 50 percent of the area median income.

Methodology

Special Interest: Portland's Residential Rental Registration
Unique residential rental units were identified by geocoding addresses provided by the City of Portland Revenue Division's yearly Schedule R data extracts. Additionally, separate Tableau extracts were created from the full data extract to allow for analysis of ownership, single-family residences and other relevant subsets used in this report.

Part 1.01   Population, Households, and Income
Population, household, income, homeownership, and racial composition data derived from the 2000 Decennial Census, the 2010 Decennial Census, the 2020 Decennial Census, 2013-17 5-year estimates, and the 2018-2022 5-year estimates from the American Community Survey—tables A10001, A10060, B01003, B02008, B02009, B02010, B02011, B02012, B03003, B05012, B11001, B11001A-I, B11005, B11016, B17020, B19001, B19013, B19013A-I, B19019, B19019, B19113A, B19113B, B19113C, B19113D, B19113E, B19113I, B19049, B19126, B25119, B25003, B25003A, B25003B, B25003C, B25003D, B25003E, B25003I, B25070, B25118, B25119, DP-1, DP02, DP03, DP05, H014, HO16H, HCT012, P011, P015, P021, P053, P087, QT-H13, QT-P5, QT-P10, QT-P20, QT-P21, QT-P24, and S1901.

Part 1.02   Housing Stock and Production
Multifamily and single-family data derived from Multnomah County Tax Lot data and Metro Portland's Multifamily Inventory database. Multifamily and single-family permitting data derived from the Bureau of Planning and Sustainability and Bureau of Development Services permitting data.

Part 2.03   Rental Housing Market Affordability
Household profile data derived from the American Community Survey—tables S1901, B19019, B19113A, B19113B, B19113C, B19113D, B19113E, B19113I, B19049, and B19126. A 30% share of an equal monthly proportion of the annual median household income data was derived to measure against market rent data. Market rent data derived from the CoStar Multifamily Residential Market data set. Rent data referenced the average 2nd quarter monthly asking rent.

Part 2.02   Homeownership Market Affordability
Household profile data derived from the American Community Survey—tables S1901, B19019, B19113A, B19113B, B19113C, B19113D, B19113E, B19113I, B19049, and B19126. A 30% share of an equal monthly proportion of the annual median household income data was derived to measure against market home sales data. Median home sales data derived from the Regional Multiple Listing Service data set. Home sales data reference the median home sales price in years 2000 through 2023.

Part 3   Neighborhood Profiles
Neighborhood analysis areas derived from the Bureau of Planning and Sustainability and the Portland Plan 20-Minute Neighborhood areas. Boundary lines have been adjusted to align with the closest census tract/block group/block boundary to minimize margin of error in data analysis.

Part 4.01   Citywide Policy Targets
Citywide policy targets derived from the 1980 Comprehensive Plan Goals and Policies November 2011 version. Housing Bureau staff assessed the planning documents for goals, policies, objectives, etc. that were proximally associated with affordable housing. Housing Bureau staff then determined the affordable housing goals, policies, objectives, etc. for those which had a relatively objective method for assessing progress and those were included as citywide policy targets. Multiple sources of data and information were utilized by staff to determine if the City is currently meeting or not meeting the policy targets.

Part 4.02   Central City Policy Targets
Central City policy targets derived from the Central City 2035 Concept Plan October 2012 version, the Central City Southeast Quadrant Plan July 2015 version, the Central City 2035 West Quadrant Plan March 2015 version, the Central City 2035 N/NE Quadrant Plan October 2012 version, City Council Resolution 36021, and the 1988 Central City Plan. Housing Bureau staff assessed the planning documents for goals, policies, objectives, etc. that were proximally associated with affordable housing. Housing Bureau staff then determined the affordable housing goals, policies, objectives, etc. for those which had a relatively objective method for assessing progress and those were included as citywide policy targets. Multiple sources of data and information were utilized by staff to determine if the City is currently meeting or not meeting the policy targets.

Part 4.03   Urban Renewal Area Policy Targets
Urban Renewal Area policy targets derived from the Central Eastside Urban Renewal Area Housing Strategy 2003 version, the Downtown Housing Inventory and Policy Analysis 2000 version, the Gateway Regional Center Housing Strategy 2003 version, the ICURA Housing Strategy 2002 version, the Lents Town Center Housing Strategy 2000 version, the North Macadam Housing Development Strategy 2003 version, the Lloyd District Housing Strategy 2002 version, and the River District Housing Implementation Strategy June 1999 version. Housing Bureau staff assessed the planning documents for unit production goals, policies, objectives, etc. that were associated with affordable housing and those were included as citywide policy targets. Multiple sources of data and information were utilized by staff to determine if the City is currently meeting or not meeting the policy targets.

Part 4.04   Rental Housing
Regulated affordable rental unit data derived from Portland Housing Bureau asset portfolio data sets. Regulated affordable rental unit counts are added to the production pipeline in various stages based on whether the project is under review, in pre-development, or under construction. Regulated affordable rental units shift from being reported in the production pipeline to being counted in the asset portfolio when construction is in final stages/complete and units become move-in ready.

Part 4.05   Homeownership
Homeownership data derived from Portland Housing Bureau single-family loan portfolio data sets and program outcome data sets.

Part 4.06   Homelessness
Homelessness data derived from program outcome data sets.

Part 5   Funding
Historical budget data, current budget data, and forecasting data derived from point in time analyses by the finance and accounting staff at the Portland Housing Bureau.

Citywide Data Sources

2000 Population
US Census Bureau 2000 Decennial Census

2010 Population
US Census Bureau 2010 Decennial Census

2020 Population
US Census Bureau 2020 Decennial Census

2000 Median Household Income
US Census Bureau 2000 Decennial Census

2010 Median Household Income
US Census Bureau 2010 Decennial Census

2017 Median Household Income

US Census Bureau 2013-2017
ACS 5-Year Estimates

2022 Median Household Income
US Census Bureau 2018-2022
ACS 5-Year Estimates

2000 Poverty Rate
US Census Bureau 2000 Decennial Census

2010 Poverty Rate
US Census Bureau 2010 Decennial Census

2017 Poverty Rate
US Census Bureau 2013-2017
ACS 5-Year Estimates

2022 Poverty Rate
US Census Bureau 2018-2022
ACS 5-Year Estimates

2000 Households
US Census Bureau 2000 Decennial Census

2010 Households
US Census Bureau 2010 Decennial Census

2020 Households
US Census Bureau 2020 Decennial Census

2017 Households
US Census Bureau 2013-2017
ACS 5-Year Estimates

2022 Households
US Census Bureau 2018-2022
ACS 5-Year Estimates

2000 Single-person Households
US Census Bureau 2000 Decennial Census

2010 Single-person Households
US Census Bureau 2010 Decennial Census

2022 Single-person Households
US Census Bureau 2018-2022
ACS 5-Year Estimates

2000 Households with Children
US Census Bureau 2000 Decennial Census

2010 Households with Children
US Census Bureau 2010 Decennial Census

2017 Households with Children
US Census Bureau 2013-2017
ACS 5-Year Estimates

2022 Households with Children
US Census Bureau 2018-2022
ACS 5-Year Estimates

2000 Foreign-born Individuals
US Census Bureau 2000 Decennial Census

2010 Foreign-born Individuals
US Census Bureau 2010 Decennial Census

2022 Foreign-born Individuals
US Census Bureau 2018-2022
ACS 5-Year Estimates (Table S0502)

2000 Persons Experiencing Disabilities
US Census Bureau 2000 Decennial Census

2010 Persons Experiencing Disabilities
US Census Bureau 2010 Decennial Census

2022 Persons Experiencing Disabilities
US Census Bureau 2018-2022
ACS 5-Year Estimates (Table S1810)

2000 Persons 65 and Older
US Census Bureau 2000 Decennial Census

2010 Persons 65 and Older
US Census Bureau 2010 Decennial Census

2022 Persons 65 and Older
US Census Bureau 2018-2022
ACS 5-Year Estimates

2000 Homeownership Rate
US Census Bureau 2000 Decennial Census

2010 Homeownership Rate
US Census Bureau 2010 Decennial Census

2022 Homeownership Rate
US Census Bureau 2018-2022
ACS 5-Year Estimates

2013 Homelessness
2013 Point-in-time Count of
Homelessness

2015 Homelessness
2015 Point-in-time Count of
Homelessness

2017 Homelessness
2017 Point-in-time Count of
Homelessness

2019 Homelessness
2019 Point-in-time Count of
Homelessness

2022 Homelessness
2022 Point-in-time Count of
Homelessness

Housing Units
Multnomah County Tax Lot Data,
Portland Housing Bureau

Housing Units Single-Family
Multnomah County Tax Lot Data,
Portland Housing Bureau

Housing Units Multifamily
Multnomah County Tax Lot Data,
Portland Housing Bureau

Regulated Affordable Housing Units
Metro Inventor of Regulated Affordable
Housing, Portland Housing Bureau

**City Funded Regulated Affordable
Housing Units**
Metro Inventor of Regulated Affordable
Housing, Portland Housing Bureau

New Residential Permits: Total Units
Portland Bureau of Development
Services, Portland Housing Bureau

New Residential Permits: Single-Family
Portland Bureau of Development
Services, Portland Housing Bureau

New Residential Permits: Multifamily
Portland Bureau of Development
Services, Portland Housing Bureau

Multifamily Rental Unit Survey
CoStar Market Survey Data, Portland
Housing Bureau

Median Monthly Rent
CoStar Market Survey Data, Portland
Housing Bureau

Residential Rental Registration Units.
Annual Registration Data, City of
Portland

Rental Unit Vacancy Rate
CoStar Market Survey Data, Portland
Housing Bureau

Rental Affordability Estimates
CoStar Market Survey Data, Portland
Housing Bureau

Median Home Sales Price
RMLS Median Homes Sales Data,
Portland Housing Bureau

Home Ownership Affordability Estimates
RMLS Median Homes Sales Data,
Portland Housing Bureau

Short-Term Rental Unit Estimates
Inside Airbnb Data

Neighborhood Data Sources

2000 Population
US Census Bureau 2000 Decennial Census

2010 Population
US Census Bureau 2010 Decennial Census

2020 Population
US Census Bureau 2020 Decennial Census

2022 Population
US Census Bureau 2018-2022
ACS 5-Year Estimates

2000 Median Household Income
US Census Bureau 2000 Decennial Census

2010 Median Household Income
US Census Bureau 2010 Decennial Census

2022 Median Household Income
US Census Bureau 2018-2022
ACS 5-Year Estimates

2000 Poverty Rate
US Census Bureau 2000 Decennial Census

2010 Poverty Rate
US Census Bureau 2010 Decennial Census

2022 Poverty Rate
US Census Bureau 2018-2022
ACS 5-Year Estimates

2000 Households
US Census Bureau 2000 Decennial Census

2010 Households
US Census Bureau 2010 Decennial Census

2022 Households
US Census Bureau 2018-2022
ACS 5-Year Estimates

2000 Single-person Households
US Census Bureau 2000 Decennial Census

2010 Single-person Households
US Census Bureau 2010 Decennial Census

2022 Single-person Households
US Census Bureau 2018-2022
ACS 5-Year Estimates

2000 Households with Children
US Census Bureau 2000 Decennial Census

2010 Households with Children
US Census Bureau 2010 Decennial Census

2022 Households with Children
US Census Bureau 2018-2022
ACS 5-Year Estimates

2000 Foreign-born Individuals
US Census Bureau 2000 Decennial Census

2010 Foreign-born Individuals
US Census Bureau 2010 Decennial Census

2022 Foreign-born Individuals
US Census Bureau 2018-2022
ACS 5-Year Estimates

2000 Persons Experiencing Disabilities
US Census Bureau 2000 Decennial Census

2010 Persons Experiencing Disabilities
US Census Bureau 2010 Decennial Census

2022 Persons Experiencing Disabilities
US Census Bureau 2018-2022
ACS 5-Year Estimates

2000 Persons 65 and Older
US Census Bureau 2000 Decennial Census

2010 Persons 65 and Older
US Census Bureau 2010 Decennial Census

2022 Persons 65 and Older
US Census Bureau 2018-2022
ACS 5-Year Estimates

2000 Homeownership Rate
US Census Bureau 2000 Decennial Census

2010 Homeownership Rate
US Census Bureau 2010 Decennial Census

2022 Homeownership Rate
US Census Bureau 2018-2022
ACS 5-Year Estimates

2013 Homelessness
2013 Point-in-time Count of Homelessness

2015 Homelessness
2015 Point-in-time Count of Homelessness

2017 Homelessness
2017 Point-in-time Count of Homelessness

2019 Homelessness
2019 Point-in-time Count of Homelessness

2022 Homelessness
2022 Point-in-time Count of Homelessness

Housing Units
Multnomah County Tax Lot Data, Portland Housing Bureau

Housing Units Single-family
Multnomah County Tax Lot Data, Portland Housing Bureau

Housing Units Multifamily
Multnomah County Tax Lot Data, Portland Housing Bureau, and Portland Metro's Multifamily Housing Inventory

Housing Units Multifamily
Multnomah County Tax Lot Data, Portland Housing Bureau

Regulated Affordable Housing Units
Metro Inventory of Regulated Affordable Housing, Portland Housing Bureau

City Funded Regulated Affordable Housing Units
Metro Inventory of Regulated Affordable Housing, Portland Housing Bureau

New Residential Permits: Total Units
Portland Bureau of Development Services, Portland Housing Bureau

New Residential Permits: Single-family
Portland Bureau of Development Services, Portland Housing Bureau

New Residential Permits: Multifamily
Portland Bureau of Development Services, Portland Housing Bureau

Multifamily Rental Unit Survey
CoStar Market Survey Data, Portland Housing Bureau

Median Monthly Rent
CoStar Market Survey Data, Portland Housing Bureau

Residential Rental Registration Units
Annual Registration Data, City of Portland

Rental Unit Vacancy Rate
CoStar Market Survey Data, Portland Housing Bureau

Rental Affordability Estimates
CoStar Market Survey Data, Portland Housing Bureau

Median Home Sales Price
RMLS Median Homes Sales Data, Portland Housing Bureau

Home Ownership Affordability Estimates
RMLS Median Homes Sales Data, Portland Housing Bureau

Short-Term Rental Unit Estimates
Inside Airbnb Data

Neighborhood Area Geographies

Based on 2010 Census Tracts

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

Based on 2020 Census Tracts

Neighborhood	Census Tracts (FIPS Code)
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Forest Park-Northwest Hills	41051004300, 41051007000, 41051007002
Gateway	41051008001, 41051008002, 41051008100, 41051008201, 41051008202, 41051008204, 41051009201, 41051009202, 41051009204, 41051009302, 41051009400
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West Portland	41051006403, 41051006404, 41051006501
Woodstock	41051000301, 41051000302, 41051000401, 41051000802, 41051000902

Portland Housing Bureau
Commissioner Carmen Rubio
Director Helmi Hisserich
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1900 SW 4th Avenue, Suite 7007
Portland, OR 97201
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503-823-2375
portland.gov/phb

City of Portland
2045 Housing Needs Analysis

As-Adopted

Ordinance 191547

December 2023

THE BUREAU OF
**PLANNING &
SUSTAINABILITY**

LANGUAGE ACCESS

The City of Portland is committed to providing meaningful access. To request translation, interpretation, modifications, accommodations, or other auxiliary aids or services, contact 311, Relay: 711.

Traducción e Interpretación | Biên Dịch và Thông Dịch | अनुवादन तथा व्याख्या | 口笔译服务 | Устный и письменный перевод | Turjumaad iyo Fasiraad | Письмовий і усний переклад | Traducere și interpretariat | Chiaku me Awewen Kapas | 翻訳または通訳 | ການແປພາສາ ຫຼື ການອະທິບາຍ | الترجمة التحريرية أو الشفهية |

www.portland.gov/bps/accommodation

Acknowledgments

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ariel.kane@portlandoregon.gov

Table of Contents

About the Housing Needs Analysis (HNA)

Overview

Oregon Statewide Planning Goal 10: Housing and ORS 197.296 require cities with more than 10,000 residents to inventory "buildable lands" and ensure that there is enough zoned land to accommodate housing needs over the next twenty years. Metro cities are mandated to develop and update this analysis every six years. Cities are also required to prepare and adopt a Housing Production Strategy that describes how the jurisdiction plans to accommodate the future housing need through new and/or existing policies and programs. Portland's previous Housing Needs Analysis (HNA) was adopted in conjunction with the City's 2035 Comprehensive Plan update from a Planning & Sustainability recommended draft report compiled in mid-2011.

In 2019, the state of Oregon passed House Bill 2003, charting a new direction to meet housing needs more fully and equitably. HB 2003 includes a requirement for local adoption of a Housing Production Strategy (HPS), which is a list of specific actions the city shall undertake to promote development to address Portland's housing needs. The HPS will be drafted and adopted by the City of Portland in 2024.

This HNA report includes an analysis of Portland's population and existing housing characteristics, projected housing needs, and a buildable land inventory to estimate the capacity to accommodate future residential development. The HPS will be drafted and adopted by the City of Portland in 2024.

Existing Conditions	Housing Capacity Analysis			Housing Production Strategy	
Population & Housing	Project Housing Need	Inventory Buildable Land	Evaluate Needed Housing	Promote Needed Housing	Reflect, Measure & Report
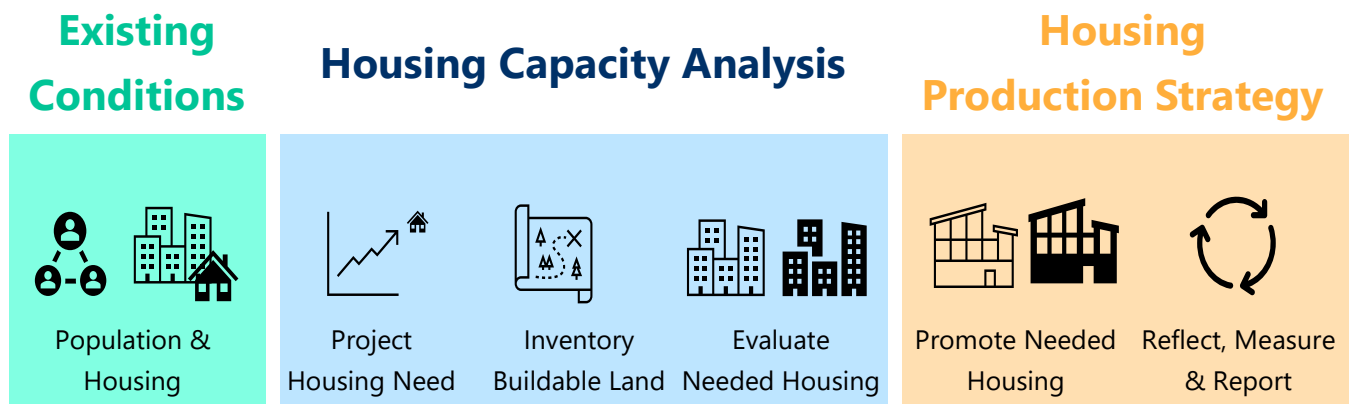
Data Sources and Limitations

Staff utilized the best and most recent data available at the time of the report preparation. Primary data sources for demographic and housing trends include the Census Bureau, other city agency-provided data (Portland Housing Bureau, Prosper Portland, Portland Bureau of Transportation, and utility bureaus), and state agencies, such as Oregon Housing and Community Services. These sources provide insight into population trends and housing characteristics in Portland.

In July 2015, Portland City Council unanimously adopted Citywide Racial Equity Goals and Strategies as binding City policy. Accordingly, this report disaggregates data by race and ethnicity where possible. The disaggregated data provides key context for existing racial and social disparities and informs strategies addressing specific housing needs.

This analysis utilizes U.S. Census data to explore key themes and trends in population and housing stock. The American Community Survey (ACS), Comprehensive Housing Affordability Strategy (CHAS), Integrated Public Use Microdata Series (IPUMS), and Public Use Microdata Series (PUMS) data were all used for the analysis. For trends comparing 2010 and 2020 or 2021, the Decennial Census was referred to as the primary indicator due to its inclusion of larger sample sizes and greater reliability for subpopulation characteristics. Staff relied on IPUMS and PUMS for more granular details, such as race/ethnicity categories, for cost-burdened households or households by Area Median Income (AMI) level.

In some cases, the sample sizes and margins of error for specific races or ethnicities resulted in unreliable data. However, the following analysis still includes these trends because a more reliable source of information does not exist. However, as the project team conducts public outreach, some of these data trends with greater margins of error will be ground-truthed with communities when possible.

Engagement

To develop the Housing Needs Analysis and the subsequent Housing Production Strategy, staff is engaging with other bureaus, technical advisors, and the community in a number of ways. Engagement is ongoing and will be updated throughout the HNA and HPS development and adoption.

Technical Advisory Committee

Technical Advisory Committee (TAC) meetings occurred as follows, though meetings will continue as appropriate for the HPS:

- **Meeting 1: May 2023.** We provided an overview of the HNA project and overall process, including project schedule, regulatory requirements, and desired project outcomes. We presented the preliminary findings of Portland's housing needs, including the key findings of the draft housing needs projection memorandum. We discussed the approaches, key assumptions, and results from the Buildable Land Inventory (BLI). This informed a discussion of whether Portland has enough residential land to accommodate the housing forecast. The draft HNA report was available for TAC review and comment at this meeting.

- **Meeting 2**. **September 2023.** We discussed Portland's unmet housing needs, a list of existing strategies to address housing needs in Portland, gaps in existing housing policies, affordable housing development, housing preservation, and equity issues.

- **Meeting 3. October 2023.** This meeting continued the discussion from the previous meeting.

Planning Commission and City Council Engagement

City staff has briefed the Planning Commission and City Council on the HNA during the project. As well, staff coordinated with other bureaus to present the results of this analysis at a City Council work session on housing in Portland. The Planning Commission will hold a public hearing on September 26, followed by recommendations to City Council. The City Council will hold further public hearing(s) in Fall 2023.

Executive Summary

This report presents Portland's projected housing needs up to 2045. It complies with statewide policies governing planning for residential development and focuses largely on Portland's housing needs over the next 20 years. It provides information necessary to develop the Housing Production Strategy to meet the city's future housing needs.

WHAT ARE THE KEY FINDINGS OF THE HOUSING CAPACITY ANALYSIS?

Portland has enough zoned development capacity to accommodate the projected household growth.

A key challenge is developing housing for different types of households and household needs, including:

Overall Production. Portland needs to support the development of 120,560 new units of housing by 2045 - an average of 5,200 units per year. Additionally, to align with Governor Kotek's statewide housing production strategy, the City should "catch-up" the units from underproduction and for households experiencing houselessness and build 55,000 units by 2032, roughly, 6,000 units per year.

Affordable Housing. Approximately 88,000 (31 percent) of current Portland households are low-income and cost-burdened, which means they spend more than 30 percent of their income on housing expenses. The housing forecast identifies a need for 63,000 new affordable units by 2045, 53 percent of all expected demand, and will need to be affordable to households whose incomes are at or below 80 percent of area median income (AMI), which in 2023 is $90,240 for a 4-person household.

Access to opportunity. Portland also needs to increase housing options in areas of high opportunity or complete neighborhoods, especially for low-income households. The Portland Plan set a goal of, by 2035, 80 percent of Portlanders living in a healthy, complete neighborhood, with safe and convenient access to the goods and services needed in daily life. Today, two-thirds of all Portlanders live in complete neighborhoods. About 75 percent of the city's recent development has been in complete neighborhoods. Around 64 percent of the new housing capacity is in complete neighborhoods.

Age-friendly and Accessible Housing. As the number of older adults increases, the importance of establishing "ageing in community" housing practices becomes significant and will drive demand for housing older adults, such as intergenerational housing, small easy-to-maintain dwellings, assisted-living facilities, or age-restricted developments. Twelve percent of Portland's population has a disability, and 22 percent of all households include household members with disabilities. That number is even higher (56 percent) for households with extremely low-income (0-30% AMI), and 33 percent of people over 65 report having at least one disability, increasing the need for accessible units.

Family-Sized Housing. Twenty-three percent of Portland households have children (0-18 years). More than one-third (37%) of households with children are low-income households. If these household trends continue, 30 percent of new housing units, an additional 28,000 family-sized (2+ bedrooms) units, will be needed by 2045 to accommodate households with three or more persons.

Houseless Housing Need. In 2022, 5,228 people were counted as experiencing houselessness in Multnomah County, a 30 percent increase since 2019. Black or African American residents are over-represented in the houseless population, compared to the overall population (15 percent compared to 5 percent). At least 4,604 additional housing units are needed for households currently experiencing houselessness.

HOW HAS PORTLAND BEEN CHANGING?

As of 2021, 647,176 people and 279,797 households were living in Portland. Over the last decade, population and household growth has slowed across the Metro region.[1] Estimates over the last two years, 2020 to 2022, show a population decline of -0.7%, with high estimates indicating a potential loss of nearly 20,000 residents.[2] Despite these trends, the city is still planning for continued population growth over the long term.

While population growth has been slowing, Portland has become increasingly racially and ethnically diverse since 2010. The share and number of BIPOC Portlanders continues to increase. Over time, the state, as well as the City of Portland, has seen and continues to expect the share and number of older adults to increase as well as the number of persons with disabilities. Similarly, since 2010, the number of homeowners has increased, but the lion's share of new housing growth has been in rental units.

Figure 1. Recent 2010-2021 Population Share Trends

↑ 31% are people of color   ↔ 70% are households with 1 or 2 people

↑ 13% are elders (65+)   ↑ 41% are high income (120+% AMI) households

↑ 22% are households with a person with a disability   ↓ 40% are lower income (<80% AMI) households

↓ 23% are households with children   ↓ 36% are cost burdened

↓ 53% are homeowners   ↓ 31% are lower income and cost burdened
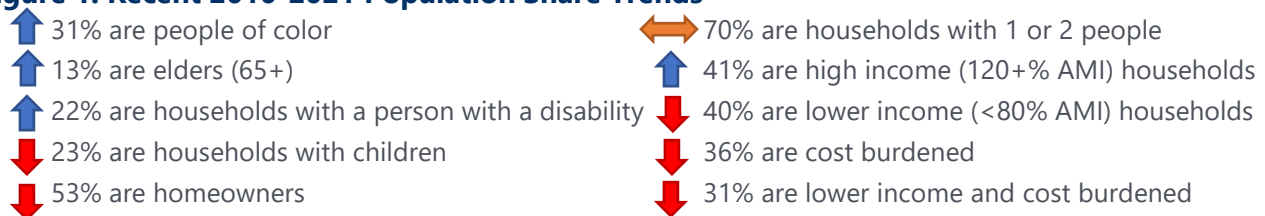
Source: ACS 2010 and 2021 5-year, CHAS 2019, PUMS 2010 and 2021 5-year, 2023 AMI

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[1] 2060 growth forecast | Metro (oregonmetro.gov) , https://www.oregonmetro.gov/2060-growth-forecast

[2] Population Estimate Reports | Portland State University (pdx.edu) and American Census Bureau Census Population Survey Estimates

HOW MUCH GROWTH IS PORTLAND PLANNING FOR?

Metro is responsible for providing a regional population forecast, which is distributed across individual jurisdictions. The most recent 2018 regional forecast is for 277,221 additional households by 2045. Metro allocated 97,471 new households to Portland, which is about 35 percent of the growth forecast.

Figure 2. Forecasted Household Growth

279,797	377,268	97,471	35%
Households in 2021	**Households in 2045**	**New households by 2045**	**Increase**

Source: BPS Analysis based on ACS 2021, 5-year data, and Adopted 2021 Metro Forecast

The recommended OHNA framework is applied to the forecasted household growth to calculate the dwelling units Portland needs to plan for by 2045. The translation from households (people) to dwelling units factors in vacant units, 2nd homes, historic underproduction and housing for the houseless.

Figure 3. Forecasted Housing Unit Growth

296,479	417,039	120,560	41%
Units in 2021	**Units in 2045**	**New units by 2045**	**Increase**

Source: BPS Analysis based on ACS 2021, 5-year data, and Adopted 2021 Metro Forecast

HOW MUCH DEVELOPMENT CAPACITY DOES PORTLAND HAVE?

The Buildable Land Inventory (BLI) is an assessment of the development capacity in Portland under current planning and zoning designations. The BLI considers vacant land, redevelopment feasibility, and constraints on development to estimate future development capacity. The BLI estimates that Portland has capacity for 236,977 new housing units, with 90 percent in mixed-use and multi-dwelling zones.

Figure 4. Existing Residential Buildable Land Capacity

236,977	29%	64%	10%
Capacity (Units)	**Central City**	**Other Centers & Corridors**	**Neighborhoods**

Complete Neighborhoods. About 64 percent of the total housing unit capacity is in Complete Neighborhoods. The Portland Plan Goal is that by 2035, 80 percent of Portlanders live in a healthy complete neighborhood with safe and convenient access to the goods and services needed in daily life.

High Opportunity Areas. Thirty-three percent of the capacity are within a high opportunity area. High-opportunity areas are mostly in and around the Central City.

Economic Vulnerability. Forty-two percent of the capacity are in areas of high economic vulnerability risk. These areas are in Central City, East and Northeast Portland.

City of Portland Context

An individual's housing needs change throughout their life. Changes in income, household composition, age, opportunity and the type of housing needed throughout one's life may vary greatly.

Population and Household Characteristics

Population Change

Portland's population growth serves as the basis for forecasting housing growth and will drive demand for housing across the city. As of 2021, 647,176 people were living in Portland (ACS 2021 5-year estimates). With an average household size of 2.19 persons, there are an estimated 279,797 households in Portland. The number of people in the city has been steadily increasing since 2000, making Portland the 24th largest city in the nation. Population growth has been largely concentrated in the Central City, Interstate Corridor, MLK-Alberta, and Lents-Foster neighborhoods (PHB State of Housing, 2021).

Figure 5. Historic Household and Population Growth, 2000 to 2021
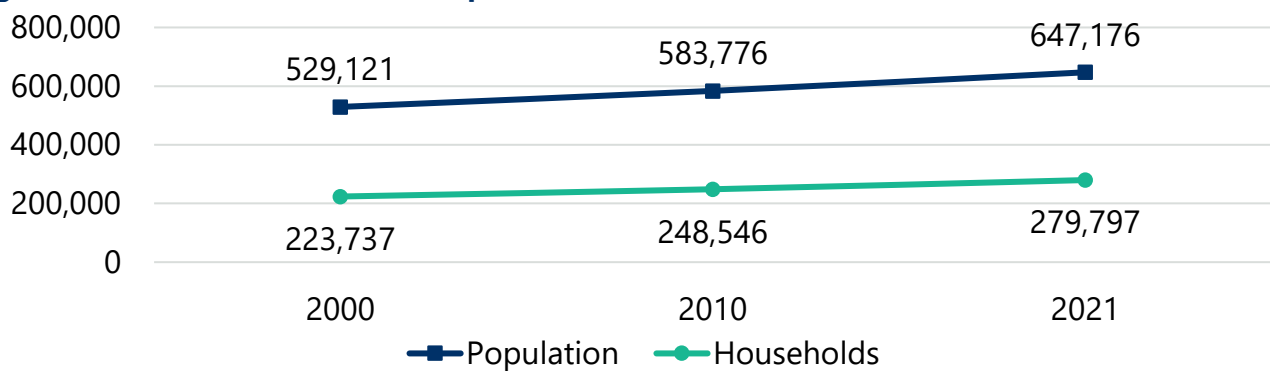
Source: Census 2000, 2010 and ACS 2021 5-year

Over the last decade, there has been an expected slowing down in population and household growth across the Metro.[3] Estimates, including from the PSU Population Forecast Center, have estimated a slower year-over-year growth, or decline since the beginning of the COVID-19 pandemic (-0.7 percent decline in estimates from 2020 to 2022).[4] The Metro 2045 forecast still maintains that the City will see growth, albeit slower than it has been historically.[5]

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[3] 2060 growth forecast | Metro (oregonmetro.gov), https://www.oregonmetro.gov/2060-growth-forecast

[4] Population Estimate Reports | Portland State University (pdx.edu), https://www.pdx.edu/population-research/population-estimate-reports

[5] 2040 Distributed Forecast | Metro (oregonmetro.gov), https://www.oregonmetro.gov/2040-distributed-forecast

Figure 6. Recent Portland Population Estimates by Year, 2000 to 2022
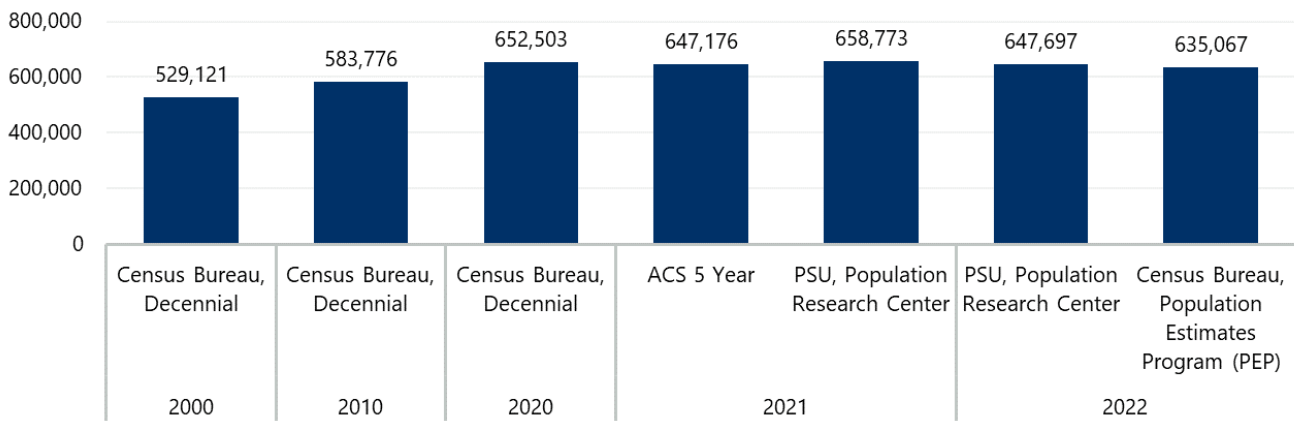
Source: Census 2000, 2010 and 2020, and ACS 2021 5-year, 2022 Portland State and Census Estimates

Looking at the change in population, households, and total housing units, the rate of change between the 2010 and 2021 5-year ACS survey periods shows that the population and households in Portland and other comparative regions are higher than housing units.

Figure 7. Change in Population, Households and Housing units, Portland, Oregon and Comparative Cities, 2010 to 2021
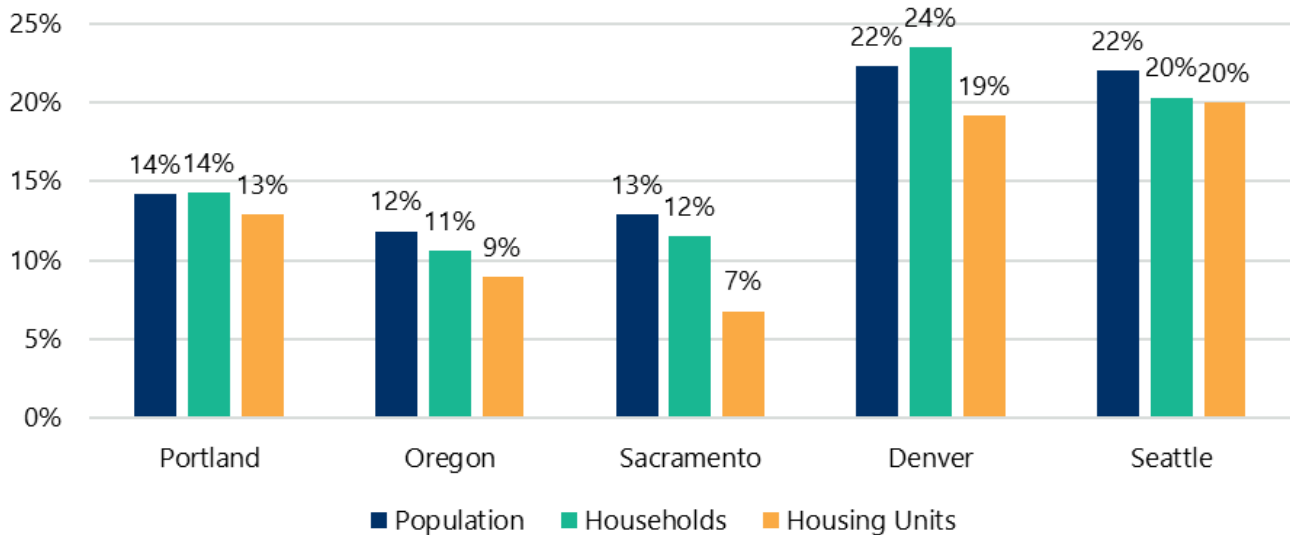
Source: ACS 2010 and 2021 5-year estimates, DP03, DP02

Racial and Ethnic Diversity

The largest racial group in Portland is white, non-Latine[6] or Hispanic, accounting for 69 percent of total residents. The population identifying as Latine and Hispanic (of any race) makes up the next largest group at 11 percent, eight percent of residents identify as Asian, and six percent identify as Black or African American. Five percent of the population identifies as some other race or more than one race. The Native American population makes up one percent and Native Hawaiian or Pacific Islander make up less than one percent (2021 ACS 5 Year, Table B02001, Table B03002).

Overall, the proportion of Black, Indigenous, and People of Color (BIPOC) residents in the city continues to increase over time, demonstrating an increase in racial and ethnic diversity (ACS 5 Year, Tables B02001, B03002, and B25003A-I).

Figure 8. Share of Population and Householders by Race and Ethnicity, 2021

Race and Ethnicity	Population		Households	
	Estimate	Share	Estimate	Share
Latine or Hispanic (Any Race)	66,415	11%	21,598	8%
Not Latine or Hispanic				
Another Race	3,204	<1%	5,799	2%
Asian	54,599	8%	19,613	7%
Black or African American	35,323	5%	14,268	5%
Native American	3,685	1%	2,321	1%
Multiracial	35,487	5%	17,005	6%
Native Hawaiian and Other Pacific Islander	3,475	1%	922	<1%
White	444,988	69%	209,070	75%
Total:	647,176		279,797	

Source: 2021 ACS 5 Year, Table B02001, Table, Table B25003A-I.

Specifically, in East, Northeast, and Southeast Portland, the share of all BIPOC households combined increased between 2011 and 2021. Changes in the proportion of BIPOC residents measured in all 24 neighborhoods between 2015 and 2020 illustrate a continued significant shift toward greater racial and ethnic diversity in the city. In 2020, all neighborhoods had BIPOC populations above 15 percent (PHB, State of Housing Report, 2022).

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[6] Latine is the gender-neutral noun or adjective for a person who is from or whose family origins are from a Latin American country.

Figure 9. Increase In Racial Diversity By Neighborhood, 2015 To 2020
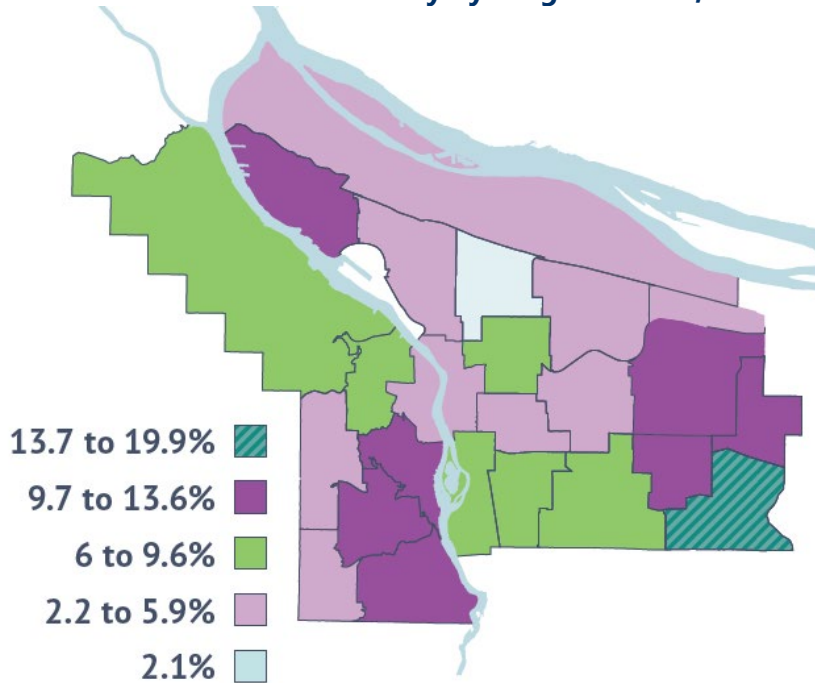
Source: PHB Analysis of 2015 and 2020 ACS 5 year

Language and Linguistic Isolation

About 19 percent of households in Portland speak a language other than English at home, which is higher than the 15 percent of households in Oregon statewide (2021 ACS S1601). About 2.7 percent of all Portland households are also limited English-speaking households, lower than the national average of 4.2 percent and comparable to the State of Oregon average of 2.3 percent. The US Census Bureau defines a "limited English-speaking household" as one in which all members of a household, 14 years old and over, have at least some difficulties with English.

Of the Portland households with limited English proficiency, nearly 18 percent speak Asian and Pacific Island languages at home, eight percent speak Spanish at home, around 17 percent speak other Indo-European languages at home, and about 15 percent speak other languages at home (2021 ACS S1602). For households that speak a language other than English at home, about 16 percent of these households in Portland are below the poverty level, compared to around 13 percent of all Portland households (2021 ACS S1603).

Age

The median age in Portland is 37.9 years, which is slightly lower than the median age in Oregon of 39.6 (2021 ACS). In 2021, 17 percent were under 18 years old (with five percent under five years of age), 82 percent were 18 years and over, with about 13 percent overall 65 years of age or older (Figure 10).

The share of Portland residents who are older adults (65+) has increased by three percentage points since 2000, from 11.5 percent to 13.3 percent of the population, and in the greater Portland region, increased to almost 15 percent. Metro population forecasts estimate this trend will continue to increase, in keeping with state and national trends. [7]

Asian, Native American, Black or African American, and white populations have the largest portion of older adults, all over 10 percent of their racial or ethnic group. People identifying as Native Hawaiian or Other Pacific Islander, Multiracial, Latine, or Hispanic of any race, and people who identified with another race have the largest share of youth populations, under the age of 17 years old.

Figure 10. Age Groups by Race and Ethnicity

	Youth (0-17)	Adults (18-64)	Older Adults (65+)
Overall	17%	69%	13%
Another Race	27%	69%	4%
Asian	16%	72%	13%
Black or African American	24%	65%	11%
Native American	24%	64%	12%
Native Hawaiian or Other Pacific Islander	29%	66%	5%
Multiracial	31%	65%	4%
White	14%	70%	16%
Latine or Hispanic, Any Race	28%	68%	4%

Source: 2021 ACS 5-year Table B0101 A-I

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[7] https://agefriendlyportland.org/
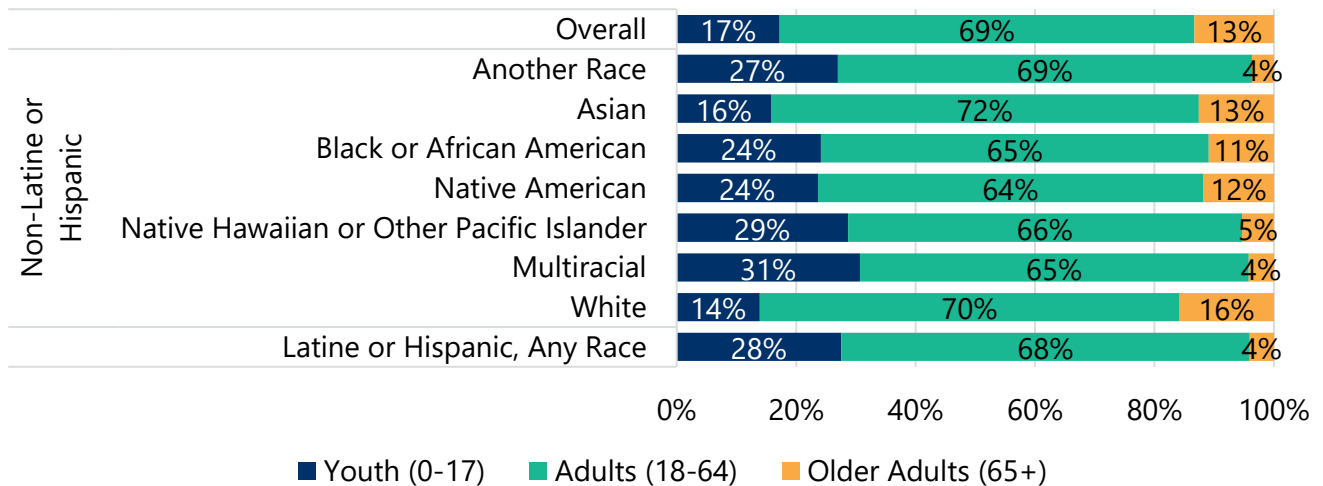
Household Composition

The average household size in Portland is 2.26 persons in 2021, comparable to the household size in 2010 (2.25). One- and two-person households represent 70 percent of the city's households. Households with three or more persons represent 30 percent of all households. (ACS 2010 and 2021, Table S1101, B11016)

Figure 11. Household Size As Share Of All Households, 2010 And 2021
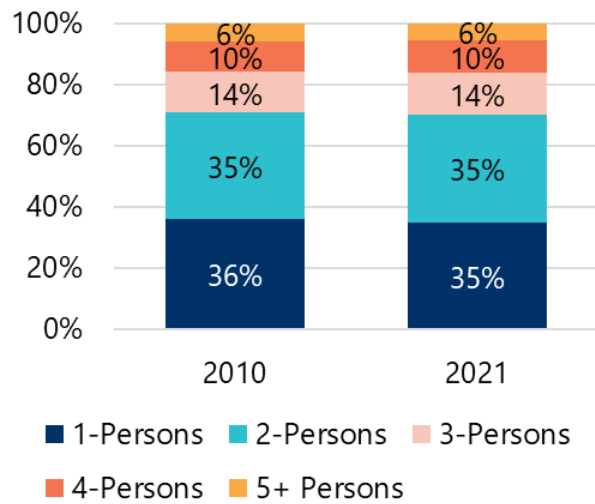
Source: ACS 2010 And 2021, Table B11016

While the distribution of households by household size has remained largely unchanged between 2010 and 2021, the City has seen a greater increase in the number of one and two person households than households with three or more persons between that time period. Still, the number of larger households has continued to increase as well.

Figure 12. Households by Household Size, 2010 and 2021
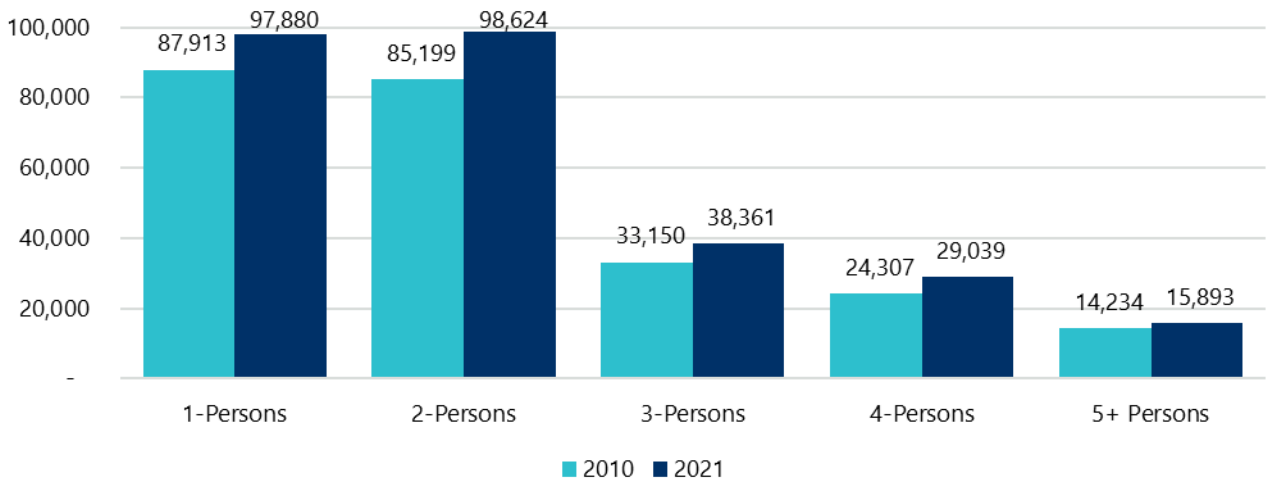
Source: ACS 2010 and 2021, Table B11016

The proportion of households with children declined slightly from 2010 to 2021. In 2021, 77 percent of households did not have children, a slight increase from 2010 when 75 percent of households did not have children (ACS 2010 and 2021, Table B11005). About seven percent of all households were single parent households in 2021, or about 31 percent of all households with children – a decrease from 2010.

Figure 13. Household Composition, Presence of Children, 2010 to 2021
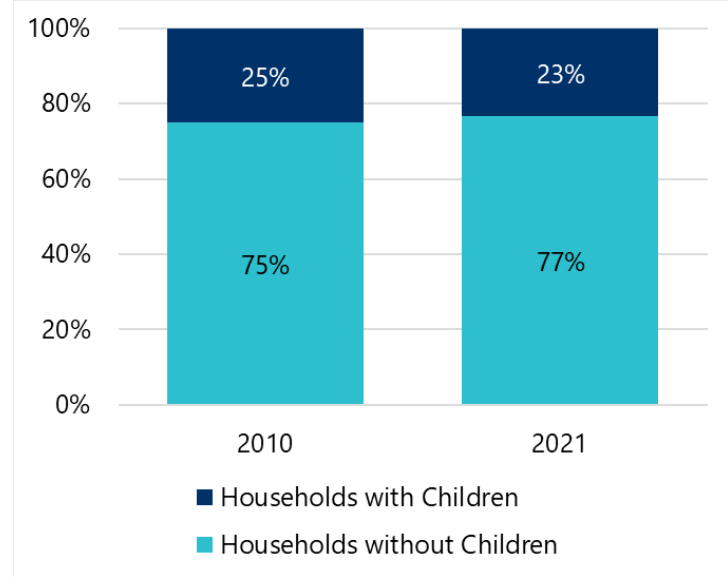
Source: ACS 2010 and 2021, Table B11005

Family households make up half of all households, a slightly decreasing share of all total households from 2010 in the 2021 survey period. The share of nonfamily households not living alone (living with roommates) increased by two percent, an increase of 11,340 households.

Figure 14. Household Composition, Family and Non-Family, 2010 to 2021

	2010		2021		Change	
	#	Share	#	Share	#	Share
Family Households:	125,703	51%	139,390	50%	13,687	11%
Married-Couple Family	90,660	37%	105,455	38%	14,795	16%
Other Family, No Spouse Present	35,043	14%	33,935	12%	-1,108	-3%
Nonfamily Households:	119,100	49%	140,407	50%	21,307	18%
Householder Living Alone	87,913	36%	97,880	35%	9,967	11%
Householder Not Living Alone	31,187	13%	42,527	15%	11,340	36%
Total:	244,803	100%	279,797	100%	34,994	14%

Source: ACS 2010 and 2021, Table B11001

Historically Underserved Communities

People Experiencing Houselessness

Beyond immediate needs for safe shelter options, people who are unhoused or precariously housed need access to transitional housing, supportive services, and deeply affordable housing in the long term. Multnomah County conducts a Point-In-Time Count (PITC) every two years and publishes an accompanying report describing the number of people experiencing houselessness on one single night during the winter season. The report counts people staying in an emergency shelter, transitional housing, living on the street, or living in a temporary shelter. The count is divided into two major categories: unsheltered houselessness (living on the street or in a car, RV, or temporary structure) and sheltered houselessness (living in an emergency shelter or transitional housing).

In 2019, 4,015 people were counted as experiencing both sheltered and unsheltered houselessness. In 2022, 5,228 people were counted as experiencing both sheltered and unsheltered houselessness—a 30 percent increase, with unsheltered houselessness seeing the highest increase.

In 2022, several racial groups were disproportionately experiencing houselessness in Portland. Black or African American residents were over-represented in the houseless population compared to the overall population (15.0 percent compared to 6.5 percent), American Indian or Alaska Native (6.0 percent compared to 2.9 percent), Native Hawaiian or Other Pacific Islander (two percent compared to less than one percent), and Multiple Races (16 percent compared to less than three percent).

Figure 15. PIT Houseless Persons by Race (Any Ethnicity),2016, 2019 and 2022
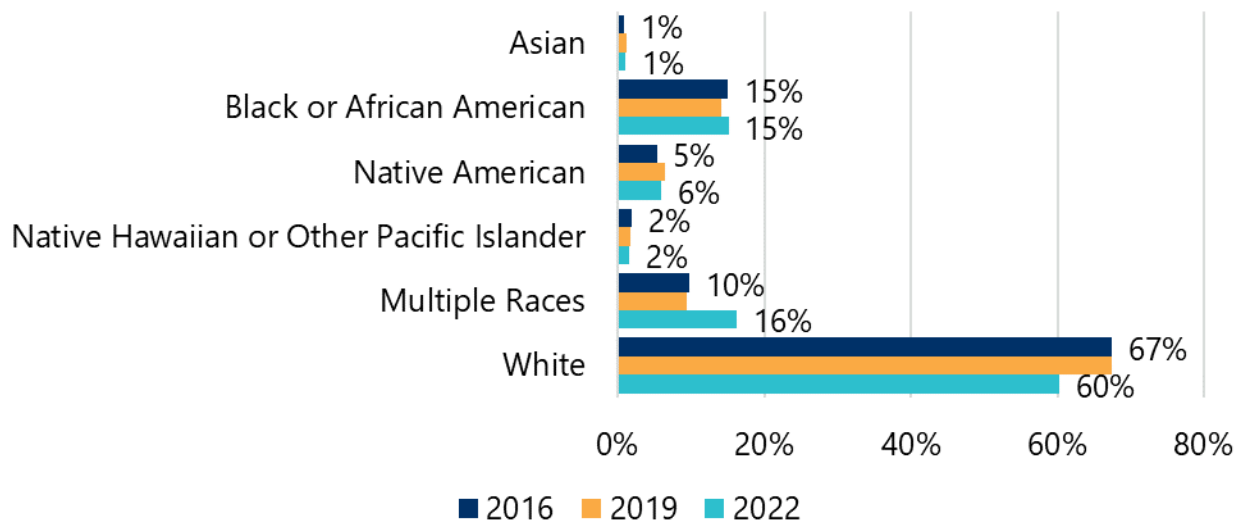
Source: Multnomah County PIT, 2016 – 2022

Increasingly, most houseless persons surveyed indicated over the years that they do not identify as Latine or Hispanic.

Figure 16. PIT Houseless Persons by Ethnicity, 2016, 2019 and 2022
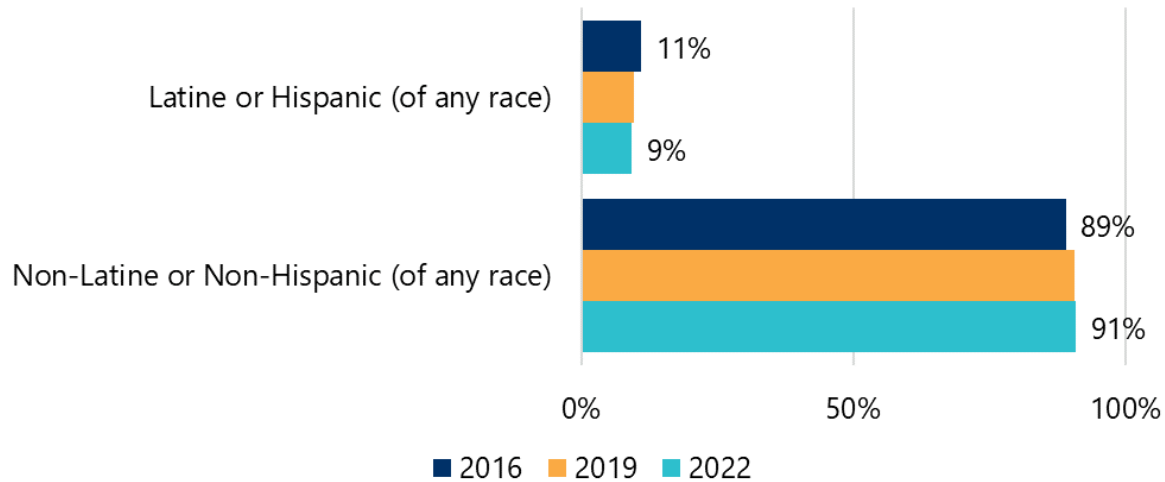
Source: Multnomah County PIT, 2016 – 2022

The point-in-time count included a count by location across Multnomah County. Between 2019 and 2022, areas that saw an increase in the number of houseless persons counted included North Portland (4.5 percentage points), Outer East Portland (2.4 percentage points), and Inner Northeast Portland (1.7 percentage points). Decreases were seen in Southeast Portland, Southwest Portland, Downtown/Old Town/Pearl, and Northwest Portland.

Additionally, in the Multnomah County 2022 PIT count, more than 65 percent of those surveyed reported having one or more disabilities. This is more than five times higher than the rate of disabling conditions among individuals experiencing homelessness in the City of Portland (see section on People Living with Disabilities).

Figure 17. PIT Houseless Population by Disabled Status and Living Situation

Status	Unsheltered		Emergency Shelter		Transitional Housing		Total	
	#	%	#	%	#	%	#	%
Reported Disability	1,860	61%	951	64%	570	83%	3,381	65%
Reported No Disability	380	12%	372	25%	78	11%	830	16%
Unreported	368	12%	162	11%	38	6%	568	11%
Unknown	449	15%	-	-	-	-		< 1%
Total	3,057	100%	1,485	100%	686	100%	5,228	100%

Source: Multnomah County PIT, 2022

The facilities available to houseless persons and households in Multnomah County range from seasonal emergency housing to permanent supportive housing. The 2021 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report counted a total of 9,587 year-round, 7,483 of which are permanent housing and 2,104 which are Emergency, Safe Haven, and Transitional Housing. In 2022, the number of year-round beds increased to 10,848, an increase of 412 permanent and 849 emergency beds (Figure 18).

Figure 18. Facilities and Housing Targeting Households Experiencing Houselessness, Multnomah County Continuum of Care, 2022

Housing Type	Family Units	Beds				Bed Subset		
		Family	Adult-Only	Child-Only	Year-Round	Chronic	Veteran	Youth
Emergency, Safe Haven, & Transitional Housing	**103**	**348**	**2,598**	**7**	**2,953**	**n/a**	**196**	**99**
Emergency Shelter	*90*	*312*	*1,737*	*4*	*2,053*	*n/a*	*67*	*50*
Transitional Housing	*13*	*36*	*861*	*3*	*900*	*n/a*	*129*	*49*
Permanent Housing	**1,175**	**3,746**	**4,149**	**-**	**7,895**	**2,185**	**956**	**185**
Permanent Supportive	*542*	*1,773*	*3,526*	*-*	*5,299*	*2,185*	*841*	*86*
Rapid Re-Housing	*633*	*1,973*	*623*	*-*	*2,596*	*n/a*	*115*	*99*
Grand Total	**1,278**	**4,094**	**6,747**	**7**	**10,848**	**2,185**	**1,152**	**284**

Source: HUD 2022 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report

Under the McKinney Vento Houseless Assistance Act, the US Department of Education collects performance data on students experiencing houselessness. The data uses a broader definition than is used for the PIT, including students who live in shelters or hotels/motels and those who are doubled up, unsheltered, or unaccompanied. From the 2018-2019 school year to the 2021-2022 school year, the number of students who were in shelters, doubled up, in motels/hotels, and unsheltered decreased by 30 percent (552 students) to 1,269 students, and 238 were unaccompanied.

Figure 19. K – 12 Students Experiencing Houselessness by Living Situation, 2018 and 2021
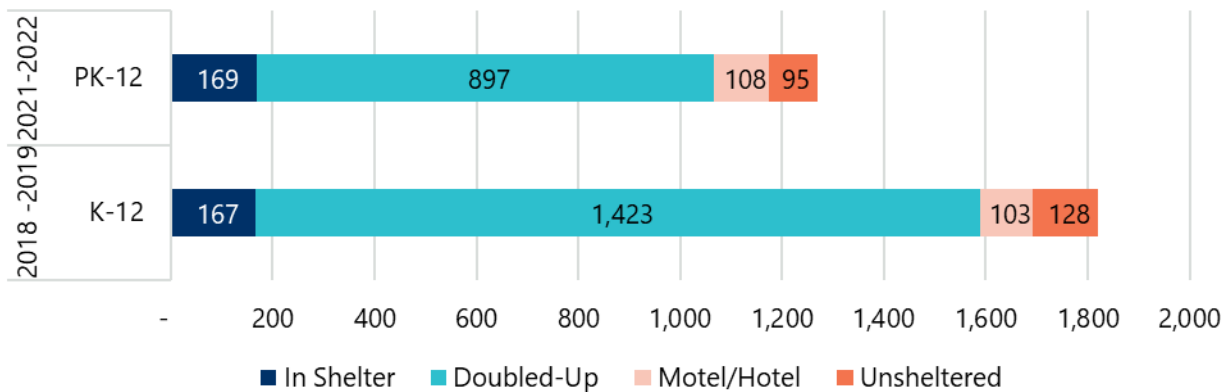
Source: McKinney Vento, Student Data, *Parkrose, Portland and David Douglas Districts

Older Adults

Since 2000, the share of Portland residents who are older adults (65+) has increased from around 12 percent to 13 percent of the population. In the greater Portland region, this population has increased to almost 15 percent. Metro population forecasts estimate that this trend will continue to increase, in keeping with state and national trends. Households with older adults will make a variety of choices, including downsizing, moving to group housing, or trying to stay in their existing housing. As the proportion of older adults increases, the importance of establishing "ageing in place" or "ageing in community" housing practices also becomes increasingly significant and will drive demand for housing types specific to older adults, such as small and easy-to-maintain dwellings, assisted-living facilities, or age-restricted developments.

Figure 20. Population over 65 by Area

Area	Population 65+	% Of all 65 +	% Of Total Population
122nd-Division	3,028	3%	0.5%
Belmont-Hawthorne-Division	3,357	4%	0.5%
Centennial-Glenfair-Wilkes	3,524	4%	0.5%
Central City	6,103	7%	0.9%
Forest Park-Northwest Hills	1,192	1%	0.2%
Gateway	8,913	10%	1.4%
Hayden Island	1,338	2%	0.2%
Hillsdale-Multnomah-Barbur	3,681	4%	0.6%
Hollywood	5,462	6%	0.8%
Interstate Corridor	5,085	6%	0.8%
Lents-Foster	5,564	6%	0.9%
MLK-Alberta	4,077	5%	0.6%
Montavilla	4,979	6%	0.8%
Northwest	3,202	4%	0.5%
Parkrose-Argay	2,541	3%	0.4%
Pleasant Valley	2,380	3%	0.4%
Raleigh Hills	2,856	3%	0.4%
Roseway-Cully	4,721	5%	0.7%
Sellwood-Moreland-Brooklyn	2,348	3%	0.4%
South Portland-Marquam Hill	2,834	3%	0.4%
St. Johns	2,696	3%	0.4%
Tryon Creek-Riverdale	2,211	3%	0.3%
West Portland	2,588	3%	0.4%
Woodstock	3,236	4%	0.5%
Total	87,916	100%	13.3%

Source: ACS 5 year, 2021, B01001

People Living with Disabilities

There are many different types of disabilities, and their housing needs are varied. It is estimated that 12 percent of Portland's noninstitutionalized population has a disability (ACS 2021, 5-year, table S1810). Fourteen percent of the over 18 population is estimated to have a disability (ACS), using local estimates from 2014-2016, the estimate increases to nearly 24 percent.[8]

Overall, 22 percent of all households in Portland have at least one household member with disabilities (CHAS 2019), though less detail is provided in the ACS, the estimate increases to nearly 27 percent. Households earning less than 50 percent AMI are more likely to have members with disabilities.

Figure 21. Households with Members who have a Disability by AMI (Share of All Households)

	<30% AMI	30-50% AMI	50-80% AMI	>80% AMI	Total
Cognitive limitation	3%	2%	2%	3%	10%
Hearing or vision impairment	2%	1%	2%	4%	10%
Self-care/independent living limitation	3%	2%	2%	3%	9%
Ambulatory limitation	3%	2%	2%	3%	10%
No limitations	10%	8%	13%	47%	78%

Source: 2015-2019 CHAS Table 6

Of those who self-reported a disability, three percent live with a hearing difficulty, two percent with a vision difficulty, six percent with cognitive difficulty, five percent with an ambulatory difficulty, two percent with a self-care difficulty, and five percent with an independent living difficulty. People over 65 years old are more likely to report a disability, and in Portland, 33 percent of people over 65 reports having at least one disability.

Figure 22. Population by Disability Type and Age over 65 Years Old, 2021
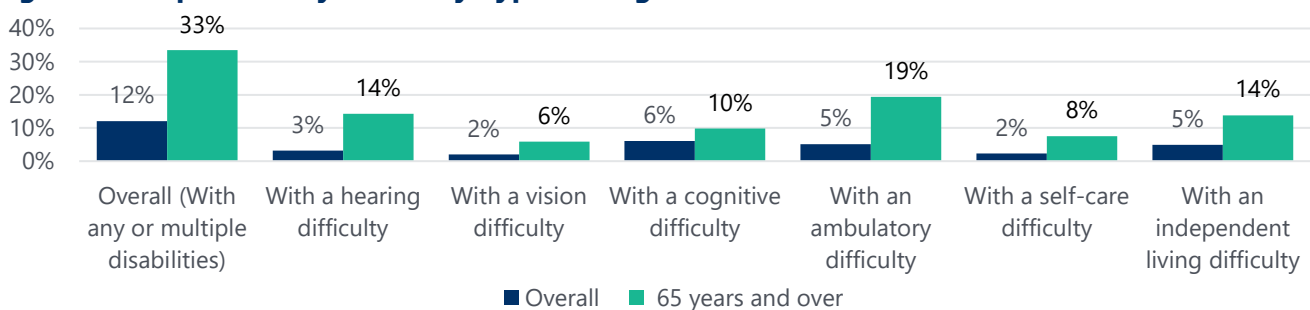
Source: ACS 5 year, 2021, Table S1810

Adults with disabilities are more likely to rely on supplemental security income (SSI) as a source of income, which—as highlighted in Figure 23—would be insufficient to meet most basic needs, including housing costs. Nationally, disability continues to be the top basis of alleged discrimination under the Fair Housing Act, with 4,791 complaints filed in FY 2021, 57 percent of all complaints.[9]

Figure 23. Supplemental Security Income (SSI) and Housing Costs, 2022

Housing Market Area	SSI Monthly Payment	SSI as % of Median Income	% SSI	
			1-Bedroom	Studio
Portland-Vancouver-Hillsboro	$841.00	13.5%	191%	178%
Statewide	$841.00	15.7%	143%	131%
National	$875.41	16.7%	141%	129%

Source: The Technical Assistance Collaborative's 2022 Priced Out

Students

Portland has over a dozen public and private colleges and universities, including two public institutions, Portland Community College (PCC) and Portland State University (PSU). Enrollment for both peaked in the '17-18 academic year and has since declined by 16 percent and 29 percent respectively. Presently, there are an estimated 6,218 student units in the City of Portland. For 2021, PSU reported that 50 percent of first year students and just nine percent of undergraduates live in college-owned, operated, or affiliated housing. According to the Urban Land Institute's (ULI) 2023 Emerging Trends report, new student housing production has significantly decreased since the start of the COVID-19 pandemic.

Figure 24. Dormitory Units by Portland Housing Bureau Neighborhood Analysis Area

Area	SHARE OF UNITS
Central City	36%
St. Johns	23%
Woodstock	14%
Tryon Creek-Riverdale	12%
MLK-Alberta	10%
Montavilla	4%
Gateway	2%
Sellwood-Moreland-Brooklyn	< 1%
Northwest	< 1%
Belmont-Hawthorne-Division	< 1%
Total	100%

Source: Metro RLIS, Multi-dwelling housing inventory, 2022

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[9] https://www.hud.gov/sites/dfiles/FHEO/documents/FHEO Annual Report FY 2021.pdf

Income and Affordability

Housing preference is usually shaped by the size and needs of a household. However, the actual choice and eventual place of residence for a household are significantly influenced by household income. Portland is becoming a wealthier city overall, with 39 percent of households making $100,000 or more annually in 2021 (ACS).

About 13 percent of the city's residents are experiencing poverty, compared to 12 percent statewide (ACS). Families who own the homes they live in only account for three percent of households below the federal poverty level, and 16 percent of all renter families are under the poverty level (ACS 2021, S1702). About 10 percent of householders making less than 50 percent of the poverty level identify as having a disability (ACS 2021, S1703).

The area median income (AMI) determines the amount of rent that can be charged to households making below a certain income level living in deed-restricted affordable units. Households making below 80 percent AMI also may be eligible to live in regulated affordable units or apply for specific programs such as down payment assistance loans or rental assistance programs. These income levels are listed in Figure 25.

Figure 25. 2023 AMI by Household Size, and Affordable Monthly Cost at 30% of Monthly Income, Portland Metropolitan Region

AMI %		Household Size				
		1-Person	2-People	4-People	6-People	8-People
30%	Income	$23,700	$27,100	$33,850	$40,280	$50,560
	Affordable Monthly Housing Cost	$658	$753	$940	$1,119	$1,404
60%	Income	$48,048	$54,912	$68,640	$79,622	$90,605
	Affordable Monthly Housing Cost	$1,335	$1,525	$1,907	$2,212	$2,517
80%	Income	$63,150	$72,200	$90,200	$104,650	$119,100
	Affordable Monthly Housing Cost	$1,754	$2,006	$2,506	$2,907	$3,308
100%	Income	$80,080	$91,520	**$114,400**	$132,704	$151,008
	Affordable Monthly Housing Cost	$2,224	$2,542	**$3,178**	$3,686	$4,195
120%	Income	$96,096	$109,824	$137,280	$159,245	$181,210
	Affordable Monthly Housing Cost	$2,669	$3,051	$3,813	$4,423	$5,034

Source: HUD, 2023

The proportion of households making less than 80 percent of the area median income (AMI) has been decreasing since 2010, from 47 percent of households to 40 percent in 2021. Similarly, the total number of households decreased slightly from 93,000 in 2010 to 91,000 in 2021. The 2023 AMI for a household of four in the Portland metropolitan area is $114,400.

Figure 26. Percentage of Households by Area Median Income Levels, 2010-2021
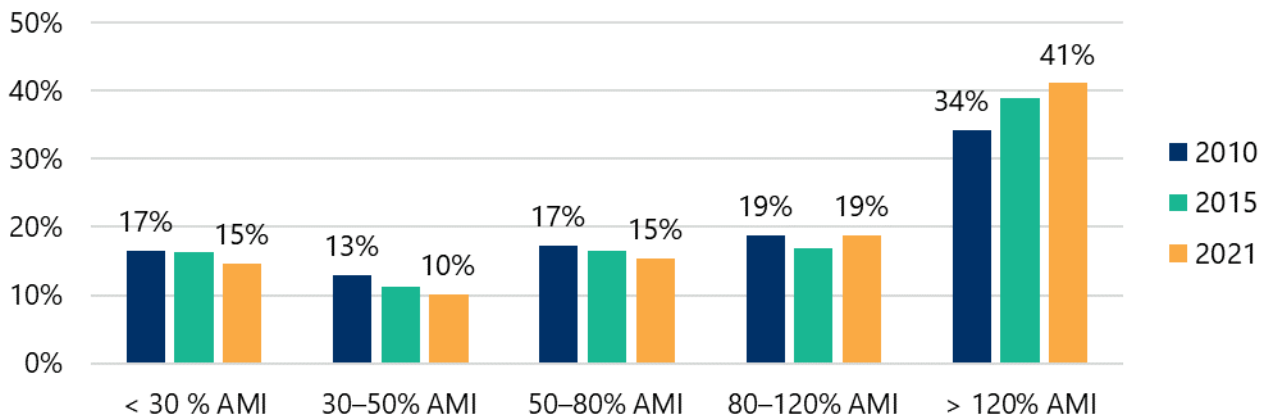
Source: PUMS, 5-year, 2010, 2015 and 2021

Despite Portland becoming a wealthier city overall, there are large disparities in income among racial groups (Figure 27). Median household income for Black or African American households in Portland was the lowest out of all the race/ethnicity categories in Portland and the region ($44,172 and $51,573, respectively). Native American households had the second lowest median income in Portland ($56,064). White households had the highest median income in Portland ($83,046), and Asian households had the highest median income for the region ($98,966).

Figure 27. Median Household Income by Race and Ethnicity, 2021
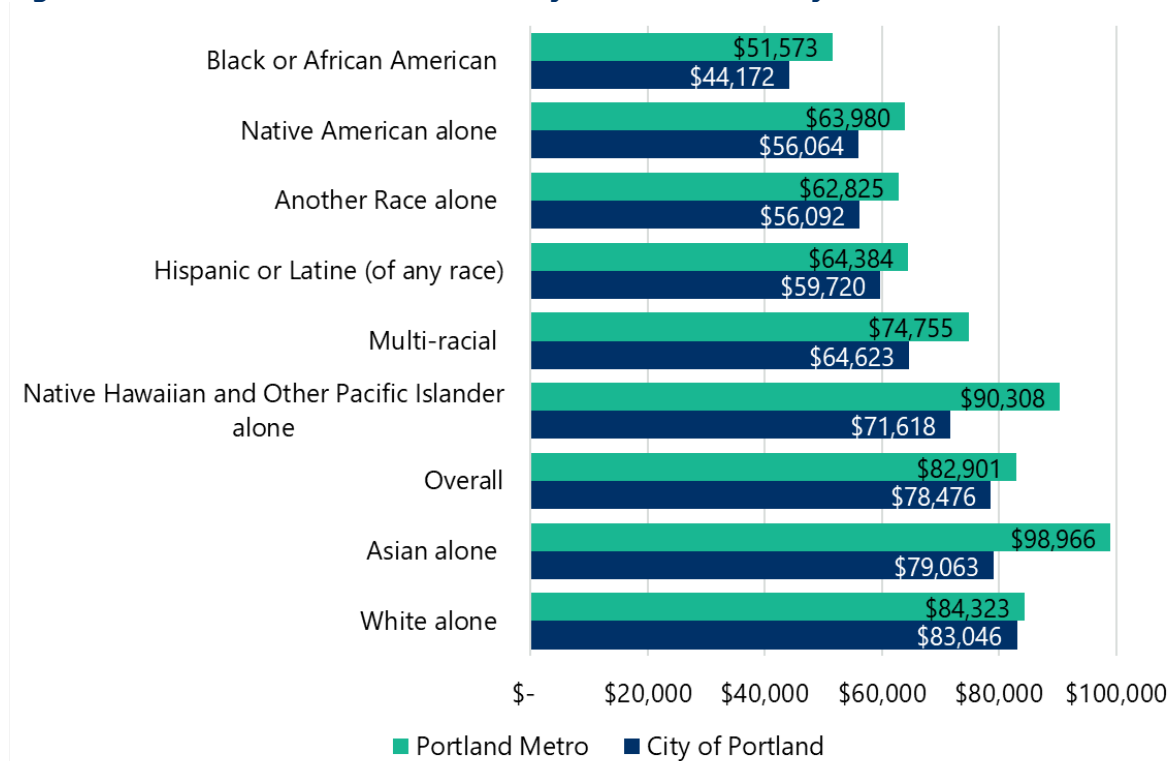
Source: ACS 5-year, 2021, Table B19013A-I

As a share of the overall median income, just Asian alone households and White alone households are earning higher than the median, at 101 percent and 106 percent respectively. (Figure 28)

Figure 28. Median Household Income by Race and Ethnicity as Share of Overall, 2021
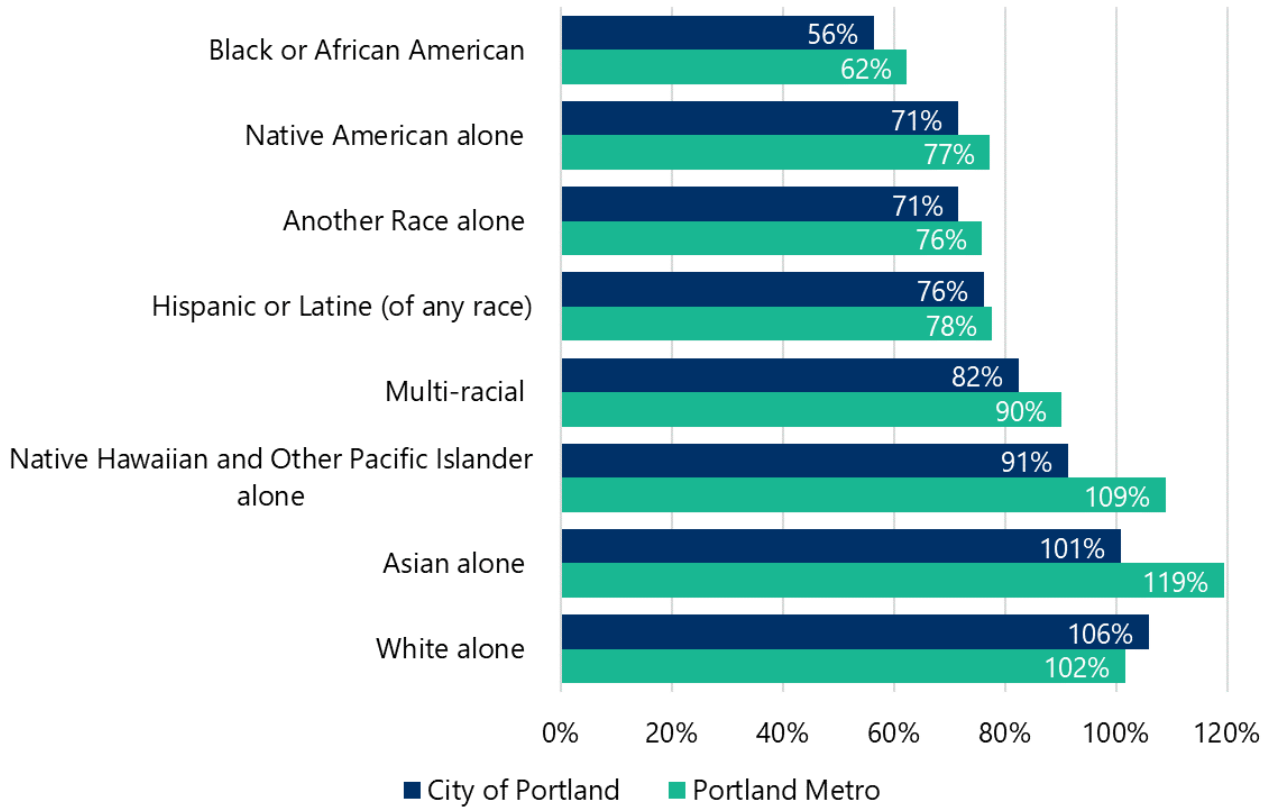
Source: ACS 5-year, 2021, Table B19013A-I

In general, incomes increased for all racial and ethnic groups from 2010 to 2021, with household income levels rising most significantly for BIPOC households (Figure 29). The percentage of head of households identifying as Black, Indigenous, or people of color and making more than 120 percent AMI increased by nine percent since 2010 but totaled only 30 percent of BIPOC households combined. When disaggregated by race, the proportion of Black heads of households making more than 120 percent AMI increased by seven percent, totaling 19 percent of Black households. From 2010 to 2021, the proportion of white households making more than 120 percent of the AMI in the Portland metropolitan area increased by seven percent, to 45 percent of white households. However, despite this increase in proportion of households above 120 percent AMI among all groups, the majority of white households remain above 80 percent AMI while the majority of BIPOC combined and Black households are below 80 percent.

Figure 29. Income by Race/Ethnicity (Black, BIPOC, and White Households), 2010, 2015, and 2021
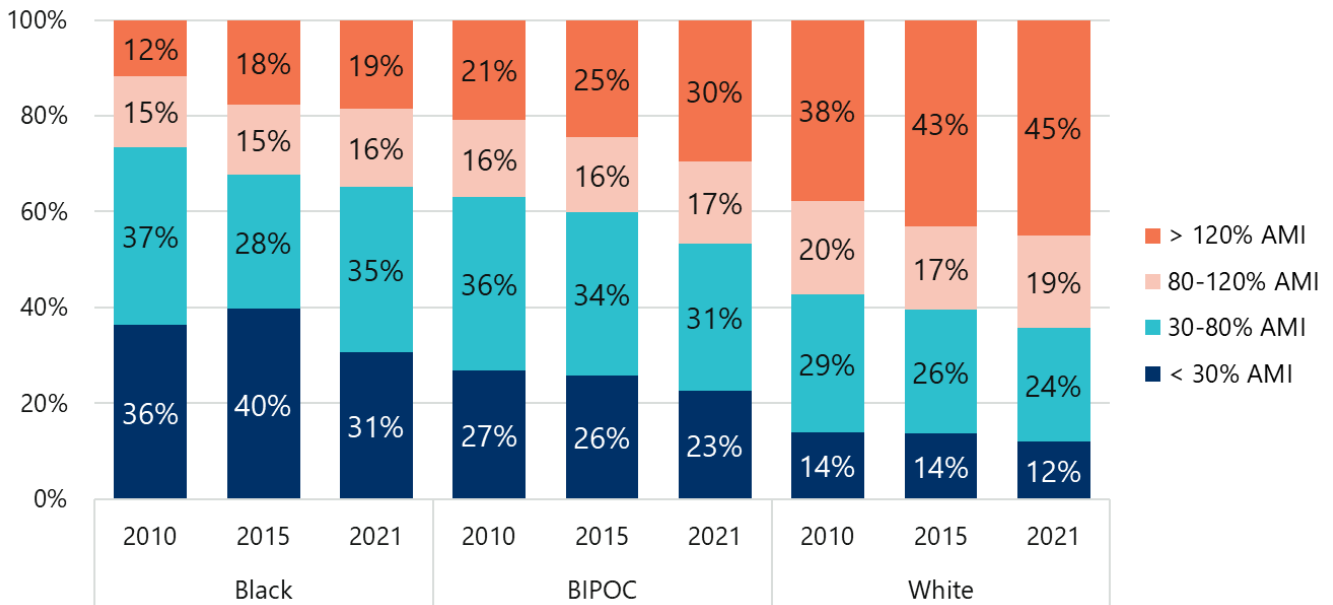
Source: PUMS, 5-year, 2010, 2015 and 2021

In a challenging housing market, income disparities further impede the ability of households to enter the market, build wealth through ownership, and further burden renters. Because of this, the impacts of a constrained supply are more starkly felt by BIPOC households. In 2021, 19 percent of all Black householders earned greater than 120 percent AMI, compared to 45 percent of white householders and 30 percent of BIPOC households overall (Figure 30).

Figure 30. 2021 Income by Race/Ethnicity (Black, BIPOC, and White Households)
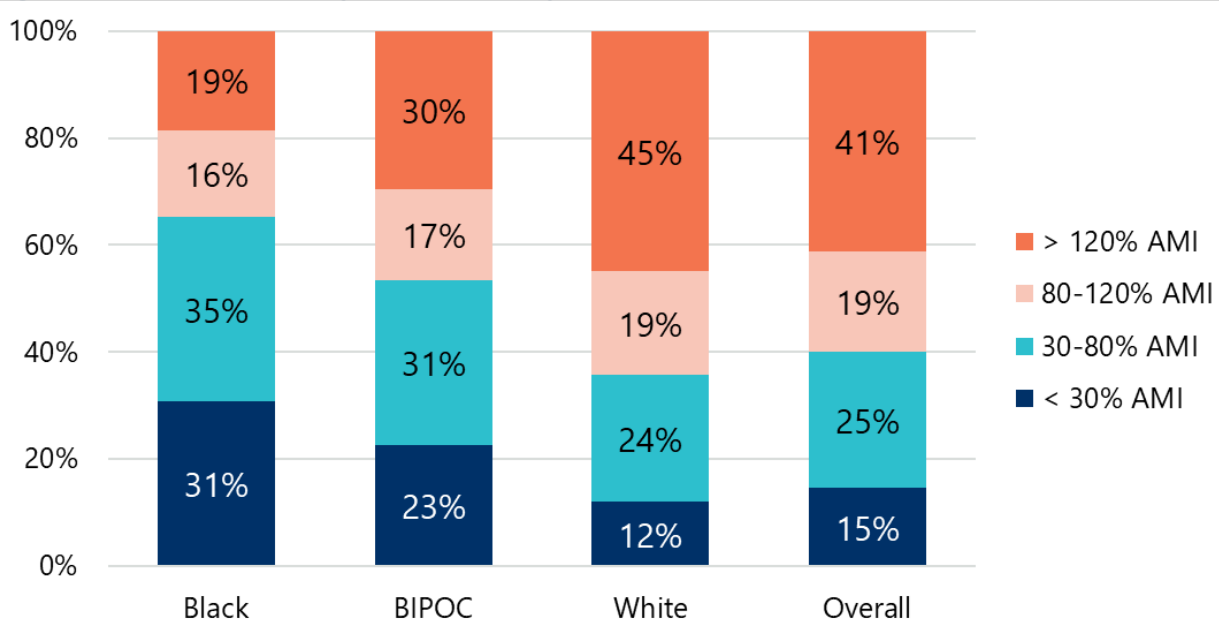
Source: PUMS, 5-year, 2021

In 2021, 13 percent of the overall population was below the poverty level. This includes 28 percent of the City's Black or African American population, 22 percent of the Native American population, 19 percent of the population identifying as "some other race," and 18 percent of Latine or Hispanic populations of any race (ACS 2021 S1701).

Over time, renters and owners in Portland have become wealthier, however, a higher proportion of owners (greater than 54 percent) earn over $100,000.

Figure 31. Tenure by Income, 2010 and 2021
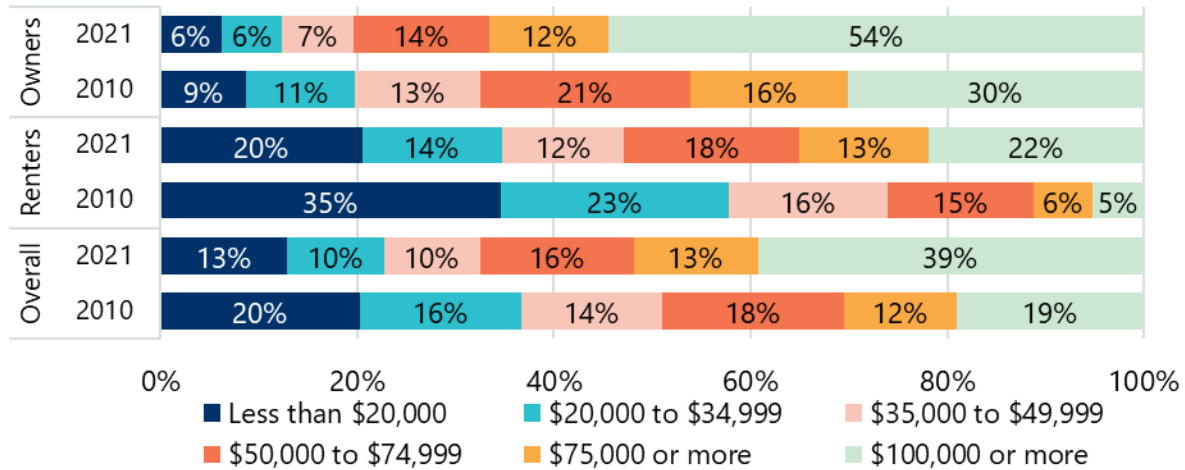
Source: 2010 and 2021 5-year ACS Table B25118

As Figure 32 shows, *average* costs for renters have increased at a much faster rate than owners with a mortgage, largely because renters are more likely to be subject to annual rent increases whereas mortgages tend to be mostly fixed. Rental costs have increased at roughly the same rate as renter income but have remained above 30 percent of renter-occupied household income for more than a decade. Meanwhile, ownership housing costs have remained below 30 percent of the average owner-occupied household income and continued to decline through 2021. This data is for average costs of the overall existing housing inventory and does not provide information about the affordability of *new* units; on average, new housing units (particularly rental units) are delivering to market at significantly higher rental rates—often more than 25 percent than average existing units (2.2 times higher than average units in 2010).

Figure 32. Indexed Housing Costs and Income Growth, 2010 to 2021
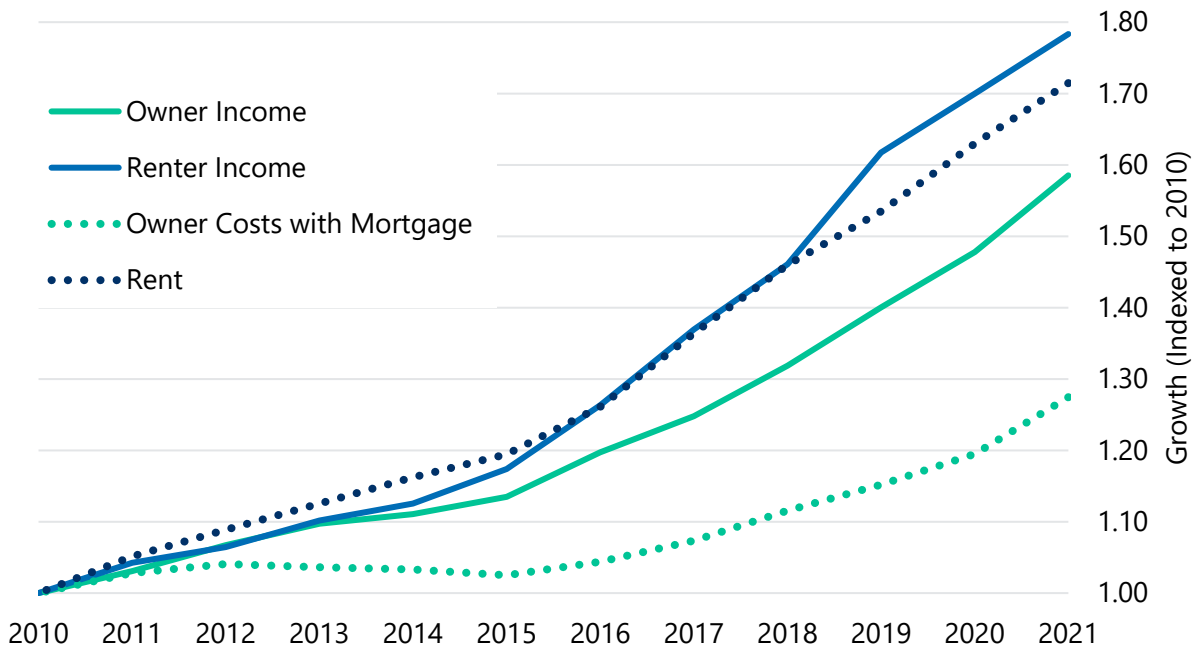
Source: ACS Tables B25064, B25088, B25119 (five-year estimates)

Cost Burden

Overall, more than a third of Portland households spend more than 30 percent of their income on housing costs, which means that they are cost-burdened. About 50 percent of renters in the city are cost-burdened (PUMS 2021, 5-year). As housing costs continue to sky-rocket at a rate that is hard for incomes to keep up with, more and more households become cost-burdened and may have to potentially move to more affordable areas or even out of state.

While households at all income levels may experience cost burden, higher-income households have more income left over after paying for housing costs while lower-income households have fewer funds left over to pay for the cost of living or have disposable income. In 2021, 19 percent of all households were cost-burdened, and 17 percent were severely cost-burdened. Portland's cost burden rate (36 percent) is higher than the state overall (33 percent) and higher than two comparable cities, Denver and Seattle (34 percent), and below Sacramento's cost burden rate (Figure 33).

Figure 33. Cost Burden in Oregon, Portland, and Comparative Cities, 2021

Level of Cost Burden	Oregon	Portland	Seattle	Sacramento	Denver
Not Cost Burdened	67%	64%	66%	61%	66%
Total Cost Burdened (30+%)	33%	36%	34%	39%	34%
Cost Burdened (30-50%)	18%	19%	19%	21%	19%
Severely Cost Burdened (50%+)	15%	17%	15%	19%	15%
Total	100%	100%	100%	100%	100%

Source: ACS 2021, B25091 and B25070

Renters were more likely to be cost-burdened and severely cost-burdened than owners, and nearly 50 percent of renters were cost-burdened compared to 26 percent of homeowners (Figure 34).

Figure 34. Cost Burden by Tenure, 2021
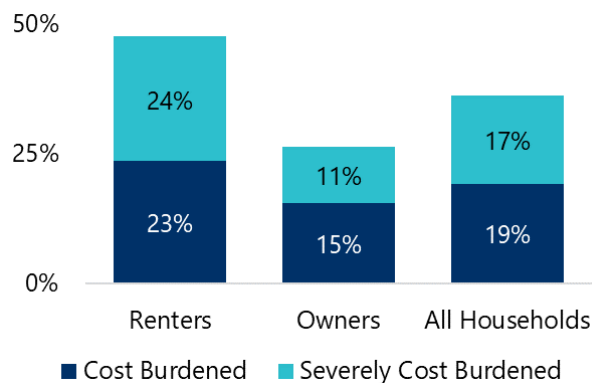
Source: ACS 2021, B25091 and B25070

While nearly 50 percent of all renters in Portland are cost-burdened, the variance among renters based on income is significant (Figure 35). Renters with household incomes below $35,000 are more severely cost-burdened than cost-burdened, with 66 percent of renters with household incomes below $20,000 being severely cost-burdened. Severe cost burden declines as incomes increase above the $35,000 to $49,999 household income level.

Figure 35. Renter Cost Burden by Income, 2021
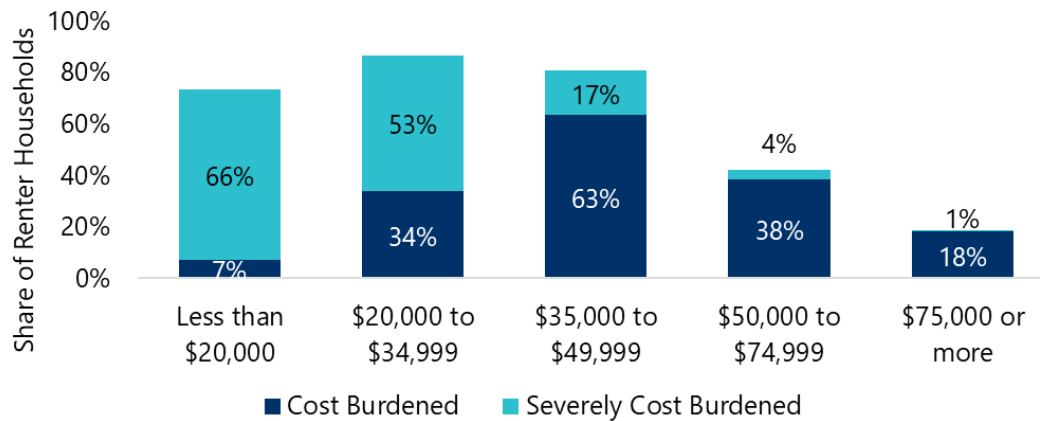
Source: ACS 2021, B25074

Disaggregating by race and ethnicity shows disparities among racial groups. Black or African American residents are the most cost-burdened as renters and as owners, having the largest proportions of the cost-burden total. They also have the highest percentage of severely cost-burdened residents by tenure, 22 percent of Black homeowners and 38 percent of Black renters (Figure 36).

Figure 36. Cost Burden by Tenure and Race and Ethnicity, 2019
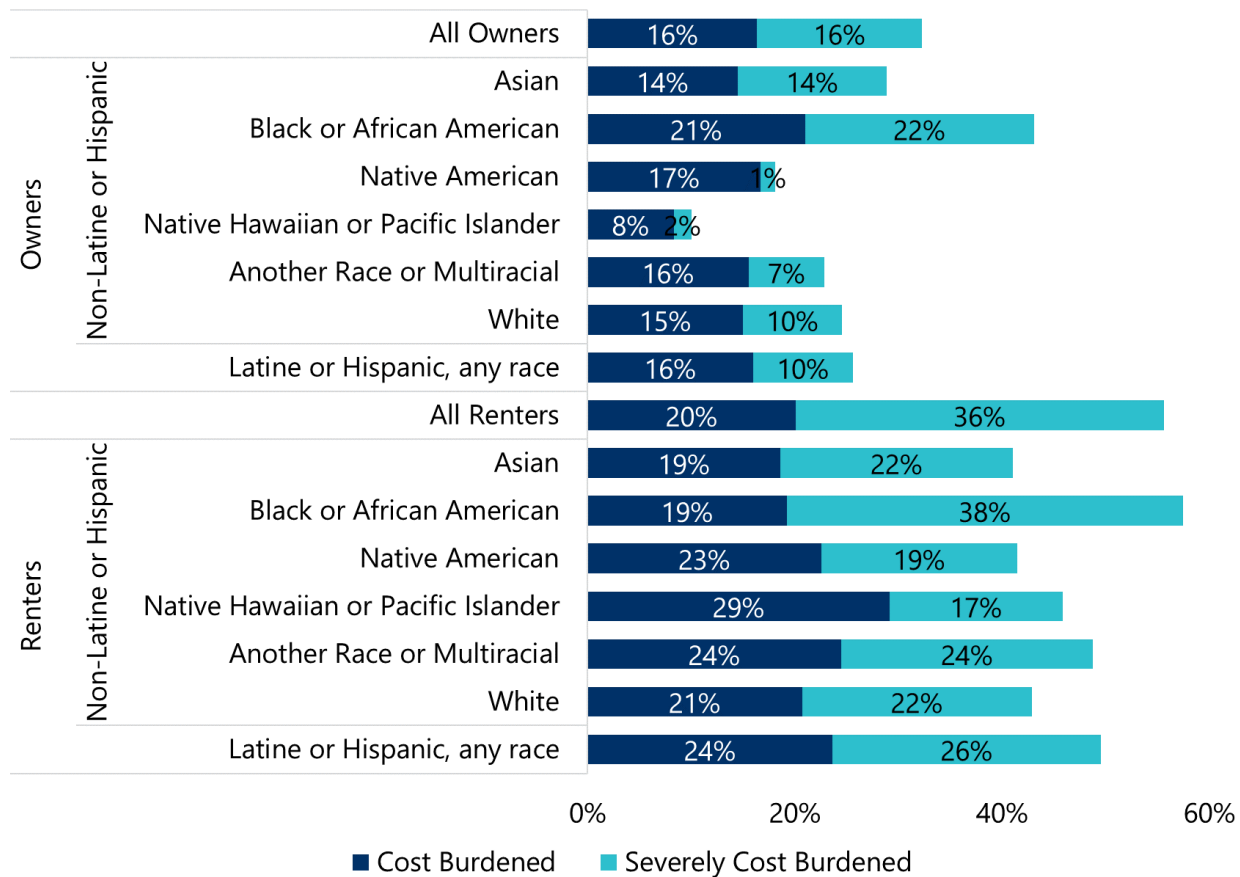
Source: 2015-2019 CHAS Table 9

The residual income cost burden is another way of understanding cost burden. Residual income cost burden assesses if a household has enough income left over after paying for housing to pay for other essentials such as food, healthcare, and transportation. Preliminary estimates show that 42 percent of households are residual income cost-burdened, with renters having a higher rate of residual cost burden at 55 percent (Figure 37). MIT Living wage looks at how much a household must earn in order to afford housing, transportation, food, childcare, and other necessities attributed to the cost of living. Preliminary estimates show that 42 percent of households earn below the MIT Living Wage, and renters are less likely to earn a living wage, with only 45 percent of all renters and 69 percent of all owners earing above the MIT living wage.

Figure 37. Residual Income Cost Burden
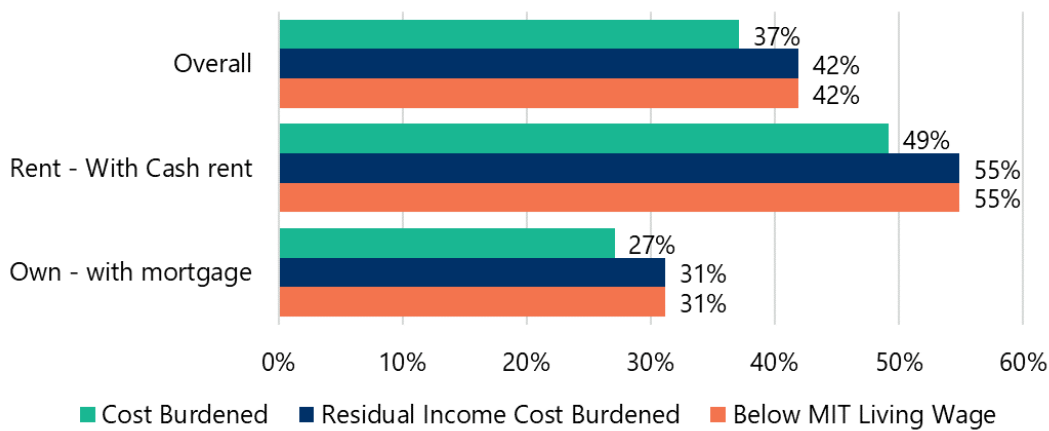
Source: BPS analysis of 2021 5-year PUMS, MIT Living Wage 2022 Oregon Data for Multnomah County

Income Self-Sufficiency Standard

Income self-sufficiency is a measure of income adequacy that is based on the costs of basic needs for working families: housing, childcare, food, health care, transportation, and miscellaneous items, as well as the cost of taxes and the impact of tax credits. Income self-sufficiency is measured using the Self-Sufficiency Standard. The standard varies by household type; that is, by how many adults and children are in a household and the age of each child. For example, in 2021, one adult living in Multnomah County needed an annual salary of $31,521 ($15.15 hourly) to meet basic needs. For families with children, the amount needed to cover basic needs increases considerably. For a single adult with a preschooler and a school-age child, the amount necessary to be economically secure increases to $36.42 per hour ($76,912 annually) to cover the cost of childcare, a larger housing unit, and increased food and health care costs (Figure 38).

Figure 38. Multnomah County Self Sufficiency Standard, 2021

	One Adult	One Adult One Preschooler	One Adult, One Preschooler, One School-Age	Two Adults, One Preschooler, One School-Age
Annual Salary	$31,521	$60,846	$76,912	$82,447
Hourly Wage	$15.15	$29.25	$36.98	$39.64

Source: Worksystems Self Sufficiency Standard, 2021

The federal poverty guidelines, for three-person families of $21,960 annually, are set at a level well below what is minimally needed to meet a household's basic needs (ASPE, 2021). For example, the three-person family poverty level is just 29 percent of the Standard for one adult, one preschooler, and one school-age child in Multnomah County ($76,912 annually). The Self-Sufficiency Standard calculates the real costs of meeting all basic needs. In contrast, the official poverty measure is based only on the cost of food.

Even working full time, a parent earning the 2022 Portland metro minimum wage of $14.75 per hour will fall short of meeting the Standard for a household with children. If they have one preschooler and one school-age child and live in Multnomah County, the parent would be able to cover less than half of the household's basic needs (with their take-home pay after accounting for taxes).

Out of all the counties in Oregon, Multnomah County experienced the largest percentage increase in the Standard since 2008, largely due to a 113 percent increase in the cost of living. The Self-Sufficiency Standard for a two-adult household with one preschooler and one school-age child in Multnomah County increased from $38,714 to $82,447, with childcare and housing costs rising an average of 110 percent and 106 percent respectively over the last thirteen years.

Declining income self-sufficiency (or affordability) is another inequitable impact of widening income inequality, as rising local prices of basic needs outpaced the relatively flat wages of low and middle-wage occupations. Multnomah County's share of households in need, measured by the Income Self-Sufficiency Standard, increased from 23 percent in 2008 to 34 percent in 2017. Concentrated local growth of high-wage jobs and high-income households put upward market pressure on local prices of basic needs (such as housing and childcare).

Housing Inventory and Supply

According to the American Community Survey, 2017-2021, Portland had an estimated 296,479 total housing units in 2021.

Housing and Development Characteristics

The 2021 estimate for housing units in the city shows that over half of the units are detached single-unit homes. Buildings with 20 or more units saw the largest increase and now account for 21 percent of all housing units (Figure 39).

Figure 39. Units by Structure Type, 2010 and 2021

Structure Type	2010 Units		2021 Units		2010-2021 Change (units)
	Estimate	Share	Estimate	Share	%
Single Detached	151,453	58%	160,520	54%	6%
Townhouse/Rowhouse	9,277	4%	13,578	5%	46%
Duplex	11,256	4%	10,681	4%	-5%
Triplex or Quadplex	14,733	6%	15,189	5%	3%
5-to-9-unit apartments	13,945	5%	13,250	4%	-5%
10-to-19-unit apartments	15,224	6%	15,946	5%	5%
20-to-49-unit apartments	16,155	6%	20,567	7%	27%
50 or more-unit apartments	26,585	10%	42,562	14%	60%
Mobile home, Boat, RV, van, etc.	3,988	2%	4,186	1%	5%
Total:	262,616		296,479		13%

Source: ACS 2010 and 2021 5 Year Table B25024

The types and number of units vary by area, with Central City, Interstate Corridor, Gateway, and Lents-Foster having the greatest number of units overall (Figure 40). Lents-Foster, Interstate, MLK-Alberta, Gateway, and Montavilla have the highest number of single detached units. In recent years, multi-dwelling buildings produced have been concentrated in the Northwest, Central City, Raleigh Hills, Gateway, and Sellwood-Moreland-Brooklyn neighborhoods of Portland (State of Housing 2021, PHB).

Figure 40. Neighborhood Analysis Area

Neighborhood Analysis Area

St. Johns

Hayden Island-Bridgeton

Interstate Corridor

Forest Park-Northwest Hills

MLK-Alberta

Roseway-Cully

Parkrose-Argay

Hollywood

Northwest

Gateway

Central City

Montavilla

Belmont-Hawthorne-Division

Centennial-Glenfair-Wilkes

Raleigh Hills

South Portland-Marquam Hill

Woodstock

122nd-Division

Sellwood-Moreland-Brooklyn

Lents-Foster

Hillsdale-Multnomah-Barbur

Pleasant Valley

West Portland

Tryon Creek-Riverdale

Source: PHB State of Housing 2022

Figure 41. Units by Structure Type, by Neighborhood Analysis Area[10]

Area	Single Detached	Townhouses and Plexes	5 – 19 units	20 – 49 units	50 + units	Mobile Home etc.	Total
122nd-Division	4,922	1,450	807	558	385	680	8,802
Belmont-Hawthorne-Division	7,401	3,038	2,688	1,387	911	66	15,491
Centennial-Glenfair-Wilkes	6,404	1,581	1,643	493	331	447	10,899
Central City	1,725	1,930	2,205	4,758	18,675	60	29,353
Forest Park-Northwest Hills	3,024	676	146	6	113	47	4,012
Gateway	12,443	2,354	2,054	1,447	2,481	425	21,204
Hayden Island	1,283	422	175	182	410	670	3,142
Hillsdale-Multnomah-Barbur	6,111	1,970	1,367	559	432	-	10,439
Hollywood	8,225	2,171	2,549	1,523	1,914	17	16,399
Interstate Corridor	13,469	4,281	1,528	1,112	2,034	35	22,459
Lents-Foster	15,619	2,454	1,194	456	587	407	20,717
MLK-Alberta	12,825	2,030	643	374	351	59	16,282
Montavilla	11,182	2,353	1,427	1,032	1,084	155	17,233
Northwest	2,780	1,129	3,326	3,484	6,105	-	16,824
Parkrose-Argay	3,436	1,205	506	217	333	30	5,727
Pleasant Valley	3,970	862	474	58	74	302	5,740
Raleigh Hills	5,025	524	413	126	543	-	6,631
Roseway-Cully	11,695	2,157	1,339	398	307	538	16,434
Sellwood-Moreland-Brooklyn	5,136	1,603	1,167	469	732	79	9,186
South Portland-Marquam Hill	2,365	1,101	1,405	732	3,587	24	9,214
St. Johns	8,405	1,985	920	481	315	90	12,196
Tryon Creek-Riverdale	4,012	193	96	40	77	14	4,432
West Portland	4,278	850	443	259	300	36	6,166
Woodstock	7,524	1,437	1,079	373	734	-	11,147

Source: ACS 2021, 5 Year Table B25024

Between 2010 and 2021, the greatest increase of units by bedroom was studios, with an estimated increase of 11,711, or an increase of 86 percent. The smallest increase was in 2-bedroom units, increasing by just one percent. Overall, units that have three or more bedrooms, or would be considered family-sized units, account for about 45 percent of all units in the 2017-2021 survey period.

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[10] Census tracts for various state of housing or district boundaries may not align with the city boundary, therefore the sum of the districts may be greater than the total within the city boundary.

Figure 42. Units by Number of Bedrooms, 2010 and 2021

Number of Bedrooms	2010 Units Estimate	Share	2021 Units Estimate	Share	Change %
Studio	13,665	5%	25,376	9%	86%
1	45,065	17%	52,479	18%	16%
2	83,170	32%	84,316	28%	1%
3	81,461	31%	85,525	29%	5%
4	31,257	12%	38,512	13%	23%
5 or more	7,998	3%	10,271	3%	28%
Total:	262,616		296,479		13%

Source: ACS 2010 and 2021 5 Year Table B25024

Housing Precarity

For the most recent data that is available, at least 37 percent of households were housed in units that had at least one of four housing problems (2015-2019 CHAS). Housing problems considered by CHAS include units with physical defects (such as an incomplete bathroom or kitchen), overcrowded conditions (with more than one person per room), a housing cost burden of 30 percent of gross income, or a severe housing cost burden of 50 percent or more.

Of those units, 61 percent were renter-occupied, and 39 percent were owner-occupied. About 80 percent of the substandard units were occupied by households that were low-income (0-80 percent AMI). Almost one-quarter of households living in units with one or more of the four housing problems were severely low-income renters. For the same period, 20 percent of households had at least one of four severe housing problems.

Figure 43. Substandard Housing Problems of Occupied Units by Householder Race/Ethnicity

Householder Race/Ethnicity	Has 1 or more of 4 problems	No Housing Problems	Share of All Households
Latine or Hispanic, any race	48%	52%	8%
Non-Latine or Hispanic			
Asian	39%	61%	7%
Black or African American	57%	43%	5%
Native American	32%	68%	1%
Native Hawaiian or other Pacific Islander	51%	49%	<1%
White alone	34%	66%	75%
Total	37%	63%	

Source: 2015-2019 CHAS

Vacancy Rates

Approximately 17,000 housing units are counted as vacant, leading to a vacancy rate of 5.6 percent and down 1.2 percent from 2010. This vacancy rate is lower than that of the state of Oregon, which had a 7.5 percent vacancy rate in 2021 (ACS 5 year, 2010 and 2021 Table B25001). Fourteen percent of all vacant units were vacant for seasonal or recreational use (just 0.77 percent of all units), like the rate in 2010.

Figure 44. Vacancy Rate by Structure Type, Portland, 2021

Structure Type	Vacancy Rate	% Of Vacant Units
Single Dwelling Detached	4%	36%
Townhomes	3%	3%
Duplex	12%	8%
Triplex and Quadplex	7%	6%
5 To 9 Unit Apartment	4%	3%
10 To 19 Unit Apartment	5%	5%
20 To 49 Unit Apartment	7%	8%
50 Or More Unit Apartment	11%	29%
Mobile Home, Boat, RV, Van, etc.	5%	1%
Total	5.6%	100%

Source: ACS 2021 5 Year Table B25024, B25032

Housing Tenure

Although the share of owner-occupied housing units declined (Figure 45), the number of owner-occupied units increased by 14,165 from 2010 to 2021 and the number of renter-occupied housing units increased by 20,829.

Figure 45. Change in Tenure from 2010 to 2021, Portland
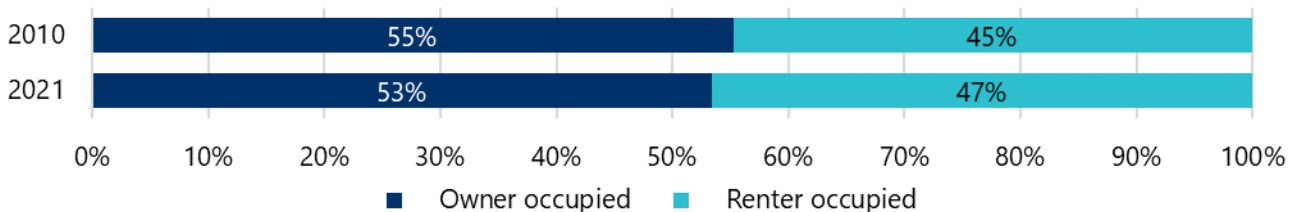
Source: ACS 2010 and 2021 5 Year Table B25003

Most of Portland's homeowners (85 percent) lived in single-dwelling detached housing (Figure 46). In comparison, only 21 percent of Portland's households that rent lived in single-dwelling detached housing. Twenty-one percent of renters lived in a middle housing unit (townhome, duplex, triplex, or quadplex housing), and about a quarter of renters lived in large multi-dwelling buildings (50+ units).

Figure 46. Tenure By Housing Type 2021

Legend:
- Single Dwelling Detached
- Townhomes
- Duplexes, Triplexes and Quadplexes
- 5 to 19 Unit Buildings
- 20 to 49 Unit Buildings
- 50 or more Unit Buildings
- Mobile home or Other
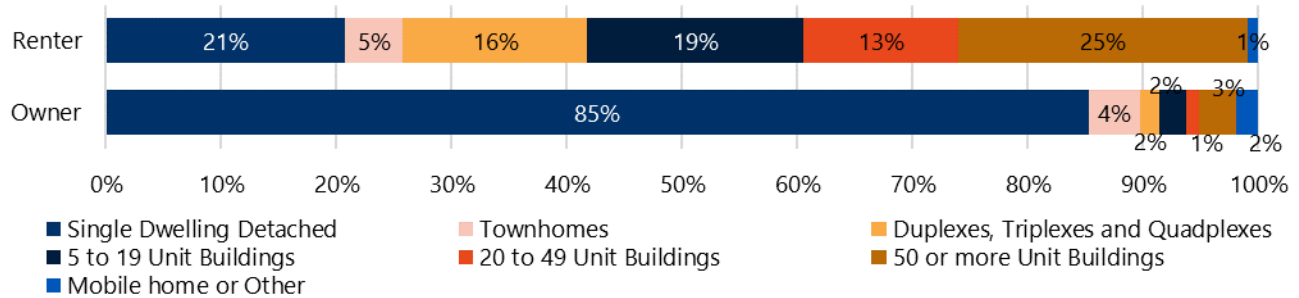
Source: ACS 2010 and 2021 5 Year Table B25032

Citywide, around 14 percent of householders in 2021 had lived in their unit for less than two years, including seven percent of owners and 22 percent of renters. About half of all renters have lived in their units between three and six years, compared with 23 percent of owners. About 52 percent of householders lived in their unit for more than six years, including 71 percent of owners and 30 percent of renters (Figure 47).

Figure 47. Tenure by Year Householder Moved into Unit, 2021

	Owner	Renter	Total
2019 or later	7%	22%	14%
2015 to 2018	23%	49%	35%
2010 to 2014	18%	17%	18%
2000 to 2009	27%	10%	19%
1990 to 1999	13%	2%	8%
1989 or earlier	13%	1%	7%

Source: American Community Survey 5-year Estimates, Table B25038

Woodstock, Hillsdale-Multnomah-Barbur, Gateway, and Parkrose-Argay have seen homeownership rates increase by more than five percent from 2015 to 2020. On the other hand, Hayden Island Bridgeton, Belmont-Hawthorne-Division, and the Interstate Corridor saw a five percent decrease during the same period (PHB, 2022, Figure 48 and Figure 49).

Figure 48. Change In Rentership Rates by Neighborhood, 2015 To 2020

3.4 to 9.6%
-0.7 to 3.3%
-2.7 to -0.8%
-5.3 to -2.8%
-6.1 to -5.4%
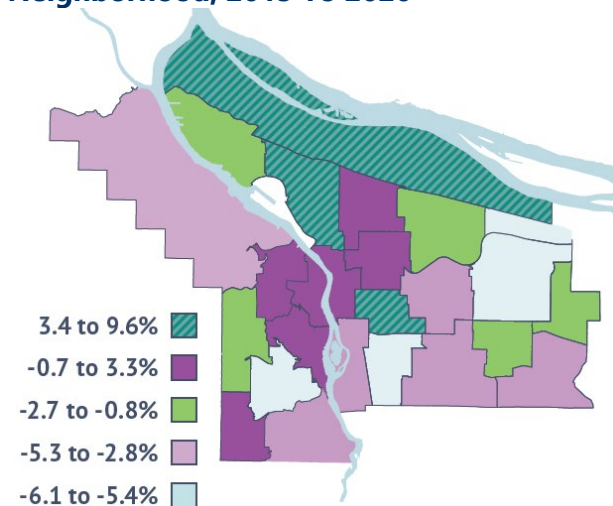
Source: PHB Analysis of 2015, 2020 ACS 5 year

Figure 49. Change In Homeownership Rates by Neighborhood, 2015 To 2020

3.9 to 6.1%
2.3 to 3.8%
-0.1 to 2.2%
-4.6 to -0.2%
-9.6 to -4.7%
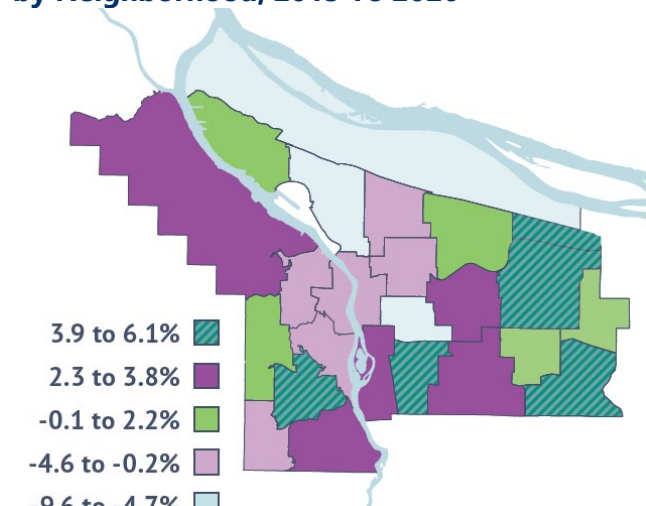
Source: PHB Analysis of 2015, 2020 ACS 5 year

White and Asian households have the highest rate of homeownership (56 and 61 percent, respectively). Native Hawaiian and Other Pacific Islander (32%) and Black or African American (34%) households, and households identifying as another race (24%), have the lowest ownership rates (Figure 50).

Figure 50. Tenure by Race and Ethnicity, Portland, 2021

	Owner-occupied	Renter-occupied
Overall	53%	47%
Another Race	24%	76%
Asian	61%	39%
Black	34%	66%
Multi-Racial	37%	63%
Native American	46%	54%
Native Hawaiian and Other Pacific Islander	32%	68%
White Not Latine or Hispanic	56%	44%
Hispanic or Latine (of any race)	35%	65%
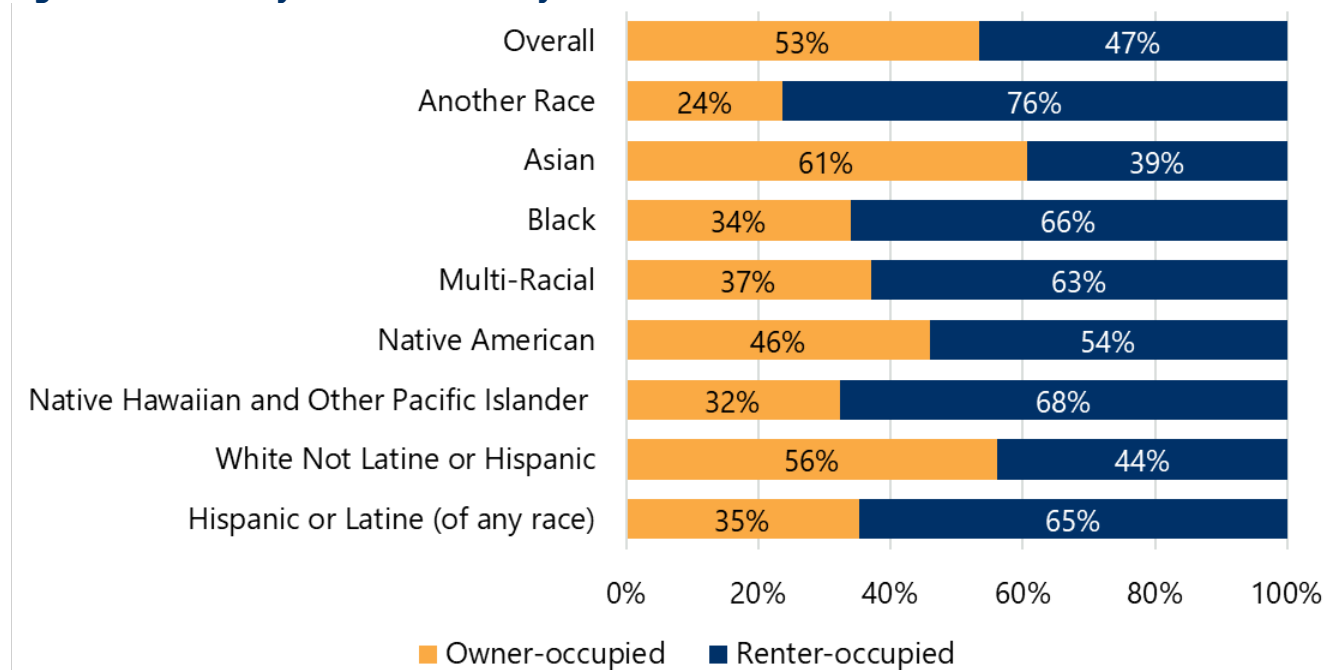
Source: 2021 ACS 5-year Table B25003

Since 2010, homeownership rates have decreased overall, which is largely due to most new housing development in multi-dwelling buildings, which are mostly rental units. Despite those development trends, Native Hawaiian, Native American, and Black or African American householders have experienced an increase in ownership rates across the city. Only householders who identified as some other race (or another race) saw a decrease in both the rate and number of owner-occupied households (Figure 51).

Figure 51. Homeownership by Race/Ethnicity, Portland, 2010 and 2021
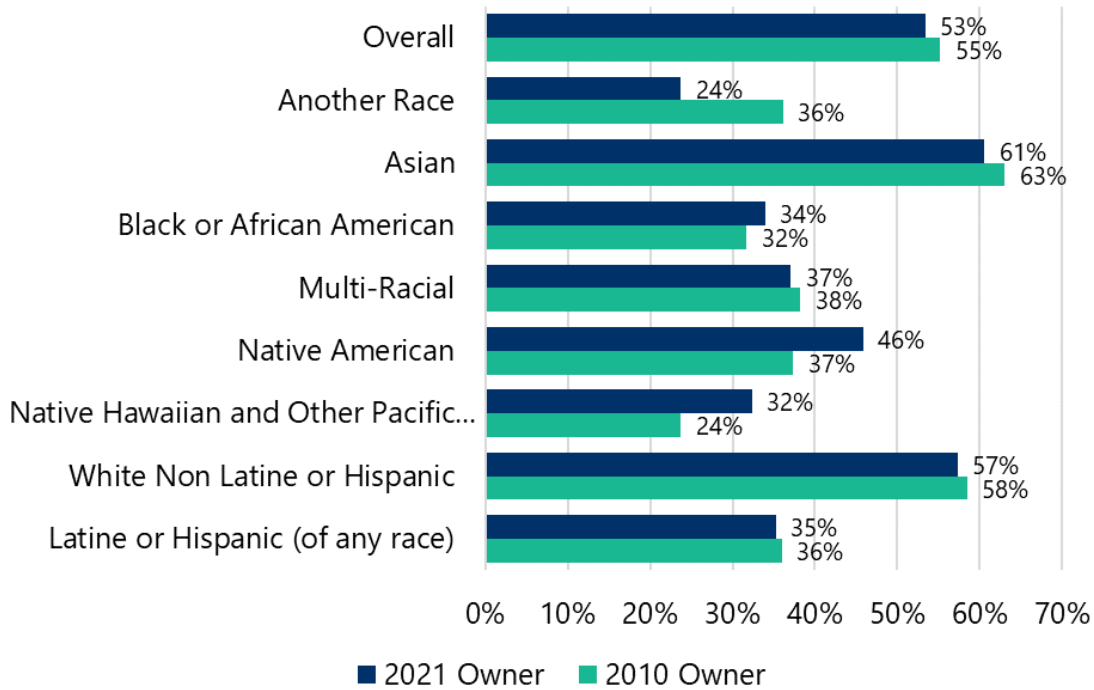
Source: 2010 and 21 ACS 5-year Table B25003

Seventy percent of householders over 65 own their home, compared to just fifty-three percent of all Portland householders (Figure 52).

Figure 52. Tenure By Householders 65+, Portland, 2021
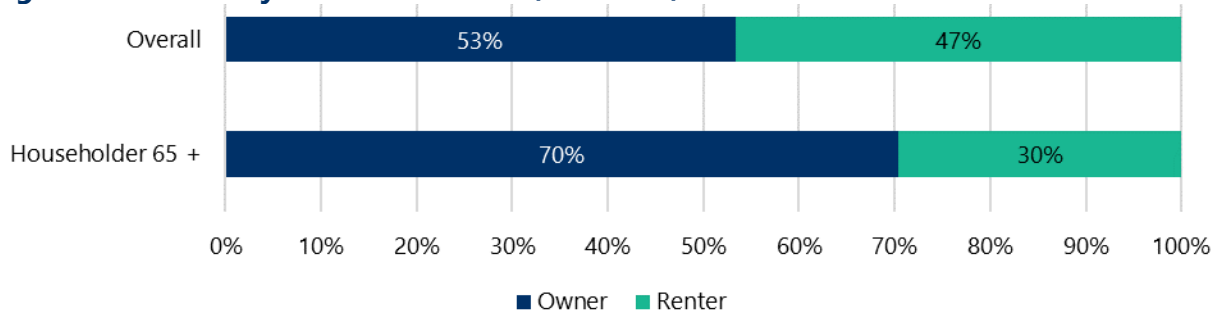
Source: ACS 2021 5-year Table B25125

Most homeowners over 65 own a single-dwelling unit home, detached, or attached (Figure 53). Just 14 percent live in other types of housing structures. Elder householders who rent, are more likely to live in multi-unit structures with 50 or more units (over 43 percent).

Figure 53. Householders 65+ By Tenure and Structure, Portland, 2021
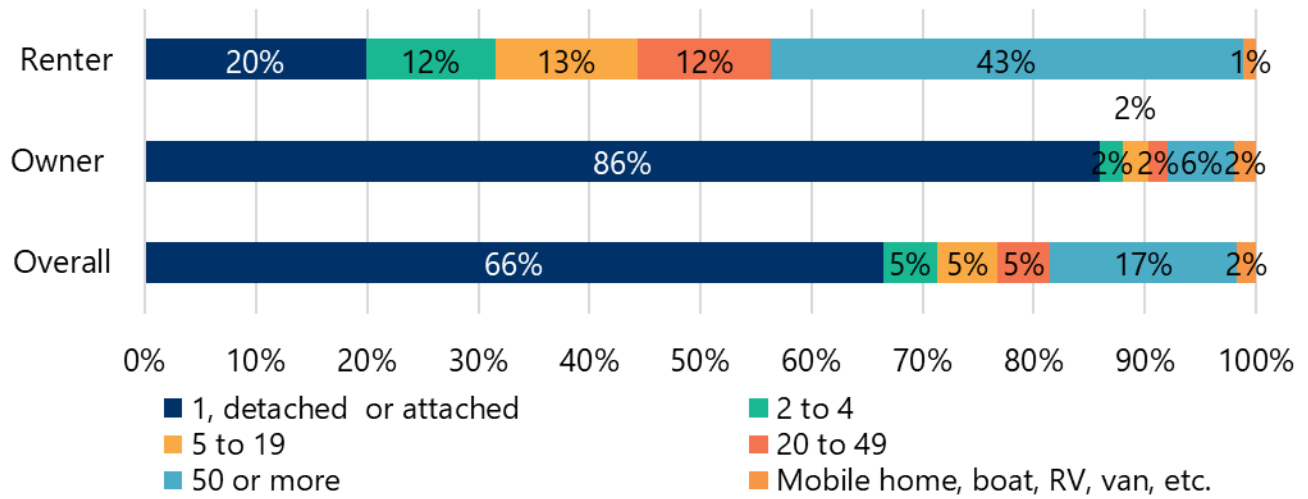
Source: ACS 2021 5-year, Table B25125

Recent Development Trends

In the past five years (from 2018 to 2022), Portland has permitted 26,135 residential units (about 5,230 units a year). In 2017, the annual production levels for housing were the highest of any point in the last eighteen years – Portland permitted 7,360 units. In 2018 and 2019, production decreased to 6,449 units and 5,664 units respectively (City of Portland, permit database). In 2020, housing production fell to 2,326 units, reflecting a decline in housing production in neighboring counties as well as a result of the disruption due to the SARS-CoV-2 pandemic (2021 State of Housing Report, PHB). In 2021, housing production increased again to 5,754 units and again in 2022 to 5,935. Increasingly, multi-dwelling unit production represents the bulk of new residential development, with 89 percent of all housing units produced in 2021 within the multi-dwelling category (including townhouse/duplex and all multi-dwelling categories). In 2022, this share rose to 91 percent.

Figure 54. Housing Types Permitted, Portland Urban Service Area, Portland, 2013-2022
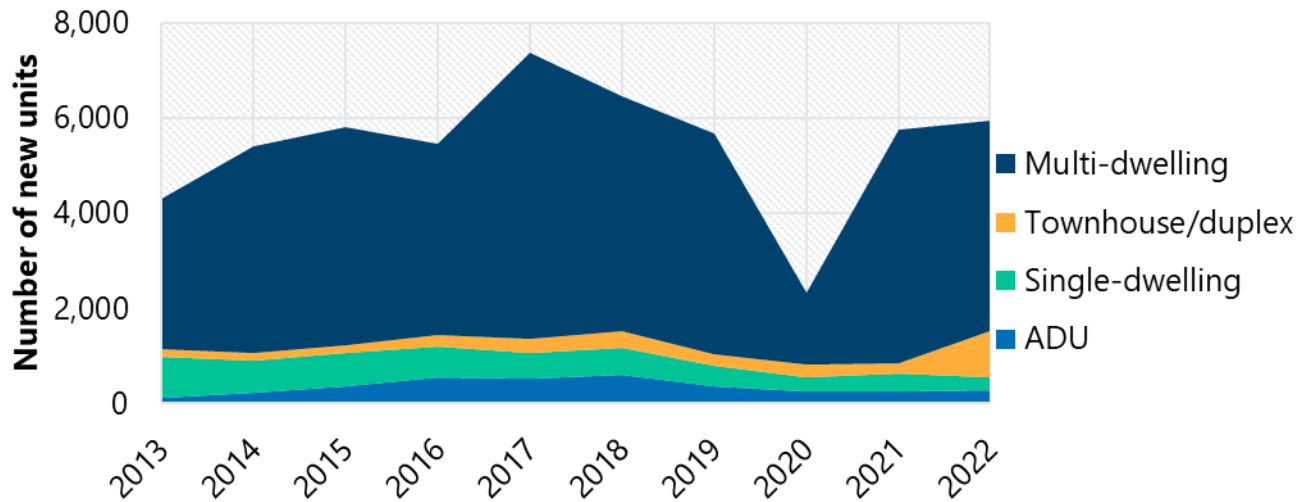
Source: City of Portland, Permit Database, 2023

When comparing production to previous decades, Figure 55 shows that multi-dwelling building production has significantly increased since 1995. In addition to multi-dwelling buildings, the production of Accessory Dwelling Units (ADUs) has only steadily increased, supported by the introduction of new programs and policies incentivizing the creation of ADUs.

Figure 55. New Construction by Unit Type, Portland, 1995-2022
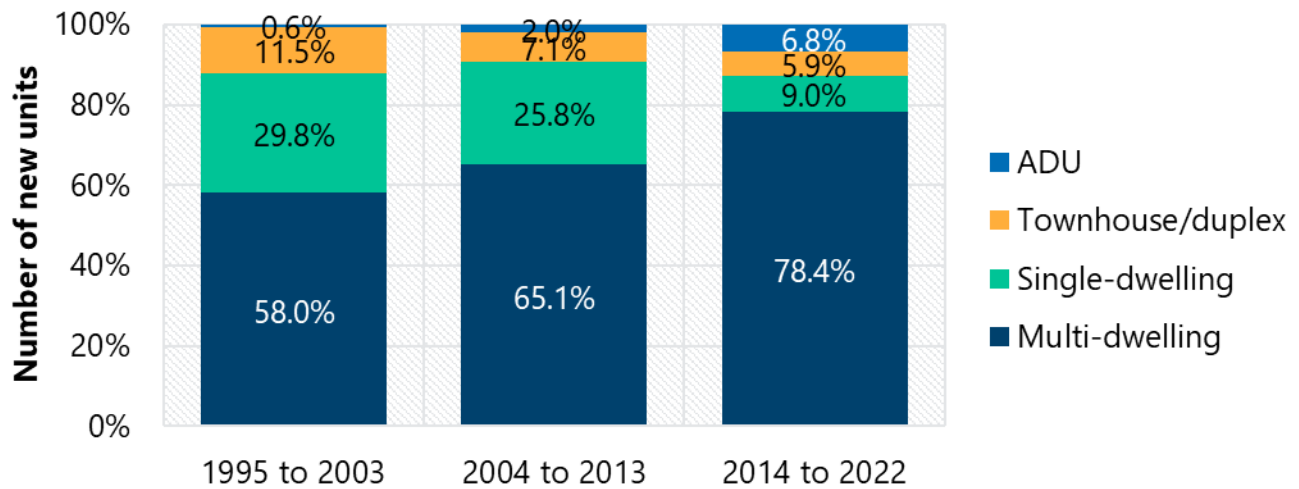
Source: City of Portland, Permit Database, 2023

Single-dwelling housing has accounted for a decreasingly smaller share of Portland's residential development over the past 20 years, with less than eight percent of all units built in the past five years (Figure 56). Conversely, the total share of units developed has gradually increased for multi-dwelling units, accessory dwelling units, and townhouses/rowhouses.

Figure 56. Historic Development Summary by Type, Portland, Through 2022

Housing Type	Last 20 Years	Last 15 Years	Last 10 Years	Last 5 Years
SINGLE DWELLING	15%	12%	10%	8%
ADU	5%	6%	6%	6%
TH/RH	6%	6%	6%	8%
MULTI-DWELLING	73%	76%	78%	77%

Source: BPS analysis of City of Portland, Permit Database, 2023, numbers rounded

Figure 58 shows new construction by Portland pattern areas (specific areas of the city that share similar development characteristics, Figure 57). Compared to previous decades, the "Inner" pattern area has experienced a much larger portion of new construction than other parts of the city. The development in the "Central City" pattern area has stayed steady since 1995, but the proportion of new development in the "Eastern" and "Western" pattern areas has drastically decreased.

Figure 57. Portland Pattern Areas
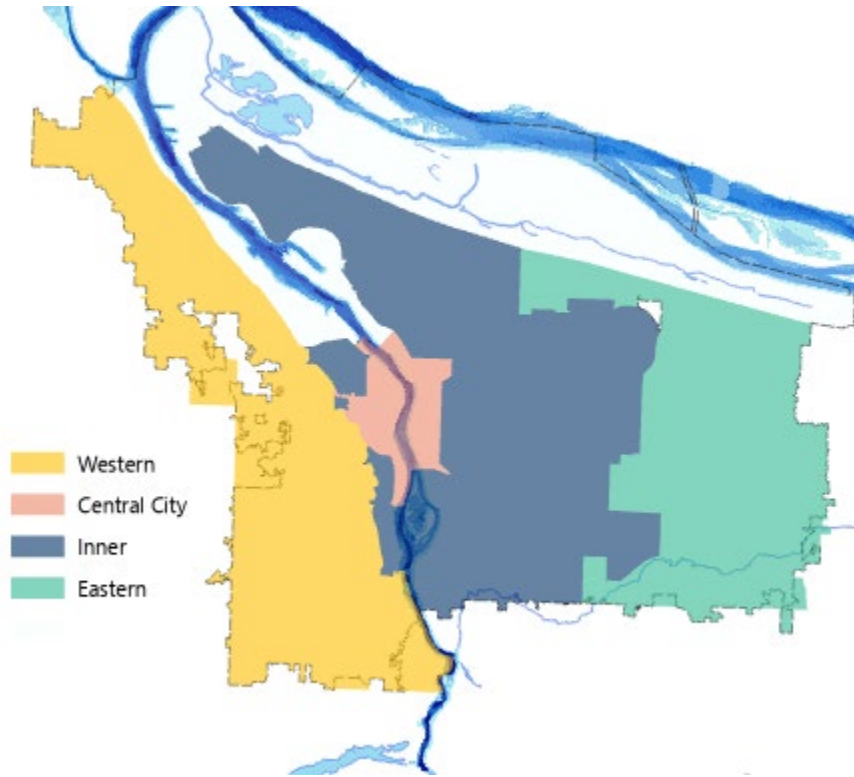
Source: City of Portland

Figure 58. New Construction by Portland Pattern Area, 1995-2022
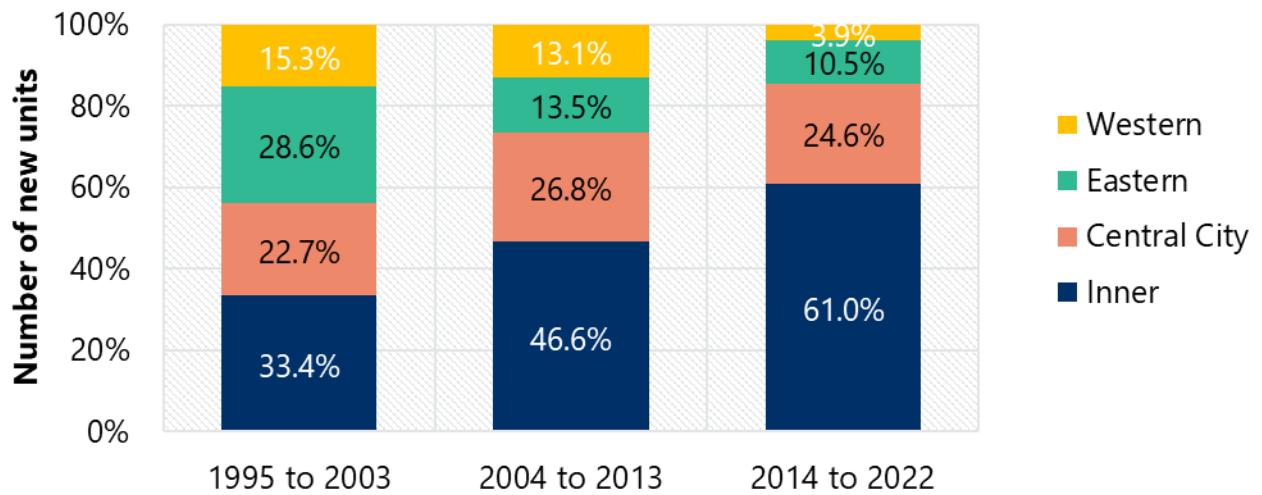
Source: City of Portland, Permit Database, 2023

Figure 59 shows the share of units developed by District and Neighborhood (Portland Plan Area) over the past 20 years. It shows the Central City has a declining share of the development, but still accounts for 26 percent of total units developed over the past 20 years. Meanwhile, development has increased in the North, Northeast, and West Districts. The East and Southeast Districts have seen little change in the share of development. At the Neighborhood Plan Area level, Northwest, Interstate Corridor, and Hollywood have experienced the highest increases in the share of total citywide development.

Figure 59. Portland Historic Development by Area as Share of Total Units

District	Neighborhood	Last 20 Years	Last 15 Years	Last 10 Years	Last 5 Years
Central City	Central City	**25.95%**	**23.52%**	**22.05%**	**20.45%**
East		**10.55%**	**8.36%**	**7.74%**	**10.23%**
	122nd-Division	3.29%	2.17%	1.85%	2.56%
	Centennial-Glenfair-Wilkes	2.04%	1.76%	1.62%	1.88%
	Gateway	3.59%	3.60%	3.38%	4.45%
	Parkrose-Argay	0.51%	0.26%	0.29%	0.30%
	Pleasant Valley	1.12%	0.57%	0.60%	1.04%
North		**16.46%**	**17.47%**	**17.87%**	**18.11%**
	Hayden Island-Bridgeton	1.52%	1.54%	1.80%	1.57%
	Interstate Corridor	10.22%	12.18%	12.71%	13.32%
	St. Johns	4.72%	3.75%	3.36%	3.22%
Northeast		**12.40%**	**13.87%**	**14.18%**	**15.84%**
	Hollywood	5.18%	6.32%	6.86%	7.51%
	MLK-Alberta	4.91%	5.73%	5.46%	5.49%
	Roseway-Cully	2.31%	1.82%	1.86%	2.84%
Southeast		**19.20%**	**20.74%**	**21.37%**	**18.78%**
	Belmont-Hawthorne-Division	6.72%	7.96%	7.98%	3.54%
	Lents-Foster	3.88%	3.49%	3.42%	3.25%
	Montavilla	2.26%	2.11%	2.13%	2.89%
	Sellwood-Moreland-Brooklyn	3.38%	3.97%	4.40%	4.63%
	Woodstock	2.96%	3.21%	3.44%	4.47%
West		**15.36%**	**15.93%**	**16.67%**	**16.53%**
	Forest Park-Northwest Hills	0.97%	0.30%	0.24%	0.20%
	Hillsdale-Multnomah-Barbur	1.52%	1.20%	1.04%	1.00%
	Northwest	7.56%	9.01%	9.53%	9.08%
	Raleigh Hills	1.20%	1.13%	1.19%	1.81%
	South Portland-Marquam Hill	3.01%	3.50%	3.97%	3.86%
	Tryon Creek-Riverdale	0.46%	0.35%	0.29%	0.24%
	West Portland	0.64%	0.44%	0.41%	0.34%
Total		100.00%	100.00%	100.00%	100.00%

Source: BPS analysis of City of Portland, Permit Database, 2023

Manufactured Homes

While manufactured housing is allowed in all single-dwelling zones, in 2018, the Manufactured Dwelling Park (MDP) zoning project established a new residential multi-dwelling base zone specifically for manufactured dwelling parks. The policy, code, and map changes aimed to consolidate MDPs into one new base zone in the Multi-Dwelling Residential Chapter (33.120) to create consistent land use regulations for manufactured dwelling parks, with development standards to address the unique nature of MDPs in terms of density, access, setbacks, and landscaping requirements as well as preserve and allow for expansion. According to the Oregon Manufactured Dwelling Park Directory and Metro's multi-dwelling housing inventory, there are an estimated 3,300 manufactured units across Portland and around 2,800 in parks. The City defines a manufactured dwelling park as four or more manufactured dwellings that are located on a single site for 30 days or more and intended for residential use.

Figure 60. Manufactured Dwelling Parks in Portland

Type	Number of Parks	Total Spaces	Vacant Spaces
55+	9	578	36
Family	41	2,211	99
Grand Total	50	2,789	135

Source: Oregon Manufactured Dwelling Park Directory 2022,
https://appsprod.hcs.oregon.gov/MDPCRParks/ParkDirQuery.jsp

The majority of parks are not age-restricted, but nine are designated 55+. Most manufactured homes were built before 1995 (79 percent). Many units are located in North and East Portland in the Hayden Island (25 percent), Centennial-Glenfair-Wilkes (15 percent), and Roseway-Cully (15 percent) areas.

Figure 61. Manufactured Homes by Area and Year Built
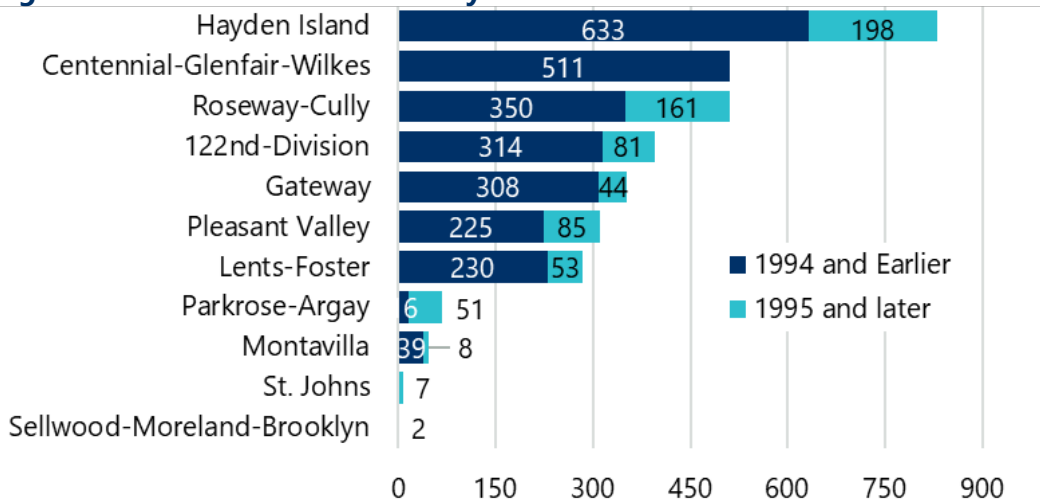
Source: Metro RLIS, Multi-dwelling housing inventory, 2022

Accessory Dwelling Units

An accessory dwelling unit (ADU) is an additional dwelling unit created on a lot with a house, attached house, tiny house, duplex, or manufactured home. The second unit is smaller than the main dwelling. ADUs provide additional housing units that are compatible with the look and scale of single-dwelling development, make more efficient use of existing housing stock and infrastructure, and provide a mix of housing options. They can be created by converting part of an existing primary structure, adding area to an existing primary structure, converting an existing accessory structure, or constructing a new building. The zones that allow ADUs are Residential, Commercial, and Central Employment (EX).

While ADUs were allowed in most residential zones since 1981, initial ADU policies were more restrictive than the current ones. Fee waivers and policy changes contributed to a significant increase in production throughout the city. Since 1995, the City of Portland has permitted 4,202 ADU units. A little over 2,700 units or 64 percent of all ADUs were permitted from 2016-2022. Production is concentrated in the Northeast part of the city, specifically MLK-Alberta and Interstate Corridor neighborhoods.

Figure 62. Accessory Dwelling Units by Year Permitted, Portland, 1995-2022
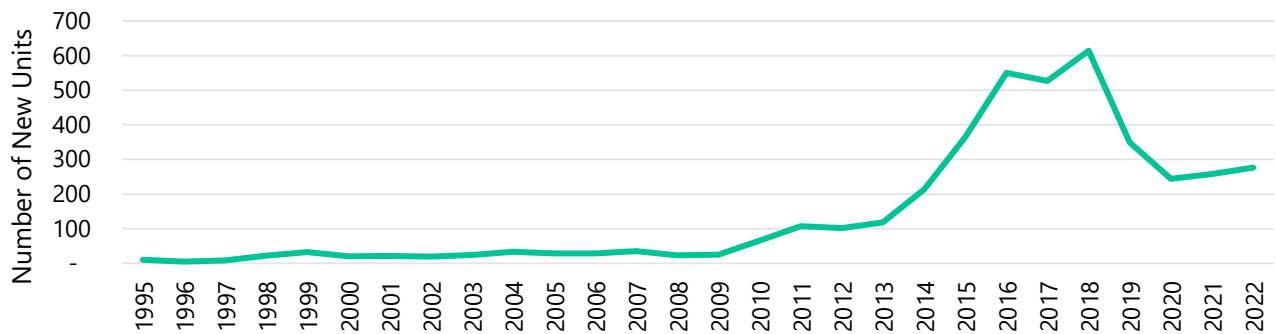
Source: City of Portland, Permit Database, 2023

Development Density

The allowed density of new residential development in Portland is controlled using minimum and maximum densities as described in the City's zoning code. Maximum densities are defined by floor-area-ratios (FAR), while minimum densities are defined by units-per-acre for all multi-dwelling zones, R2.5, R7, and R5 single-dwelling zones, and CM2 and CM3 mixed-use zones. All other zones do not have minimum density requirements.

- **Single Dwelling Zones**. Minimum densities allowed in these zones range from 3.11 to 17.42 units per net acre. Maximum densities in these zones range from 0.4 to 1.0 FAR, with developers receiving higher density allowances with each additional unit provided (up to four market-rate or six if half are affordable). About eight percent of new housing was single dwelling detached, a category that includes manufactured housing.

  - About 16 percent of new housing was middle housing, across all zones, including accessory dwelling units, townhomes, duplexes, triplexes, quadplexes, and small multi-dwelling structures up to six units.

- **Multi-Dwelling Zones.** Minimum densities allowed in these zones (RM, RX, RMP zones) range from 17.42 to 87.12 units per acre. Only the RMP zone has a stated unit maximum density, of 29.04 units per net acre. For RM1, RM2, and RM3 zones, the base maximum allowed FARs are 1.0, 1.5, and 2.0, respectively, and 1.5, 2.25, and 3.0 with bonuses (e.g., for providing affordable housing units). For RM4 and RX, the base FAR is 4.0 and 6.0 with bonuses. About 76 percent of new housing was multi-dwelling housing (with seven or more units).

- **Mixed Use Zones.** Minimum densities allowed in these zones (CR, CM, CX, EX, CE, and CI) range from 30.06 to 43.56 units per net acre. Maximum densities in the mixed-use zones similarly have base FARs and bonus FAR allowed through the provision of various project elements, like affordable housing. Base FARs for the mixed-use zones range from 1.0 to 4.0. The maximum FAR with bonuses ranges from 2.5 to 6.0. The only zone that does not offer a bonus FAR is the CI1 zone.

Over the last five years, from 2018 through 2022, the City of Portland has issued or finalized permits for around 26,000 residential units. On average, the net density of the approximately 23,000 new construction units was around 45 units per acre. For single dwelling zones, unit density averaged around 9 units per acre for all single dwelling zones. Multi-dwelling zones averaged around 33 units per acre, and mixed unit zones around 132 units per acre (Figure 63).

Figure 63. Net Density by Structure and Zone, 2018 through 2022[11]

Zone	Single Dwelling Detached			Middle Housing			Multidwelling		
	Units	Acres	Net Density	Units	Acres	Net Density	Units	Acres	Net Density
Single Dwelling Zones	**1,578**	**220**	**7**	**631**	**30**	**21**	**24**	**<1**	**74**
R2.5	392	24	16	325	13	24	24	<1	74
R5	762	80	10	273	15	19	-	-	-
R7	196	28	7	23	2	13	-	-	-
R10	193	39	5	10	1	17	-	-	-
R20	26	17	2	-	-	-	-	-	-
RF	9	32	<1	-	-	-	-	-	-
Multi Dwelling Zones	**305**	**22**	**14**	**1,164**	**41**	**29**	**3,133**	**78**	**40**
RM1	234	19	12	459	24	19	397	31	13
RM2	71	3	23	565	14	41	756	16	48
RM3	-	-		134	2	56	1,431	28	52
RM4	-	-	-	6	-	-	285	2	147
RX	-	-	-	-	-	-	264	1	236
Mixed Use Zones	**28**	**6**	**5**	**147**	**13**	**11**	**16,039**	**103**	**156**
CE	3	5	1	11	1	16	586	7	79
CM1	14	<1	55	25	1	17	855	21	41
CM2	11	<1	46	82	8	10	4,101	28	146
CM3	-	-	-	27	2	18	4,713	26	183
CX	-	-	-	1	1	1	3,445	13	268
EX	-	-	-	1	<1	4	2,339	8	287
Grand Total	**1,911**	**248**	**8**	**1,942**	**84**	**23**	**19,196**	**181**	**106**

Source: BPS Analysis of City of Portland Permit Data

[11] Density of final, issued and under inspection units permitted from 2018 to 2022, does not include ADUs added to existing units, includes only new construction. Acres and Net densities are rounded.

Regulated Affordable Housing Inventory

The City of Portland currently has 24,231 units of regulated affordable housing (Metro Regulated Affordable Housing Database), making up roughly eight percent of the city's total housing stock according to the 2021 ACS.

About 65 percent of the regulated units are within areas considered vulnerable (BPS Areas of Vulnerability), which are Census tracts that have a higher proportion of renters, communities of color, adults without a bachelor's degree, and lower-income households. Figure 64 shows the regulated affordable housing developments with the areas of vulnerability overlay (the darkest blue areas are the most vulnerable).

Figure 64. Regulated Affordable Housing by Areas of Vulnerability
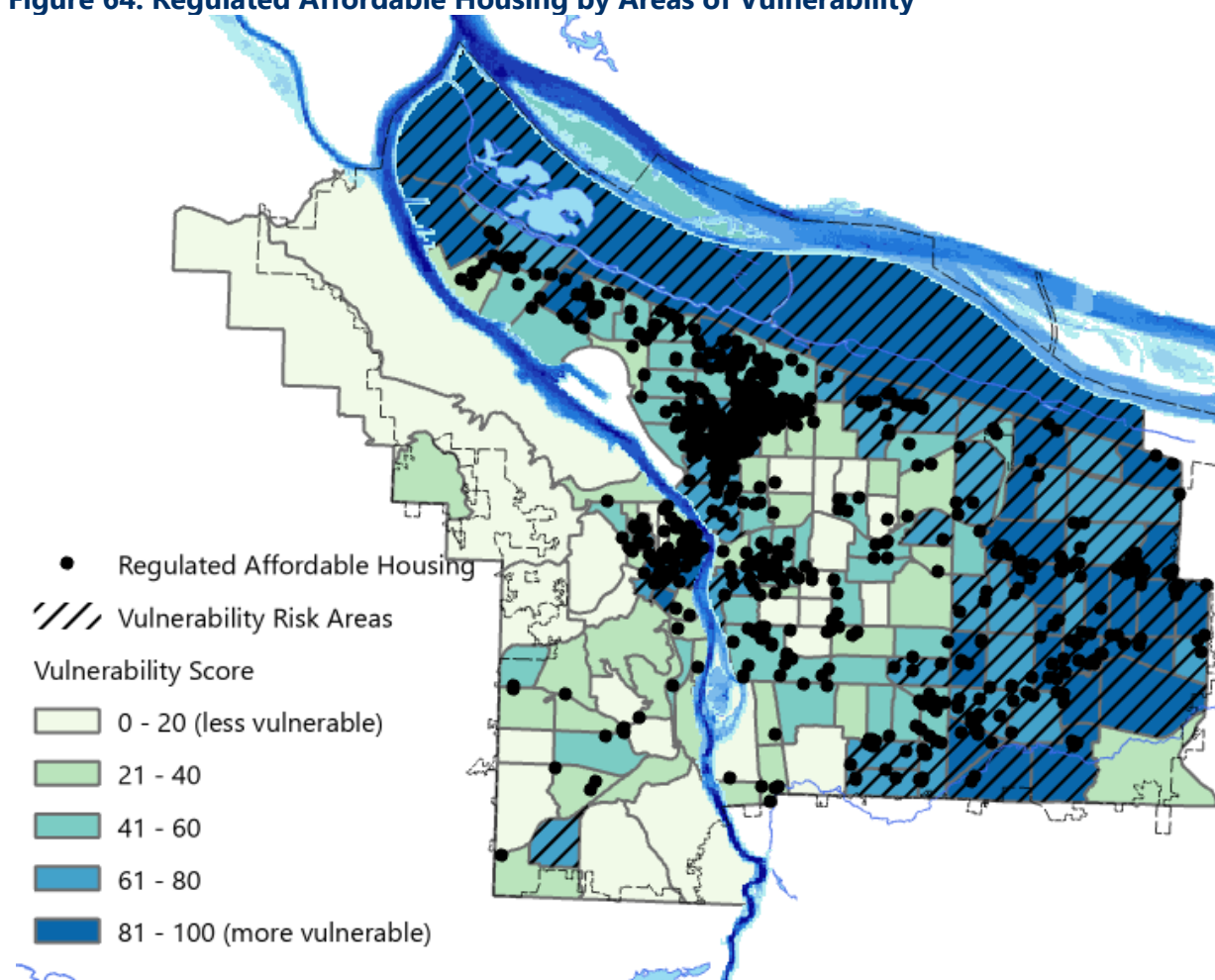
Source: Metro Regulated Affordable Housing Database, BPS Areas of Vulnerability 2023

The Portland Housing Bureau (PHB) Opportunity Map identifies levels of opportunity in Portland neighborhoods. Using a 5-point scale, the map is based on variables that include access to childhood education, employment, transportation, living/family wage jobs, and community amenities that promote healthy, active living. About 43 percent of all regulated affordable housing units are within a "high opportunity" area (rated as a score of 5 by the Portland Housing Bureau's Opportunity Map). About 13 percent of all units are within an area considered low opportunity (rated as a score of 2 on the PHB Opportunity Map).

Figure 65. Regulated Affordable Housing by Opportunity Area
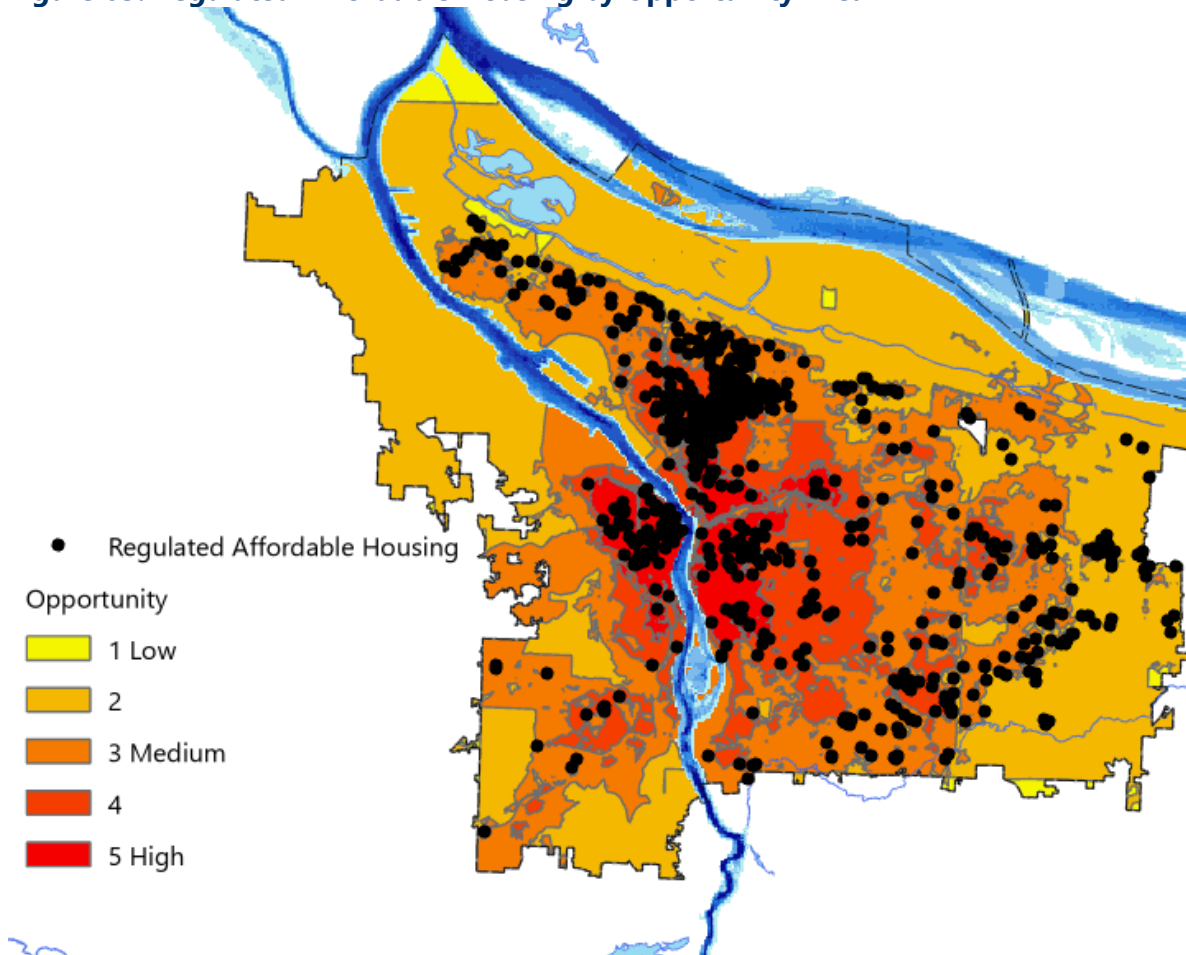
Source: Metro Regulated Affordable Housing Database, PHB Areas of Opportunity 2023

Figure 66. Regulated Affordable Housing Units by PHB Opportunity Scores

Opportunity Score (5 is high, 1 is low)	Number of Projects	Regulated Units	% Of Total Regulated Units
2	89	3,104	12.8%
3	246	5,320	22.0%
4	271	5,486	22.6%
5	172	10,321	42.6%

Source: Metro Regulated Affordable Housing Data, PHB Opportunity Map

The largest portion of affordable housing units is built between 2001 and 2021 (9,556 units or about 40 percent of all affordable housing). However, the largest number of affordable housing projects were constructed before 1950 (323 total projects, some buildings spanning back to the late 1800s). While the project count is higher during this early period, the projects tended to be smaller in size, resulting in less regulated housing being constructed than in the following decades. About 35 percent of the affordable housing built between 2001 and 2021 falls within the highest opportunity areas (scored 5), which is less than the proportion built in the highest opportunity areas in previous decades.

Figure 67. Regulated Affordable Housing Units by PHB Opportunity Scores

Year Built	Opportunity Score	2	3	4	5	Grand Total
1868-1950	# Projects	6	95	151	71	323
	Regulated Units	114	437	874	2,977	4,402
1951-1990	# Projects	32	53	40	29	154
	Regulated Units	894	1,487	1,341	2,056	5,778
1991-2000	# Projects	17	44	28	27	116
	Regulated Units	556	610	1,339	1,907	4,412
2001-2021	# Projects	33	54	52	43	182
	Regulated Units	1,539	2,786	1,932	3,299	9,556
Unknown Year	# Projects	1	-	-	2	3
	Regulated Units	1	-	-	82	83
Total Reg Units		3,104	5,320	5,486	10,321	24,231

Source: Metro Regulated Affordable Housing Data, PHB Opportunity Map

Approximately 73% of the existing units of regulated affordable housing are in complete neighborhoods, compared to an estimated half to two-thirds of all Portlanders living in complete neighborhoods. A Portland Plan Goal is that by 2035, 80% of Portlanders live in a healthy complete neighborhood with safe and convenient access to the goods and services needed in daily life.

A "complete neighborhood" is an area where residents have safe and convenient access to goods and services they need on a daily or regular basis. This includes access to healthy food, like grocery stores; Other neighborhood-serving commercial services; quality public schools; public open spaces and recreational facilities; and access to frequent transit. In a complete neighborhood, the network of streets and sidewalks is interconnected, which makes walking and bicycling to these places safe and relatively easy for people of all ages and abilities.

Figure 68. Regulated Affordable Housing by Complete Neighborhood
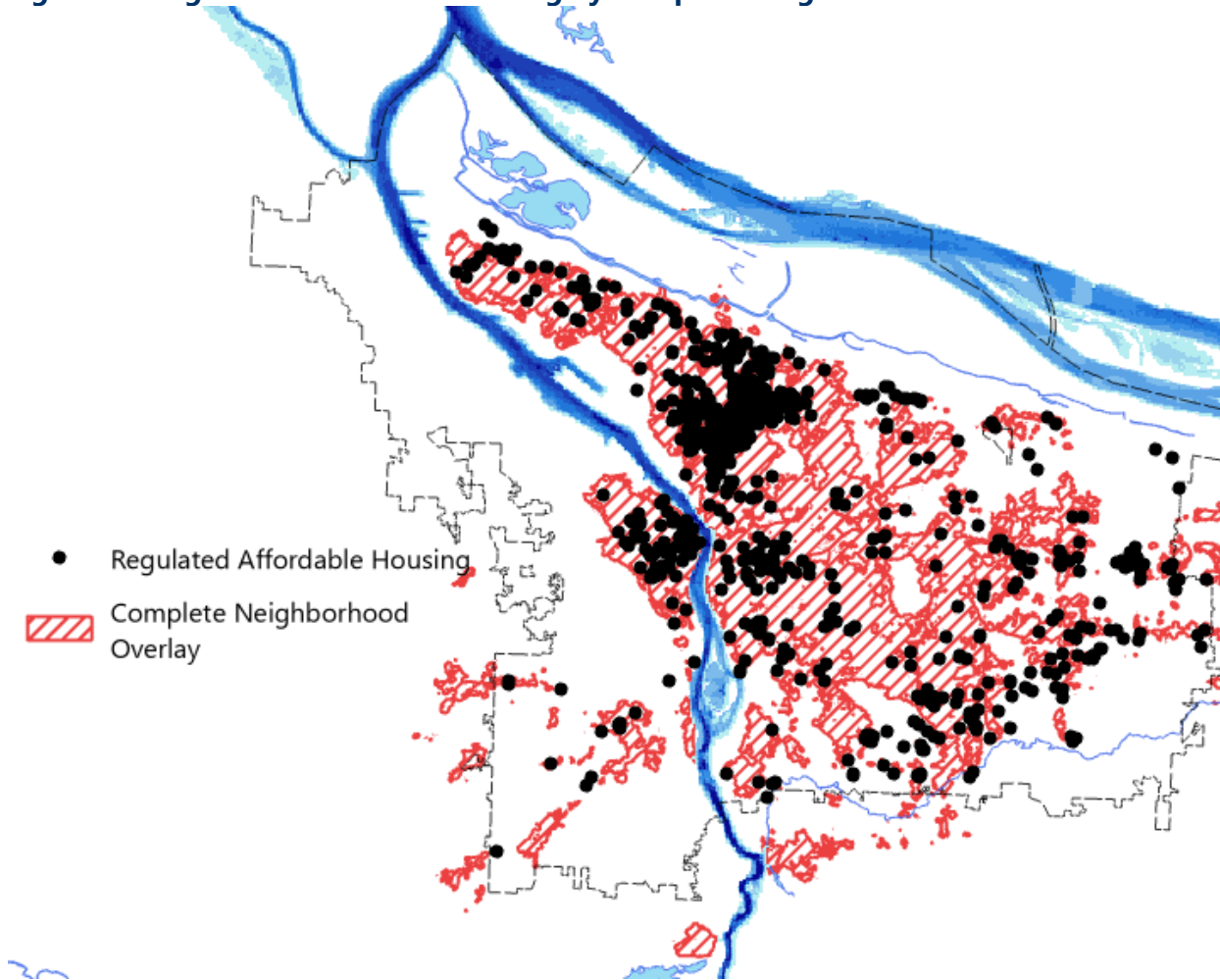
Source: Metro Regulated Affordable Housing Database, BPS Complete Neighborhoods

Regulated Affordable Housing Funding Sources and Affordability Restrictions

According to the Oregon Housing and Community Services (OHCS), 64 percent of all regulated affordable housing approved for funding through OHCS fall within the 60 percent Area Median Income (AMI) level category.

Figure 69. Regulated Affordable Housing Units by Affordability Level

AMI Level	Number Of Units	Percent Of Total
30%	1,518	13.0%
40%	762	6.5%
50%	1,603	13.7%
60%	7,527	64.4%
80%	280	2.4%

Source: OHCS Affordable Housing Data

The OHCS data set also provides insight into types of housing built, according to the populations (see table below for list). The most prevalent type of housing funded and built is for Family (general affordable) housing – almost half of all units are under this broad category. Next, housing for older adults or elders makes up almost 19 percent of all units in the data set.

Figure 70. Regulated Affordable Housing Units by Housing Type

Housing Types	Units	Percent Of Total
Agricultural Worker Housing	290	0.9%
Developmental Disabilities Housing	894	2.7%
Elderly Housing	6,226	18.8%
Ex/Released Offender Housing	266	0.8%
Family (General Affordable) Housing	16,773	50.8%
HIV/Aids Housing	69	0.2%
Homeless Housing	2,546	7.7%
Physical Disability Housing	2,677	8.1%
Substance Use Disorder Housing	1,458	4.4%
Veteran Housing	391	1.2%
Workforce Housing	1,452	4.4%

Source: OHCS Affordable Housing Data

About 69 percent of all the regulated affordable housing units are either studios or one-bedrooms. About 21 percent are 2-bedroom units, and less than 10 percent are three-bedroom or larger units. Out of the 279,797 households in Portland as of 2021, 83,293 were households with three or more people. Meaning, around 30 percent of all households would need three or more bedrooms to not be in an overcrowded situation (more than one person per room).

Figure 71. Regulated Affordable Housing Units by Unit Size

Unit Size (Number of Bedrooms)	Number Of Units	Percent Of Total
Studio	6,646	32.5%
1 bedroom	7,534	36.8%
2 bedrooms	4,320	21.1%
3 bedrooms	1,751	8.6%
4+ bedrooms	201	1.0%

Source: OHCS Affordable Housing Data

Figure 72 reports the number of projects and the associated number of units that have affordability restrictions expiring before 2032. There are over 3,350 units of affordable housing on 108 sites in Portland at risk of converting to market-rate housing. There are an additional 704 units in 34 projects with tax exemptions that will expire in the next ten years. Preserving these units with their existing affordability levels through acquisition may be more cost-effective than replacing the units with newly produced affordable housing.

Figure 72. Regulated Affordable Housing Units with Affordability Restrictions Expiring by 2032

Expiration Period	Number of Sites	Number of Units
Expiring through 2026 (3 Year)	11	362
Expiring through 2028 (5 Year)	43	1,215
Expiring through 2032	54	1,778
Total	**108**	**3,355**

Source: OHCS Affordable Housing Data

Portland Housing Bond

In November 2016, Portland voters passed the city's first housing bond, dedicating $258.4 million to create 1,300 permanently affordable homes. As of December 2022, 1,859 units of affordable housing are either open or in progress across the city – 43 percent more than anticipated. The Portland Housing Bureau also has exceeded goals for extremely low-income units, permanent supportive housing units, and family-size units.

- Eighty-three percent of the new units are in high opportunity areas.
- Thirty-nine percent of the total units are in highly vulnerable areas.
- Ninety-three percent of projects include permanently supportive housing (PSH) units, which provide services for households exiting or at risk of homelessness.

Figure 73. Portland Housing Bond-Funded Production Pipeline, 2022
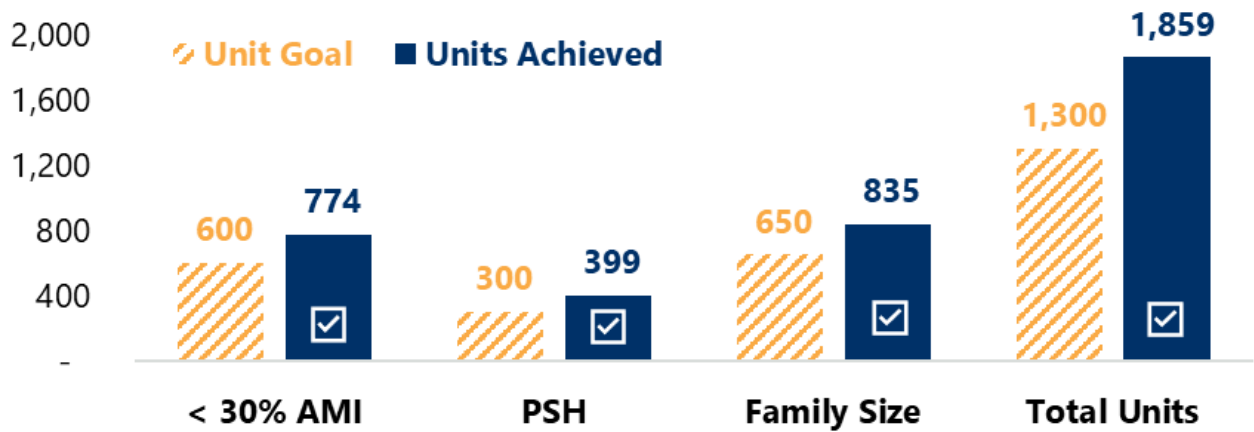
Source: Portland's Housing Bond 2022 Progress Report

Metro Housing Bond

In November 2018, the first regional affordable housing bond was passed to address the region's housing crisis, authorizing Metro to issue up to $652 million in general obligation bonds for the development or acquisition of affordable housing. As of December 2021, over $330 million in bond funding had been committed to building 3,013 new affordable homes. These new homes include 1,147 units regulated for affordability to households with incomes at or below 30 percent AMI. The graph below portrays the production trends through January 2023.

Figure 74. Metro Housing Bond Progress Update, 2023
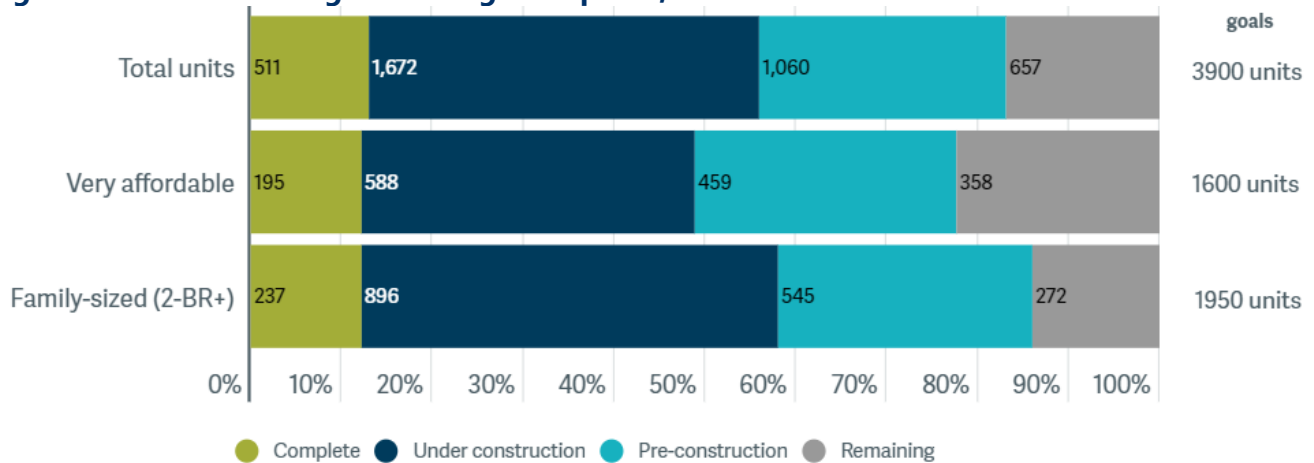
Source: Metro Housing Fund Progress, 2023, Affordable homes for greater Portland | Metro

Transportation access remains a challenge in some locations, with only 70 percent of homes located in areas with access to frequent service transit. In addition to this challenge, the changing financial and funding landscape, including unprecedented cost escalation due to supply chain challenges and labor shortages, rising interest rates, and constraints in the availability of state-issued private activity bonds (PABs), will continue to impact affordable housing production. To date, the weighted average of Metro bond subsidy is $101,563 per unit. It is expected that projects added to the pipeline in 2022 and 2023 will require a higher Metro bond subsidy per unit and may impact progress toward program goals.

Inclusionary Housing

The Inclusionary Housing (IH) program (adopted in 2016 and effective since February 2017) is designed to supplement publicly financed affordable housing development by linking the production of affordable housing to the production of market-rate housing. Under IH, all residential buildings proposing 20 or more units are required to provide a percentage of the new units at rents affordable to households earning 80% MFI, with an emphasis on households earning 60% MFI or less.

As of March 2023, the City has permitted 1,104 inclusionary housing units from 180 private development projects (PHB). Most of these units (1,078 units) are rental units and 26 units are homeownership units.

Figure 75. Private Market Inclusionary Units and Projects, March 2023

	TOTAL	RENTAL	OWNERSHIP	OTHER
IH units	1,104	1,078	26	1
Permit applications	180	171	5	4

Source: PHB Inclusionary Housing Summary Data, April 3, 2023

All the homeownership units are made to be affordable to households making 80 percent MFI. About half of the rental units are to be affordable to households making 60 percent AMI and half are affordable to households making 80 percent AMI.

Figure 76. Private Market Inclusionary Units, March 2023

Affordability Levels	Total
60% AMI	544
80% AMI	534

Source: PHB Inclusionary Housing Summary Data, April 3, 2023

Out of the projects permitted, most are within the studio or one-bedroom categories (78 percent of all units built are either studios or one-bedrooms). Only five units permitted through the IH program are large family-sized four-bedroom units.

Of the 1,078 total IH units, 527 units (49 percent) are under review, 290 units (27 percent) are under construction, and 353 units (33 percent) are open and available for rent.

Housing for Older Adults and Persons Living with Disabilities

Housing needs for older adults range from apartments, condominiums, nursing homes, assisted living and residential care facilities, small units, adult foster homes, retirement facilities, hospice care centers, and housing units accessible to people with mobility difficulties. Many of these housing types targeted toward older adults are anticipated to increase. As with the general population, the housing market can provide housing for those with sufficient savings or income. Low-income older adults may have limited funds to adapt their existing housing to meet changing needs. As of 2022, there were 25,899 affordable housing units set aside as accessible, Permanent supportive housing or for populations that are older adults, have physical or developmental disabilities, or live with HIV/AIDS (Figure 77).

Figure 77. Affordable Housing for Older Adults and Persons Living with Disabilities

Type of Units	Active	In Dev.	Total	% Of Active	% Of In Dev.	% Of Total
Accessible	1,726	78	1,804	6.7%	1.3%	5.7%
For older adult population	5,995	231	6,226	23.1%	4.0%	19.6%
Permanent supportive housing units	423	570	993	1.6%	9.8%	3.1%
For population with physical disabilities	2,664	13	2,677	10.3%	0.2%	8.4%
For population with developmental disabilities	864	30	894	3.3%	0.5%	2.8%
For population with HIV/AIDS	69	-	69	0.3%	0.0%	0.2%
Total Units	25,899	5,835	31,734			
Count of Projects	571	51	622			

Source: OHCS, Oregon Affordable Housing Inventory; 2022.

In addition to deed-restricted affordable units dedicated to older adults and people living with disabilities, there are also retirement facilities that offer onsite care and other services specific to an aging population. Most of these types of facility units are in the Montavilla, Lents-Foster, and Gateway neighborhoods as Figure 78 shows.

Figure 78. Retirement Facility Units by Neighborhood Analysis Area
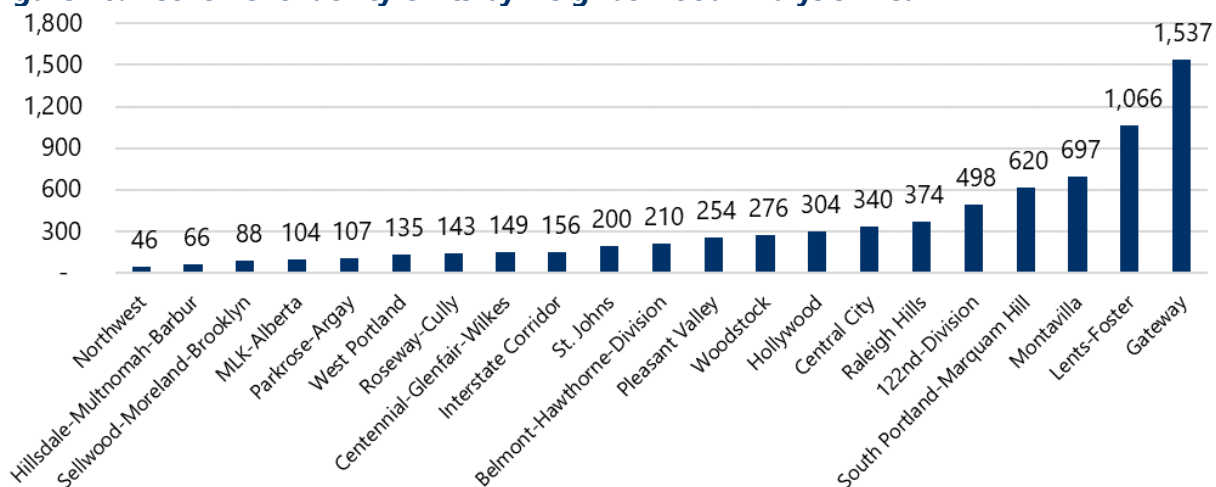
Source: Metro Multi-Dwelling And Regulated Affordable Housing Databases

Unregulated Affordable Housing

An important component of the housing stock affordable to lower-income households is unsubsidized, unregulated private market rental housing. Out of a total of about 143,000 multi-dwelling homes (buildings with two or more units) in Portland (SOH, 2021), approximately 17 percent (24,000) are regulated affordable units and 83 percent (116,000) are market rate, unregulated, or unsubsidized units. Unregulated (or unsubsidized) affordable housing typically refers to units provided by the private market without government subsidy with lower than market-rate rental rates. Such housing is also referred to as "naturally occurring affordable housing" (NOAH). Unlike publicly subsidized affordable housing, there are no regulations to ensure the long-term affordability of these units.

Most households who are income-eligible for housing subsidies do not receive any government assistance for housing and live in market-rate housing, which is one reason why 81 percent of low-income (<60% AMI) households are cost-burdened. Unregulated affordable housing has increasingly been the focus of policy and programmatic action to protect and expand housing affordability due to the high proportion of market-rate rental units compared to subsidized housing. While unregulated affordable housing can include owner-occupied units, this section discusses exclusively refers to renter-occupied unregulated affordable housing.

The primary data source to document the availability of unregulated affordable rental apartments is CoStar's Multi-dwelling Property database. Costar is one of the most comprehensive commercial and multifamily real estate databases and provides data, information, analytics, and news for markets throughout the United States. CoStar primarily covers larger rental properties starting at five-unit buildings but also covers a small proportion of smaller rental housing units like duplexes and townhomes. Costar measures building quality by a star rating, a one-to-five-star scale that is based on the design and construction of buildings and dwelling units and site and property amenities. Unregulated affordable housing is typically considered one-, two-, and three-star buildings, which are considered average, somewhat obsolete in terms of design, and with functional but limited amenities, or a building in need of significant renovation (one-star buildings). Through a rent analysis of CoStar multifamily data, we found that units in multifamily buildings constructed after 2000—regardless of CoStar's "Star" rating—rented on average at significantly higher rates than those in buildings constructed before 2000. Additionally, the majority (81 percent) of units built over the past two decades are four- and five-star apartment buildings. Therefore, the unregulated affordable housing described in this section refers to one-, two-, and three-star apartment buildings constructed before 2000.

Unregulated affordable housing accounts for as much as 42 percent of Portland's total multi-dwelling housing units and 53 percent of Portland's unregulated multi-dwelling units (as of November 2022). The table below provides a summary of the unregulated affordable housing units in Portland's four market areas. The four market areas are shown in the map in Figure 80.

Figure 79. Unregulated Affordable Units by Portland Market Area

Market Area	Apartment Units	2-4 Unit Dwellings	Attached Housing	Total Units
Inner	22,645	6,342	244	30,293
Middle	8,588	4,066	69	13,294
Outer	10,757	1,465	60	12,496
West	4,024	655	96	4,873
Total	46,014	12,528	469	60,956

Source: CoStar's Multi-dwelling Property Database, November 2022

Figure 80. Portland Market Areas
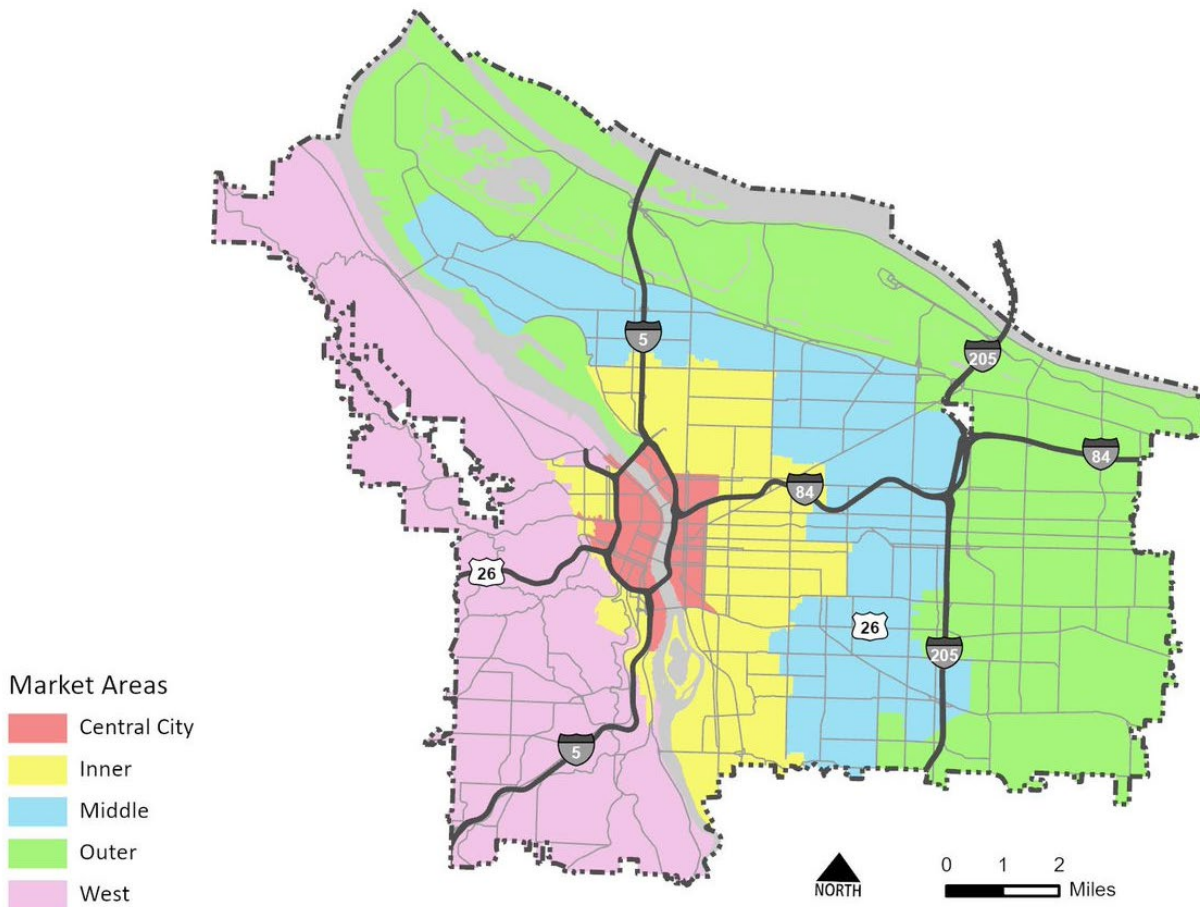
Source: City of Portland BPS

The following chart shows the distribution of market-rate apartments (5+ units) by market area and quality (building star rating). Citywide, the share of market-rate one-, two- and three-star apartment buildings accounts for about 61 percent of all market-rate rental units. The Inner market area, which contains about two-thirds of the city's units, contains a disproportionate share of four- and five-star apartments (about 94 percent of which are in buildings constructed after 2000), a similar share of three-star apartments, and a lower share of one- and two-star apartments.

One- and two-star buildings are especially attractive to developers for reinvestment and tend to occupy larger sites. The concentration of these properties in the Inner market area poses a significant displacement risk due to the stronger market dynamics relative to other market areas—including consistent demand (low vacancies and high absorption) and higher rents due to proximity to the Central City, transit, and neighborhood amenities such as local business districts and parks. Many of the Inner market area's three-star apartment buildings are renovated older buildings with rents that likely exceed 'affordable' levels. The Middle market area is yet to have similar levels of investment, but the market is starting to signal an outward geographic shift in new development activity.

Figure 81. Market-Rate Apartments by CoStar-rating and Portland Market Area
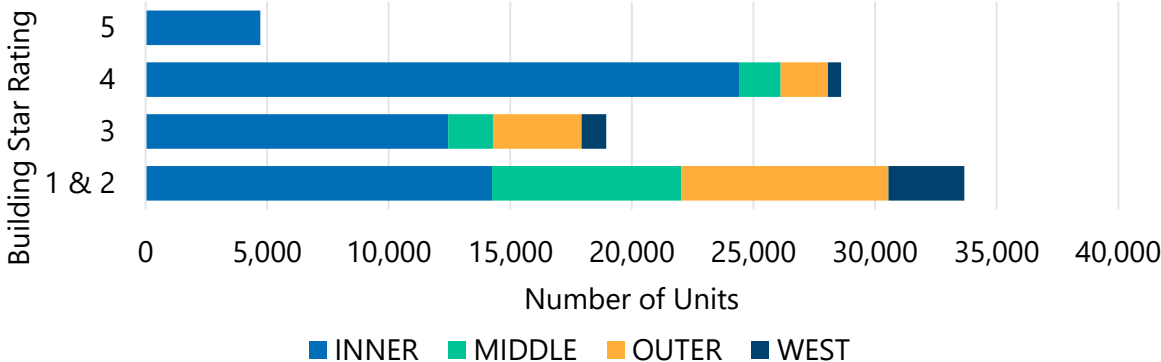
Source: CoStar's Multi-dwelling Property Database, November 2022

Unregulated affordable housing units rent for approximately 30 percent less ($450) per unit than four and five-star market-rate apartments and 40 percent less on a per-square-foot basis. Newer, higher-quality units tend to be smaller than older one-, two-, and three-star units.

Figure 82. Apartment Units by Rent and CoStar-rating

Star Rating	1-3*			4-5*		
	Unit Size (sq. ft.)	Rent Per Unit	Rent Per Sq. Ft.	Unit Size (sq. ft.)	Rent Per Unit	Rent Per Sq. Ft.
25TH Percentile	600	$855	$1.17	550	$1,322	$2.19
Median	750	$1,103	$1.55	656	$1,551	$2.54
Average	778	$1,124	$1.65	682	$1,589	$2.50
75TH Percentile	888	$1,336	$1.99	785	$1,818	$2.84

Source: CoStar's Multi-dwelling Property Database, November 2022

For small rental properties, which include townhouses, duplexes, triplexes, and quadplexes, the primary data source is the Multnomah County Assessor. To identify these types of properties, we use the property description in the assessor data. Then, in lieu of a citywide rental database, we identify rental properties by selecting any property where the owner's address does not match the site address. We also exclude properties built since 2000, in keeping with the unregulated affordable housing criteria for larger apartments.

The rowhouse and two-to-four-unit building categories include 14,938 rental units that *could* be considered unregulated affordable housing. Two-fifths are in Southeast Portland, and one-fifth are in both Northeast and East Portland. This is likely an overrepresentation of unregulated affordable housing as rental information is very limited for middle housing types, but the distribution of units throughout Portland is likely an accurate representation.

Figure 83. Unregulated Affordable Small Rental Properties, Portland

Area	Number of Properties	Number of Units	% Of Total Units
Central City	70	169	1%
East	1,163	2,670	18%
North	756	1,790	12%
Northeast	1,207	2,782	19%
Southeast	2,422	5,756	39%
West	778	1,752	12%
Average / Total	**6,396**	**14,938**	**100%**

Source: Multnomah County Assessor Tax Data

Unregulated Affordable Apartment Property Sales

Since January 2020, 311 unregulated affordable apartment properties containing a total of 6,156 units have sold. Overall transactions total 357, meaning some properties have transacted twice, likely after investment and/or renovation.

Unregulated affordable apartment buildings are more vulnerable to new investment, particularly as investors pivot from costly new construction to existing assets that can be flipped for a profit. Below is a high-level overview of four recently transacted and renovated properties matching the unregulated affordable housing criteria. The data indicate a close relationship between property sales and rental rate increases, suggesting a need to protect, preserve, expand, and improve existing naturally affordable housing.

Figure 84. CoStar Properties Renovated and Sold and Associated Rental Rate Increases

Property	Stark Street Townhomes	Connery Place Apartments	Gateway Crossing Apartments	The Astoria Apartments
# Units	65	72	30	68
Size (Sq Ft)	46,975	46,980	22,400	57,432
Year Built	1972	1977	1968	1950
Renovation Year	2019	2015	2014	2014
Sale Date	2016	2015	2022	2020
Sale Price ($)	4,600,000	7,067,000	5,400,000	12,000,000
Rental Rates Pre- And Post- Date Of Sale	$800 →$1000 (2015 Q2 to 2017 Q2) = 25% increase	$915 → $1,265 (2014 Q4 to 2015 Q4) = 38% increase	$557 → $956 (2013 Q1 to 2014 Q1) = 72% increase	$993 → $1245 (2014 to 2015) = 25% increase
2023 Rent	1,075	1,362	1,472	1,397
Land Area (Acres)	1.89	1.79	1.12	2.99

Source: CoStar's Multi-dwelling Property Database, 2023

Unregulated Affordable Housing and Areas of Opportunity

The Portland Housing Bureau (PHB) Opportunity Map identifies levels of opportunity in Portland neighborhoods. Using a 5-point scale, the map is based on variables that include childhood education, employment, transportation, access to living/family wage jobs, and access to community amenities that promote healthy, active living. Fifty-eight percent (or 26,284 units) of unregulated affordable units are in high-opportunity areas (rated as a score of 4 or 5). About 16 percent (or 7,293 units) of unregulated affordable apartment units are in an area considered low opportunity (rated as a score of 1 or 2). Compared to the regulated affordable housing stock, there is a lower share of unregulated affordable units in the high-opportunity areas (58 percent versus 66 percent) and a higher share in the lowest-opportunity areas (16 percent versus 13 percent)

Figure 85. Unregulated Affordable Housing Units by PHB Opportunity Score

Opportunity Score (5 is high, 1 is low)	Number of Projects	Number of Units	Percent of Total Units
1 (lowest opportunity)	8	243	0.5%
2	280	7,050	15.6%
3	683	11,651	25.8%
4	957	12,103	26.8%
5 (highest opportunity)	818	14,181	31.4%

Source: CoStar's Multi-dwelling Property Database, 2023

Residential Market Conditions

This section outlines Portland's residential market conditions, including ownership and rental housing costs, affordability, unit availability, and general production trends. Data is sourced from Costar, ACS, Multnomah County Assessor, and others as indicated.

Market-Rate Rental Market

Rental Market Trends

From a production perspective, Portland has experienced an extended period of growth in the rental housing sector. Sustained population growth in Portland from the 1980s through 2020 (primarily due to high in-migration and job growth) drove demand for apartments and other rental properties, culminating in a period of record-breaking construction activity in the 2010s. Portland has long had a reputation as a more affordable, high-quality-of-life alternative to other cities on the West Coast. While this reputation played a major factor in attracting new residents to Portland, the influx of high-earning residents put upward pressure on the private market, resulting in significant rent growth over the past decade.

The early pandemic years of 2020 and 2021 saw a slowdown in construction activity as rising construction costs and supply chain issues impacted development financial feasibility. At the same time, overall demand for rental housing decreased due to significantly lower levels of in-migration and the growing competitiveness of suburban submarkets, resulting in slightly elevated vacancy rates (relative to historical averages) and lower annual rent growth. Anecdotally, Portland also experienced a wave of bad press in the national media, resulting in a diminished reputation amongst the private development community. As these conditions have taken hold, Portland has become a less attractive market for private developers, despite having one of the lowest vacancy rates compared to its peers. Though some of these challenges have eased and construction activity has picked back up, significant interest rate increases in the latter half of 2022 have further impacted development feasibility, potentially decreasing the near- and long-term pipeline of new rental housing.

Rental Housing Availability

Apartment vacancy rates in Portland have been relatively low for many years, averaging around five percent in December 2022 having historically fluctuated between five and seven percent. Absorption of new units — the change in units occupied over a given period — has largely kept pace with deliveries of new buildings, showing continuing demand for rental housing despite the aforementioned slowdown in production. Most of the recent construction activity reflects four- and five-star complexes (per CoStar Apartment Ratings) in and around the inner neighborhoods.

Figure 86. Portland Apartment Construction and Absorption, 2000-2022
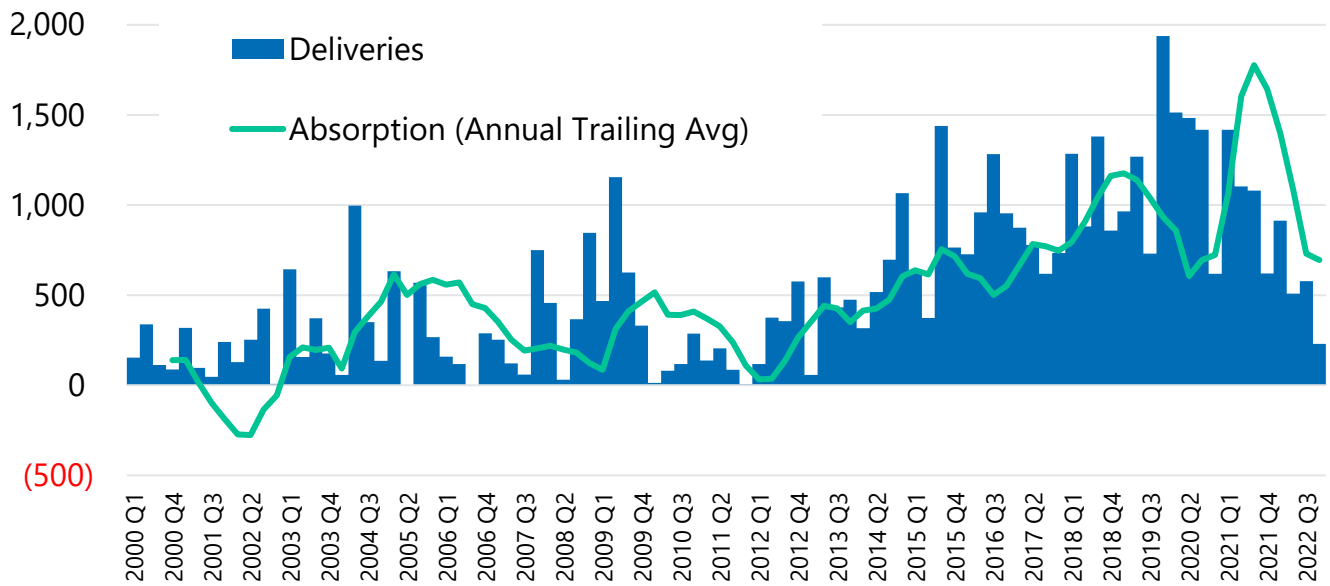
Source: Costar

The inner neighborhoods have a disproportionate share of the City's vacant units, with approximately three-quarters of the currently available (vacant) units in Portland and a vacancy rate of about six percent, but 62 percent of the total unit inventory. The middle neighborhoods have 14 percent of the City's vacant units and a vacancy rate of 4.1, which aligns with the 15 percent share of the City's total apartment inventory. The outer neighborhoods have 12 percent of the City's vacant units and a vacancy rate of 3.4 percent, despite making up 17 percent of the City's total apartment inventory. The western neighborhoods have a vacancy rate of 2.3 percent, with just three percent of Portland's vacant units despite accounting for five percent of the total citywide apartment inventory.

Figure 87. Vacancy by Portland Market Area

Market Area	Total Vacancy Rate	Share of All Vacant Units	Share of Total Apt Unit Inventory
Inner	5.4%	72%	62%
Middle	4.1%	14%	15%
Outer	3.4%	12%	17%
West	2.3%	2%	5%
Citywide	4.7%	100%	100%

Source: Costar, 2023

Monthly Costs for Rental Units

In the five years between 2014 and 2019, Portland's rental housing rates saw moderate increases in its average rental rates compared with the region at large. From 2014 through 2019, average rents in Portland increased at an average annual rate of about three percent, while rents increased at an average annual rate of four percent for the metro region. From 2020 to 2022, rents grew by 4.9 percent annually in Portland compared with 6.6 percent in the metro region.

In 2022, the average overall asking rent increased by 3.7 percent from the previous year. 2022's average rent was $1,614 per month, which is $58 higher than in 2021. This is a smaller increase than from 2020 to 2021 when the average rent increased by 6.1 percent (or $89). All unit types increased in average rent. However, the increase was greatest for 3-bedroom units. Rents for studio, 1-bedroom, and 2-bedroom units increased on average by 4.4 percent, 3.7 percent, and 3.6 percent respectively; rents for 3-bedroom units increased on average by seven percent.

Included in the chart below is median rent data from the American Community Survey (ACS). ACS data includes rents of all rental properties (collected using a sample survey and reported by survey respondents), not just apartment buildings with five or more units, as is the case with CoStar data. While ACS data showed a similar rental rate per unit in 2021 (2022 is not yet available and is therefore projected here based on the historical growth rate), rent growth since 2016 is almost triple that shown by Costar. This is largely due to the five-year trailing average in the ACS data, the lack of point-in-time property-specific data, and the propensity for non-apartment rentals to be individually owned and managed and rented for lower rates than professionally managed units. With this said, Costar data includes approximately three-quarters of the 125,000 rental properties in Portland and, therefore, is a fair reflection of market-rate rents for all property types, including multiplexes and single-dwelling rentals.

Figure 88. Average Market Rate Rent by Bedroom
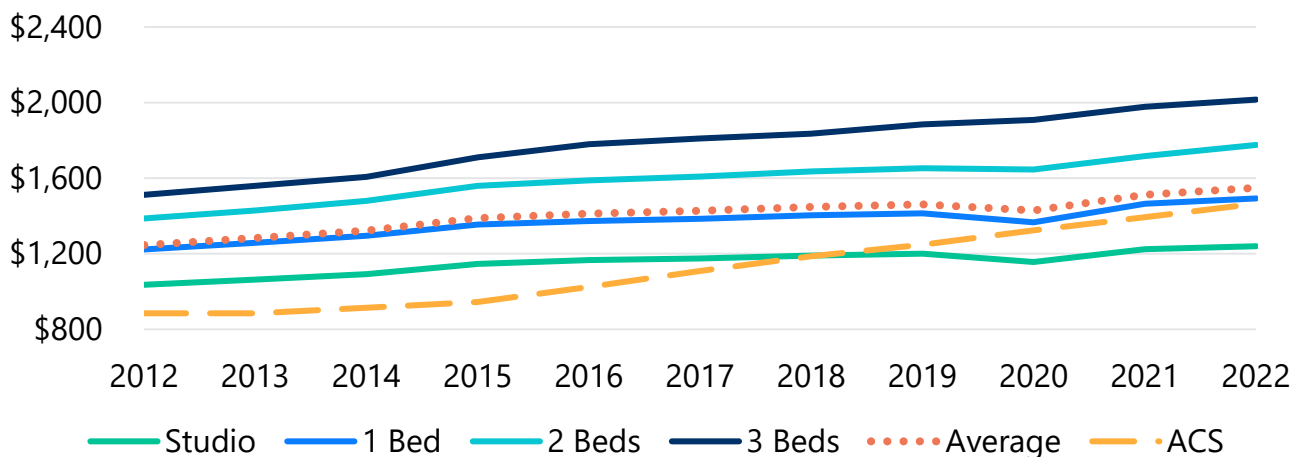
Source: ACS Table B25064 1-year Estimates (2022 projected based on five-year trends), CoStar

On average, a household in 2023 would have needed to make at least $64,560 per year (around 60% AMI for a four-person household, 70% AMI for a two-person household, or 80% AMI for a one-person household), to afford an average rental apartment in Portland, assuming an affordability threshold of no more than 30 percent of a household's gross earnings going towards rent. For a single householder earning the minimum wage of $14.75, it would take 80 hours of work a week to afford the average rental. A rental unit would need to be around $852 a month to be affordable to a minimum wage worker working 40 hours.

The neighborhoods with the highest rents are Central City, Forest Park, Northwest, South Portland, and Hayden Island—averaging more than $1,750. The neighborhoods with the lowest rents include 122nd, Centennial, Gateway, Roseway, and Montavilla—averaging less than $1,300. Just five neighborhoods would be considered 'affordable' to a median renter household in Portland (the median renter household income is about $52,000), and affordable to households of four earning less than 45% AMI.

Figure 89. Portland Housing Bureau Neighborhood Analysis Area by Rental Affordability

Neighborhood	Average Rent Per Unit	Change from 2021	Required Salary to Afford
122nd-Division	$1,076	3%	$43,040
Belmont-Hawthorne-Division	$1,441	5%	$57,640
Centennial-Glenfair-Wilkes	$1,125	6%	$45,000
Central City	$1,750	1%	$70,000
Forest Park-Northwest Hills	$2,013	0%	$80,520
Gateway	$1,217	7%	$48,680
Hayden Island-Bridgeton	$1,918	7%	$76,720
Hillsdale-Multnomah-Barbur	$1,364	4%	$54,560
Hollywood	$1,462	3%	$58,480
Interstate Corridor	$1,559	1%	$62,360
Lents-Foster	$1,348	6%	$53,920
MLK-Alberta	$1,428	4%	$57,120
Montavilla	$1,295	6%	$51,800
Northwest	$1,754	4%	$70,160
Parkrose-Argay	$1,482	8%	$59,280
Pleasant Valley	$1,503	17%	$60,120
Raleigh Hills	$1,458	5%	$58,320
Roseway-Cully	$1,265	4%	$50,600
Sellwood-Moreland-Brooklyn	$1,433	5%	$57,320
South Portland-Marquam Hill	$1,816	6%	$72,640
St. Johns	$1,314	3%	$52,560
West Portland	$1,682	3%	$67,280
Woodstock	$1,333	4%	$53,320
Average	**$1,614**	**4%**	**$64,560**

Source: State of Housing Report 2022

The maps in Figure 90, originally shown in PHB's State of Housing report, show how rental affordability varies among different populations in Portland. Affordability was determined according to whether 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).

On average, 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 blue would be considered not affordable. Portland's neighborhoods are most affordable to white, Asian, and Pacific Islander households, and least affordable to Black, Latine, and Native American households.

Figure 90. 2-Bedroom Rental Affordability by Race and Ethnicity
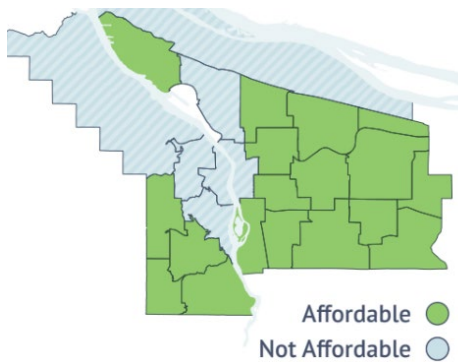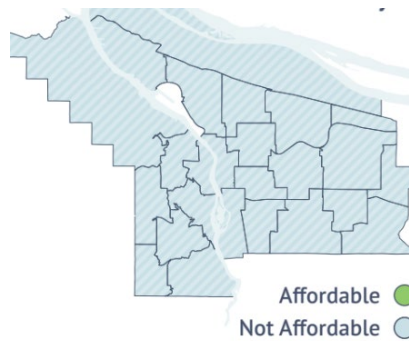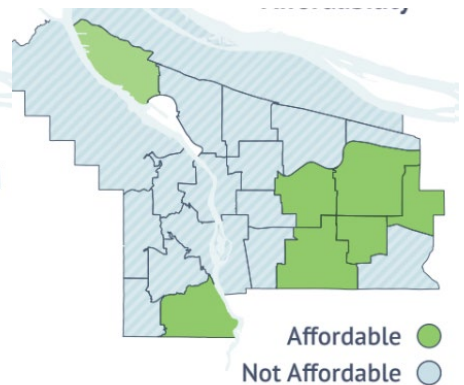
White Household

Affordable
Not Affordable

Black Household

Affordable
Not Affordable

Latine Household

Affordable
Not Affordable

Native American Household

Affordable
Not Affordable

Pacific Islander Household

Affordable
Not Affordable

Asian Household

Affordable
Not Affordable
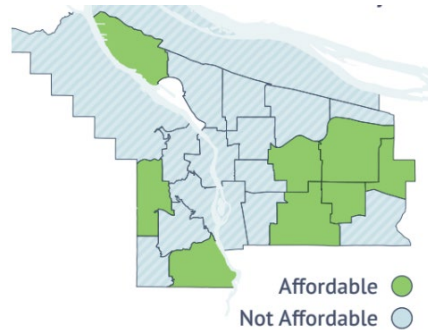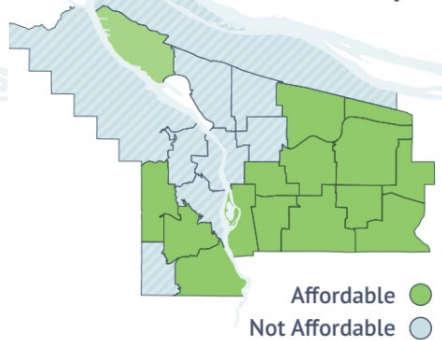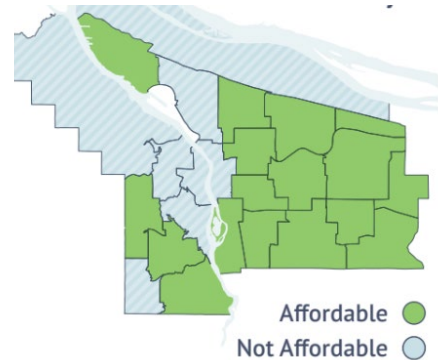
Source: PHB State of Housing Report 2022 (using ACS 2020 5-Year Estimates)

Ownership Housing Market

Ownership Market Trends

Portland's ownership housing market has been strong over the past decade, with a limited supply of for-sale inventory, strong demand, and increasingly low-interest rates contributing to very tight market conditions and strong home price growth. In December 2022, Portland had an estimated sales vacancy rate of just 0.9 percent (down from 2.6 percent in April 2010). A vacancy rate of less than 3.0 percent is typically considered an indicator of strong demand for ownership housing.

The affordability of homes for prospective homebuyers decreased significantly in the latter half of 2022 as mortgage interest rates more than doubled to over six percent. These rate increases have been most consequential to housing affordability; the monthly payment on a median-priced house has increased by about 50 percent simply due to higher interest rates. Additionally, homeowners may now be reluctant to sell their homes in the current interest rate climate, especially those locked in historically low-interest rates in 2020 and 2021 (according to Redfin, 91 percent of Oregonians have a mortgage interest rate "far below" six percent). This could further exacerbate affordability concerns by limiting the supply of homes for sale, increasing competition amongst an already tight supply, and putting upward pressure on home prices.

Ownership Housing Affordability

The following table shows the number of home sales between 2018 and 2022 that were affordable or unaffordable to a household earning the area median income (AMI) at the time of sale. Affordability is considered as spending no more than 30 percent of a household's gross income on housing costs.

For-sale home listings over the past five years have become increasingly unaffordable to the general population, with less than one-third of homes affordable to a household earning the (estimated) median income in 2022. The most affordable year from 2018 to 2022 was 2019 when almost half of all home sales were affordable to a household earning the citywide median income of $71,005 (ACS). This data assumes a relatively consistent interest rate and does not account for recent rate hikes that have had significant impacts on housing affordability.

Figure 91. Homes Affordable by Median Household Income (MHI) and Year of Listing

	2018	2019	2020	2021	2022	TOTAL
Homes Affordable at Median Income	39%	46%	42%	38%	32%	40%
Homes Not Affordable at Median Income	61%	54%	58%	62%	68%	60%

Source: RMLS, Homes Sold (Close Price), 2018-2022

Citywide, the average home price for detached and attached homes increased by 31% over the past five years, rising from almost $500,000 in 2018 to nearly $650,000 in the second quarter of 2022. The average home sales price exceeded $400,000 in all 24 Portland Plan areas in 2022 and a homebuyer

looking to purchase a home below $500,000 could only have found a home in four areas—122nd, Centennial, Lents-Foster, and Gateway.

Average home prices have exceeded $400,000 in all areas for the second successive year, and only in 2020 could a homebuyer have purchased a home below $400,000 (when measured in 2020 dollars). Additionally, sale prices of newly constructed homes rose to $758,000 in the second quarter of 2022 having also seen significant increases in 2021 with prices up to $674,000 from $628,000 in 2020. Three neighborhoods had average sales prices that exceed one million dollars (Northwest, Tryon Creek-Riverdale, and Forest Park-Northwest Hills).

Figure 92. Average Home Values by Neighborhood (Recent Sales), 2018-2022

Neighborhood	2018	2020	2022	'18-'22 Change
Northwest	$1,083,456	$1,040,017	$1,355,018	25%
Tryon Creek-Riverdale	831,959	907,164	1,276,547	53%
Forest Park-Northwest Hills	770,788	856,912	1,099,344	43%
Raleigh Hills	664,368	725,632	921,944	39%
Hollywood	723,915	773,238	915,896	27%
Central City	710,062	757,307	814,184	15%
South Portland-Marquam Hill	632,629	672,571	807,946	28%
Belmont-Hawthorne-Division	599,622	685,288	769,328	28%
Hillsdale-Multnomah-Barbur	562,055	601,076	741,531	32%
Sellwood-Moreland-Brooklyn	541,915	606,308	689,092	27%
MLK-Alberta	551,937	580,987	679,912	23%
Woodstock	530,347	570,144	669,226	26%
West Portland	460,014	518,209	640,778	39%
Interstate Corridor	487,783	517,708	603,011	24%
Pleasant Valley	417,727	455,310	597,986	43%
Hayden Island-Bridgeton	382,491	454,548	576,357	51%
Montavilla	466,119	487,003	566,698	22%
Roseway-Cully	422,448	466,904	551,496	31%
St. Johns	400,719	439,004	526,256	31%
Parkrose-Argay	364,080	407,020	506,724	39%
Lents-Foster	353,920	401,096	472,899	34%
Gateway	337,189	376,666	456,162	35%
Centennial-Glenfair-Wilkes	323,019	357,973	437,714	36%
122nd-Division	307,742	346,662	427,752	39%
Citywide	$496,701	$544,917	$648,386	31%

Source: RMLS, 2023

The maps below, originally shown in PHB's State of Housing report, show how homeownership affordability varies among different populations in Portland. Affordability was determined according to whether the homeownership cost exceeded 30 percent of the median income for the given household type (not including utilities).

Areas in blue would be considered not affordable. Portland's neighborhoods are most affordable to white households, and least affordable to Black, Latine, Native American, Asian, and Pacific Islander households.

Figure 93. Homeownership Affordability by Race and Ethnicity
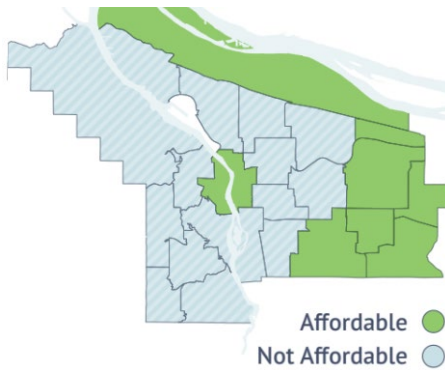
White Household

Black Household
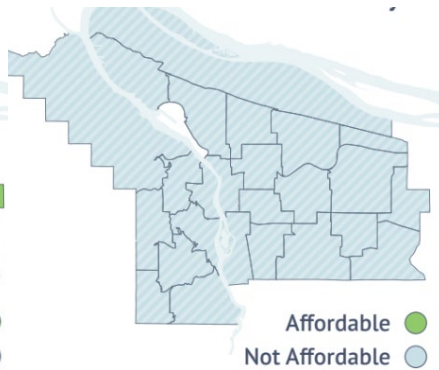
Latine Household
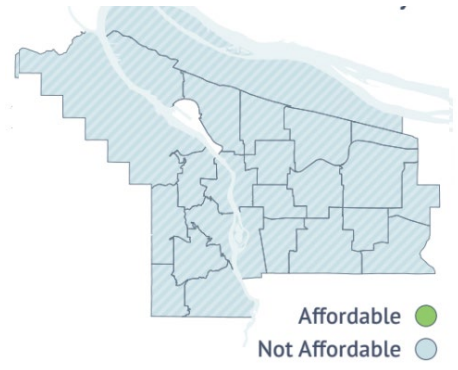
Native American Household
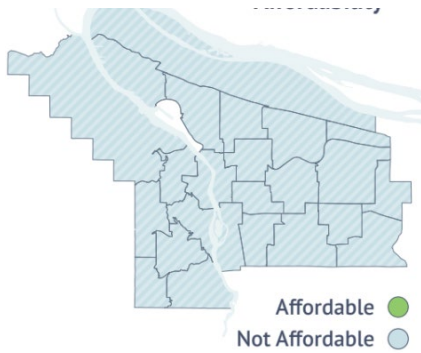
Pacific Islander Household

Asian Household
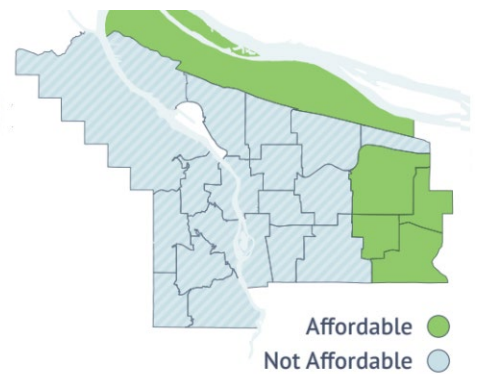
Source: PHB State of Housing Report 2022 (using ACS 2020 5-Year Estimates)

Affordability Mismatch

In the 2015-2019 period, an estimated 23 percent or 63,055 of households were in units that exceed their affordability, 17 percent or 46,515 households were in units that cost less than what they are capable of renting or buying (affordable to lower income groups and therefore renting/buying down) and 59 percent or 159,135 households were in units that align with their income affordability (CHAS).[12]

Figure 94. Unit Affordability By Household Income, Portland, 2019

	Household Income		
	0-50% MFI	**50-80% MFI**	**+80% MFI**
Unit Affordability		**Renting Or Buying Down**	
0-50%	29,140	7,260	7,820
50-80%	25,120	18,880	31,435
80%+	19,410	18,525	111,115
	Cost Burdened		**Affordability Match**

Source: CHAS 2015-2019, Table 18 A-C

In 2019, Portland had an estimated shortage of 29,450 units affordable to households earning 0-50% of the Median Family Income, indicating a deficit of more affordable housing and housing types. For households earning more than 80% of the MFI, some households are occupying units affordable to lower-income households. While households at all income levels may experience cost burden, paying more than 30 percent of their income toward housing costs, higher-income households have more income left over after paying for housing costs while lower-income households have fewer funds left to pay for cost of living or and experience a greater material burden when there are not enough available units affordable to their income.

Figure 95. Unit Affordability By Household Income, Portland, 2019

Income by MFI	Households	Housing Units	Households Minus Units	Shortage
0-50%	73,670	44,220	29,450	29,450
50-80%	44,665	75,435	-30,770	-
80%+	150,370	149,050	1,320	1,320

Source: CHAS 2015-2019, Table 18A-C

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[12] Used in much of the City's policy and planning work the Housing and Urban Development Comprehensive Housing Affordability Strategy (CHAS) dataset contributes to our understanding of how the current housing stock meets the affordability needs of our existing households though is older and was most recently updated for 2019.

Existing Housing Need

As the Community Profile and Residential Market Conditions of this report describe, the increasing unaffordability of homes in Portland indicates that vulnerable populations are at greater risk of displacement. In addition to assessing how the City of Portland can accommodate the future growth expected by 2045, this report aims to provide insight into existing housing needs by looking at the underproduction of units, housing needed for the currently houseless households in Portland, and the broader need for more-affordable units.

Underproduction

Utilizing the available guidance from the 2022 Oregon Housing Needs Analysis (OHNA) recommended framework and technical documentation, the City has attempted to determine the number of units needed to account for underbuilding in the City of Portland.[13] The recommended methodology for the OHNA originally looks at the State of Oregon as regions, for the purposes of this analysis, the methodology has been adjusted to look only at the City of Portland. [14]

Methodology

1) Estimate current units and current households – from the most recent ACS or Census, in this instance, ACS 2021 5-year data is used;

2) Exclude second and vacation homes from the count of current units and then;

3) Use the national ratio of units to households (1.085, for ACS 2021 5 year) to estimate current housing needs (owners and renters);

4) This national ratio is determined by existing units (minus second homes) divided by existing households and applied to existing households.

5) Units are allocated based on the current need for units by household income. Unit income categories for the currently underproduced units use cost-burdening as a proxy to identify current needs. The share of renter households' cost-burdened by income level is an indicator of underproduction and better accounts for the needs of lower-income Portlanders.

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[13] March 2021, *RHNA-Technical-Report.pdf (oregon.gov), November 2022, Microsoft Word - Appx_D_OHNA_Technical_Report.docx (oregon.gov), February 2023, HB2889 (oregonlegislature.gov), February 2023, HB2001 (oregonlegislature.gov)

[14] The final adopted OHNA methodology will be available in 2025 for Oregon's regions and may differ from the recommended methodology and/or produce different results.

Results

Utilizing the underproduction method above, we anticipate that there is an additional need for 9,385 units due to underproduction.

Figure 96. Underproduction Results

	Existing Households	279,797
Times	National ratio of units to households (w/o 2nd/Vacation homes)	1.085
Minus	Existing units (w/o 2nd/Vacation homes)	294,201
Equals	**Needed Units based on Underproduction**	**9,385**

Source: BPS Analysis utilizing recommended OHNA methodology and 2021 ACS 5 year

Due to underproduction;

- 4,062 units are needed for households earning less than 30 percent AMI;

- 3,698 units are needed for households earning less than 60 percent but more than 30 percent AMI;

- 1,020 units are needed for households earning less than 80 percent but more than 60 percent AMI;

- 556 units are needed for households earning less than 120 percent but more than 80 percent AMI; and

- 50 units are needed for households earning more than 120 percent AMI.

Figure 97. Needed Underproduction Units by Affordability Level

AMI LEVEL	SHARE	TOTAL
0-30%	43%	4,062
30-60%	39%	3,698
60-80%	11%	1,020
80-120%	6%	556
120%+	0.5.%	50
TOTAL	**100%**	**9,385**

Source: BPS Analysis utilizing recommended OHNA methodology, 2021 ACS 5 year and 2023 AMI

Housing for Households Experiencing Houselessness

There is an acute need, nationally, regionally, and locally to meet the need of our existing houseless households. However, given the systematic undercount of people experiencing houselessness in the PIT data, it is reasonable to expect a continued undercount of the number of households experiencing houselessness.

This analysis attempts to apply the recommended OHNA methodology to Multnomah County need. The OHNA methodology estimates were determined using the PIT count of households and doubled-up houseless youth to estimate the number of households experiencing houselessness. McKinney Vento data provides information about school-aged children in households experiencing houselessness. [15]

Methodology

1) Determine houseless households in Multnomah County for the most recent PIT (2022).

2) Apply a multiplier of 160 percent to the number of households in the PIT. [16]

3) Use McKinney Vento data to estimate the number of households with children experiencing houselessness in overcrowded situations (utilizing "doubled up" and "hotel/motel").

4) Use the average number of children per household (with school-aged children) from PUMS estimates to convert to households experiencing houselessness. The result is an estimate of the number of households with children who are living in an overcrowding situation. This estimate cannot account for households without children, so there is still likely undercounting of the overall population experiencing houselessness.

5) Unit distribution by income. Many households experiencing houselessness have incomes and still cannot find an available, affordable home. The OHNA methodology used OHCS data from EHA/SHAP, with guidance from an advisory working group to determine the range of incomes existing houseless households might have. A large portion (89 percent) of households whose income is captured in the EHA/SHAP have incomes that are in the 0-30 percent of MFI range, eight percent are in the 30-60 percent range and three percent are in the 60-80 percent range.

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[15] The final adopted OHNA methodology will be available in 2025 for Oregon's regions and will differ both from this report and from the recommended methodology and therefore produce different results.

[16] Point-in-time estimate with multiplier attempts to address shortcomings of the PIT counts. Literature is clear that PIT counts undercount people experiencing houselessness. The estimate of a 160% undercount in the PIT is based on Wilder Research, Homelessness in Minnesota - Findings from the 2015 Minnesota Homeless Study (2016). http://mnhomeless.org/minnesota-homeless-study/reports-and-fact-sheets/2015/2015-homelessness-in-minnesota-11- 16.

Results

Utilizing the method outlined above, there is an anticipated additional need for 4,604 units for currently unhoused households.

Figure 98. Results of Housing for Households Experiencing Houselessness

	2022 PIT Count Households	2,516
Times	Multiplier	1.6
Plus	Estimated 2022 Doubled-Up Households (w/children)	578
Equals	Units needed for Households Experiencing Houselessness	4,604

Source: BPS Analysis Utilizing recommended OHNA methodology, 2022 PIT, PUMS 2021 5-year ACS, 2021-2022 McKinney Vento (David Douglas, Parkrose, and Portland SD)

To house households currently experiencing houselessness

- 4,098 units are needed for households experiencing houselessness and earning less than 30 percent AMI;

- 368 units are needed for households experiencing houselessness and earning less than 60 percent but more than 30 percent AMI;

- 138 units are needed for households experiencing houselessness and earning less than 80 percent but more than 60 percent AMI.

Figure 99. Needed Units for Households Experiencing Houselessness by Affordability Level

AMI Level	SHARE	TOTAL
0-30%	89%	4,098
30-60%	8%	368
60-80%	3%	138
80-120%	-	-
120%+	-	-
TOTAL	100%	4,604

Source: BPS Analysis utilizing recommended OHNA methodology and 2021 ACS 5 year, 2023 HUD AMI

Current Affordable Housing Need

Methodology

Various methods have been used for assessing existing housing needs. This section utilizes a methodology similarly used in the Southwest Corridor Equitable Housing Strategy published in 2018. The Southwest Corridor Equitable Housing Strategy analyzes how many households are paying more than 30 percent of their income towards housing and are below the 80 percent Area Median Income (AMI) level category. Using the same methodology for the whole city shows that 17 percent of the city's households are severely cost-burdened and make below 80 percent of the area median income. 80 percent AMI level is roughly $63,000 for a one-person household (double the minimum wage) and $90,000 for a four-person household.

Considering both cost-burdened (30 to 50 percent of income towards housing cost) and severely cost burdened (50 percent of income or more towards housing cost), 31 percent of the city's households need affordable housing to be able to live comfortably, safely, and in their neighborhood of choice.

Results

Applying the same methodology to 2017-2021 PUMS data (to attain a more current estimate that also aligns with affordability levels), there are 87,974 households (31 percent) in need of more affordable housing to be able to live comfortably, safely, and in their neighborhood of choice.

Figure 100. Estimated Cost-Burdened Households by 2023 AMI Level

AMI Level	Spending on Housing Costs		Total
	<30%	>30%	
0-30%	4%	13%	17%
30-60%	5%	13%	18%
60-80%	7%	5%	12%
80-120%	16%	3%	19%
120%+	32%	1%	34%

Source: BPS Analysis of PUMS, 2021 ACS 5 year, 2023 HUD AMI

- 37,639 units needed for households earning less than 30 percent AMI.

- 37,030 units needed for households earning less than 60 percent but more than 30 percent AMI.

- 13,305 units needed for households earning less than 80 percent but more than 60 percent AMI.

Figure 101. Existing Need for More-Affordable Housing, Cost-burdened Households Earning 80% AMI or Less
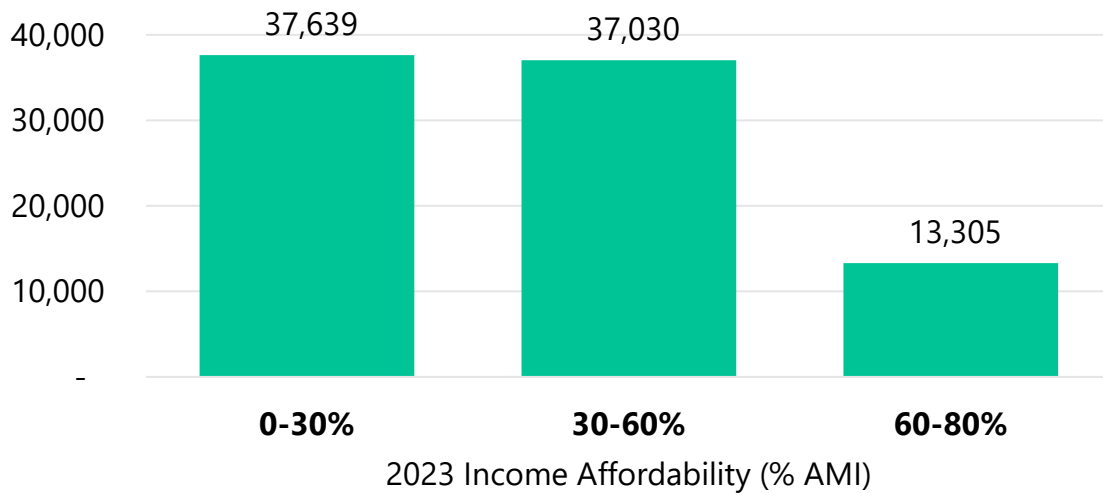
Source: BPS Analysis of PUMS, 2021 ACS 5 year, 2023 HUD AMI

Mayor's Resolution

In October 2022, the Mayor and City Council passed a resolution stating a gap in affordable housing production of 20,000 additional units to meet the needs of low-income households.[17] This estimate cited the housing need detailed in the Housing Bureau's 2021-2025 Consolidated Plan submission to the Department of Housing and Urban Development. The Consolidated Plan uses CHAS (Consolidated Housing Affordability Strategy) data and methodology prescribed by HUD. The 2021-2025 Consolidated Plan unmet needs analysis used 2013- 2017 5-Year CHAS data. The unmet needs analysis in the Consolidated Plan focuses on the needs of extremely cost-burdened (more than 50 percent of income for housing costs) renters at the 0-30 percent AMI income level. The unmet needs assessment includes unregulated affordable housing as part of the housing supply. This group of severely cost-burdened, extremely low-income households is arguably experiencing highly unstable housing situations and many of them could be at risk of homelessness.

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[17] https://www.portland.gov/council/documents/resolution/adopted/37593

Residential Buildable Lands Inventory

The Buildable Lands Inventory (BLI) is an assessment of the total capacity of land within the City of Portland to accommodate forecasted housing and employment needs through the year 2045.

Methodology

The BLI model applies a market-feasible development capacity lens that calculates the likelihood of development and at what scales. This identifies development capacity where development is financially feasible, as opposed to identifying development capacity purely from zoning and development entitlements. This methodology differs from the previous BLI model in 2016, which used a Floor Area Ratio (FAR) based model to calculate capacity through a function of utilization of allowed FAR by zone. That model omitted what might be possible from a market-based perspective.

The BLI model has five primary steps as follows:

1) **Vacant Land Inventory.** Use Multnomah County assessor data and City of Portland building footprint GIS data, among other sources, to identify and catalog all existing vacant land. This layer is added to the redevelopment sites inventory in the following step and

2) **Redevelopment Feasibility Analysis.** A financial pro forma model is used to calculate the residual land value (RLV)[18] for 15 housing types (e.g., detached, duplex, townhome, wood-frame apartments, etc.). Using Multnomah County assessor data, redevelopable sites are identified wherever the RLV for at least one housing type (that is possible within the lot's base zone) exceeds the adjusted market value (AMV) per square foot tax lots with the RLV per square foot. Any lot where AMV exceeds RLV is not considered an economically viable development site.

3) **Calculate Gross Housing Capacity.** Residential capacity is calculated differently for single-dwelling zones than for multi-dwelling and mixed-use zones. For economically viable vacant and non-vacant sites in the single-dwelling zones, the housing type in the pro forma with the highest density of units (capped at four units) is used to calculate the residential capacity of the lot. For vacant sites in the single-dwelling zones that are not viable per the pro forma, gross capacity is capped at four units per lot. For economically viable vacant and non-vacant sites—as well as vacant non-viable sites—in the mixed-use and multi-dwelling zones, housing capacity is

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[18] Residual land value is a metric that shows the maximum price a developer could spend on land, after all costs of developing have been subtracted.

applied using a matrix that dictates the likely densities, residential splits, and unit sizes for each geographic market area and zone.[19] In all zones, no capacity is calculated for any non-vacant, non-viable site.

4) **Apply Development Constraints to Capacity.** The *gross* capacity in the previous step is independent of any existing impediments or constraints on development, including wetlands, brownfields, cultural districts, other environmental regulations and restrictions, inadequate infrastructure, transportation conditions, etc. Net capacity is calculated by applying a development discount rate (the "constraint rate") for each development constraint to the gross calculated capacity on sites from Steps 1 and 2.

5) **Incorporate Recent Development.** The HNA and BLI use 2020 as a base year; since there have now been three years of new housing production, we can incorporate actual market data as actual capacity on recently developed sites. The BLI, therefore, incorporates the housing unit counts in 2020, 2021, and 2022 City permit data to override the capacity of any developed site during this time, in recognition that newly developed sites are unlikely to redevelop again through 2045.

Results

The results of the April 2023 Buildable Lands Inventory show an estimated capacity for an additional 236,977 housing units in the City of Portland.

- **The Central City accounts for 29 percent of the total capacity.** Focusing growth in and around the Central City may be the most cost-effective way to provide the greatest level of service to the greatest number of Portlanders.

- **The City's designated centers and corridors (excluding the Central City) account for 61 percent of the total capacity.** These areas are currently ready to accommodate this growth.

- **About 64 percent of the total capacity is in Complete Neighborhoods.** A "complete neighborhood" is an area where residents have safe and convenient access to goods and services they need on a daily or regular basis. This includes access to healthy food, neighborhood-serving commercial services, quality public schools, public open spaces, recreational facilities, and access to frequent transit. The Portland Plan Goal is that by 2035, 80 percent of Portlanders live in a healthy

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[19] The data in this matrix was compiled using a thorough analytical process that considered past development trends, future trends, and spatially specific market dynamics. The densities for each zone included in the matrix do not simply reflect the maximum allowable entitlement, but rather the average density of developments built in each zone during the last market cycle.

complete neighborhood with safe and convenient access to the goods and services needed in daily life.

- **Middle housing accounts for about 14 percent of the total housing unit capacity**. Single-dwelling zones account for 67 percent of the middle housing sites and RM1 and RM2 zones account for the remaining 33 percent.

The map below shows vacant and non-vacant underutilized lots available for residential development and considered in the BLI model for residential unit capacity. Central City accounts for 4.6 percent of the vacant and non-vacant utilized lots, Inner Portland for 22.7 percent, Middle Portland for 31.0 percent, Outer Portland for 16.0 percent, and West Portland for 25.7 percent. These lots include both constrained and unconstrained land throughout Portland and do not necessarily correspond to potential unit capacity in each market area, as demonstrated in the following pages.

Figure 102. Vacant and Non-Vacant Underutilized Lands Map
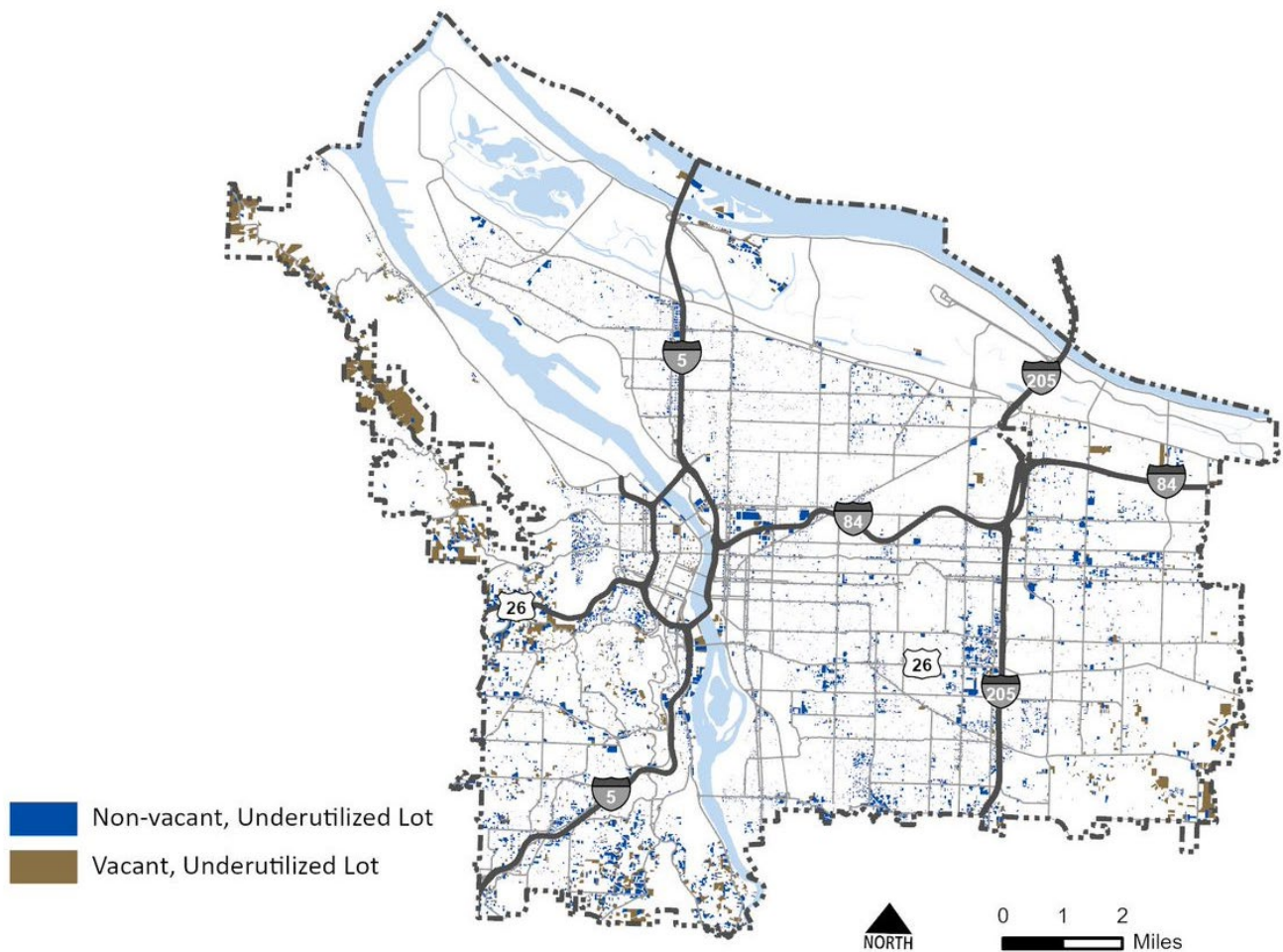
Source: BPS Analysis, 2023

Overall, about 90 percent of the City's total housing unit capacity is likely to be multi-dwelling development (not including possible middle housing development in the single-dwelling zones), including approximately 66 percent in mixed-use zones (CM, CX, EX, CE, CI) and 24 percent in multi-dwelling zones (RM, RX). The City's R zones (single-dwelling and middle housing) make up the remaining 10 percent. Single dwelling capacity is largely on the outskirts of the City.

Figure 103. Buildable Lands by Zone Map
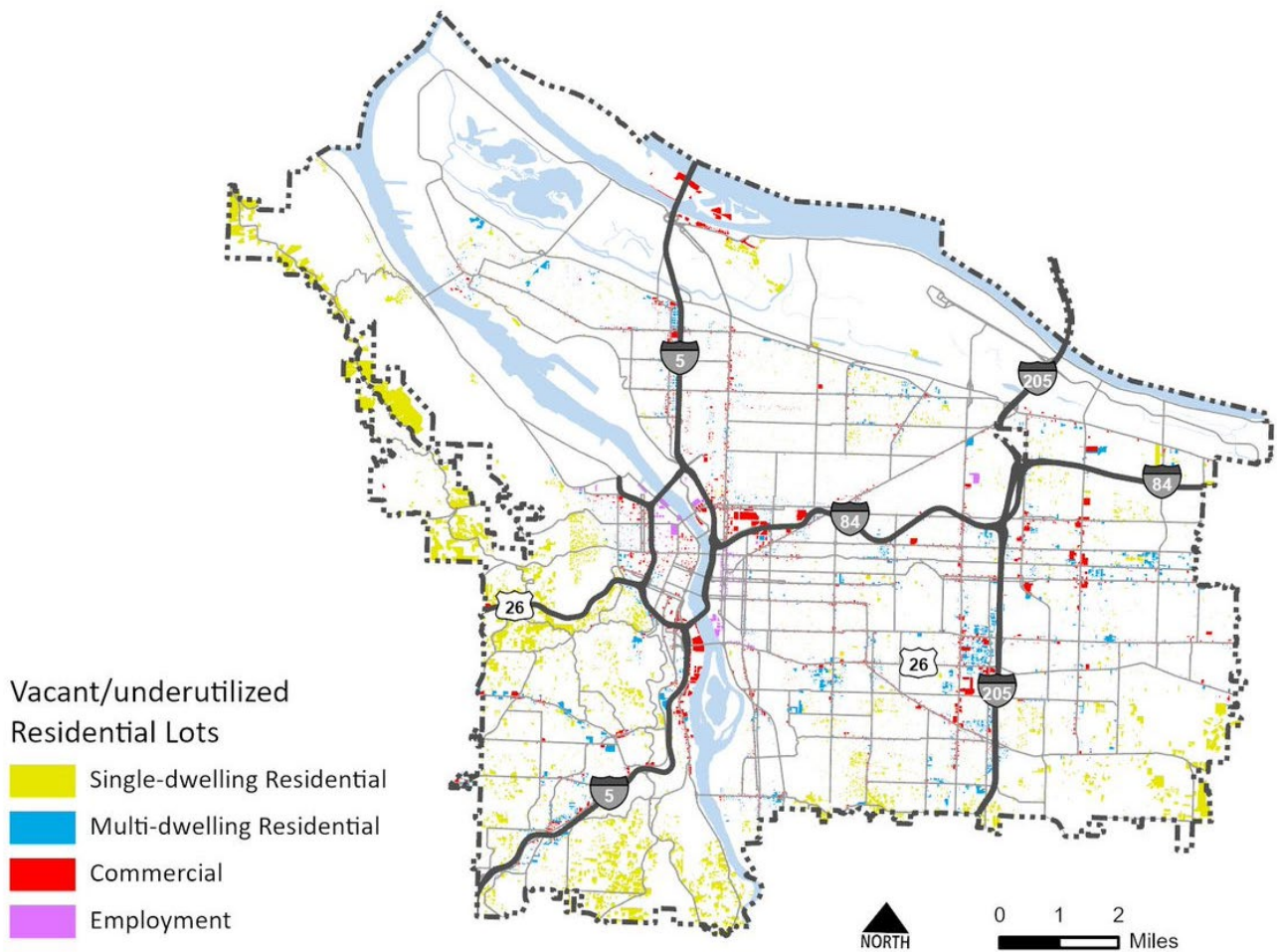
Source: BPS Analysis, 2023

About 83 percent of Portland's acreage is constrained by at least one of 26 development constraints. This is also true of Portland's underutilized residential land, where 79 percent is constrained. West Portland, where steep slopes and environmentally sensitive areas are common, accounts for 58 percent of Portland's underutilized residential land acreage. East Portland accounts for 19 percent. Central City and Southeast, Northeast, and North Portland each account for less than 10 percent.

Figure 104. Constrained Vacant and Non-Vacant Underutilized Lands Map.
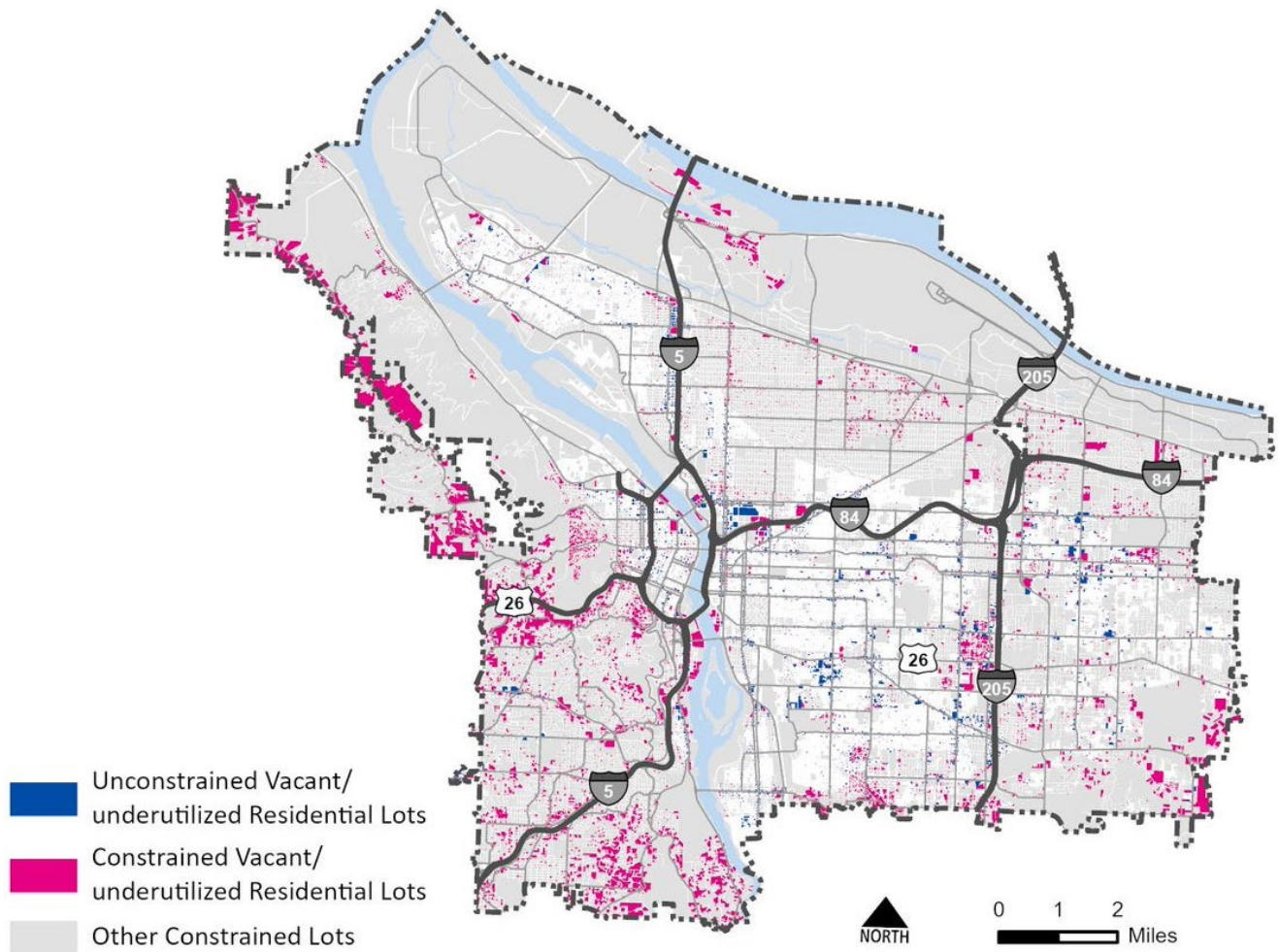
Source: BPS Analysis, 2023

The Residential Capacity Map below illustrates residential capacity by Traffic Analysis Zone (TAZ), shown as housing units per acre (density). Areas of high-density residential capacity tend to be in Portland's centers (Central City, Hollywood, Gateway, etc.) and corridors (Interstate, 82nd Avenue) where most of the City's mixed-use and multi-dwelling zoning currently exists. Central City accounts for 29 percent of new housing unit capacity citywide, but just five percent of Portland's vacant and underutilized lots, reflecting a concentration of high-density development capacity. At the opposite end of the spectrum, West Portland accounts for just seven percent of new housing unit capacity but 26 percent of Portland's vacant and underutilized lots, reflecting both the presence of development constraints and the concentration of lower-density zoning. In the Outer market area (which is mostly East Portland), there are 16 percent of the city's vacant and underutilized lots and 16 percent of the total housing unit capacity.

Figure 105. Residential Capacity Map
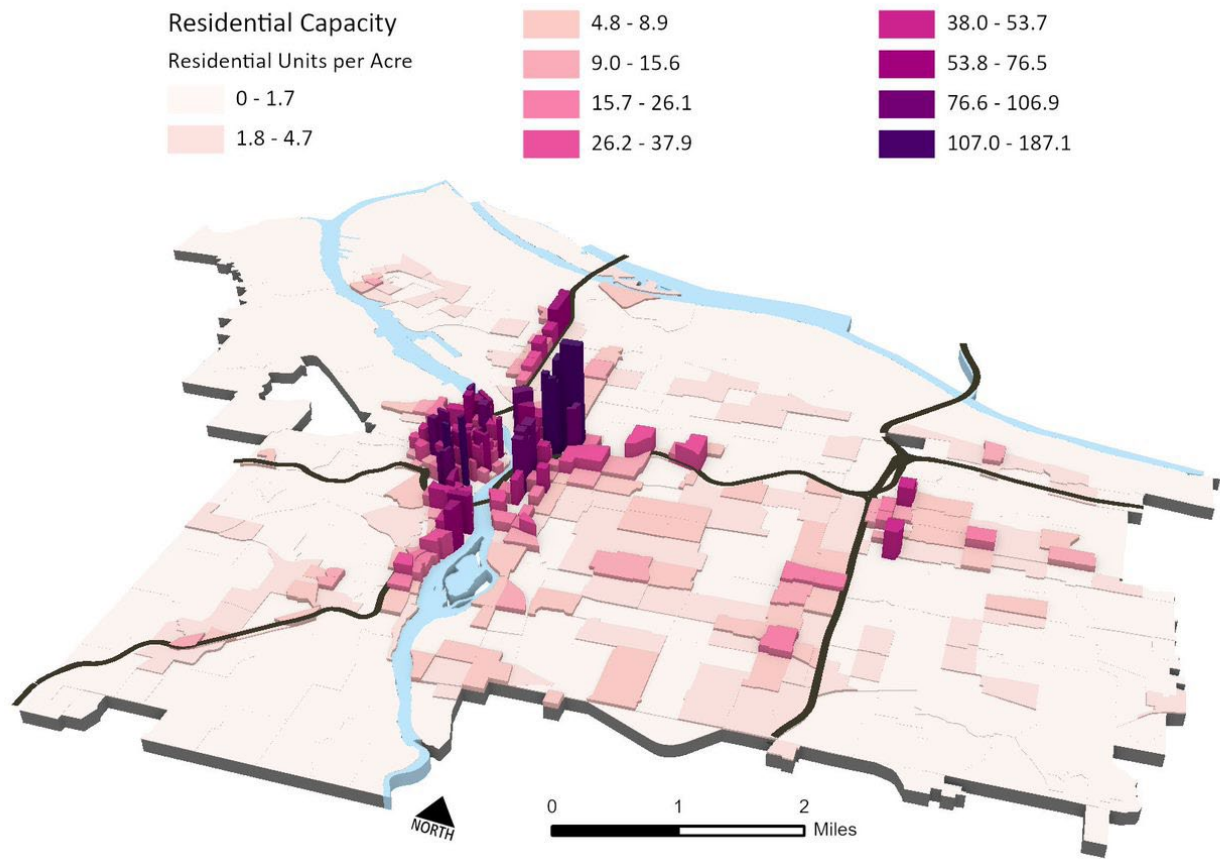
Source: BPS Analysis, 2023

Districts with a greater proportion of capacity in mixed-use zones include Central City and Northeast Portland. Districts with a greater proportion of capacity in multi-dwelling zones include East and North Portland. East and West Portland have the greatest proportion of single-dwelling capacity. The breakdown of capacity by zone in Southeast Portland closely aligns with the Citywide breakdown.

Figure 106. Proportion of Capacity by Zone Type and District
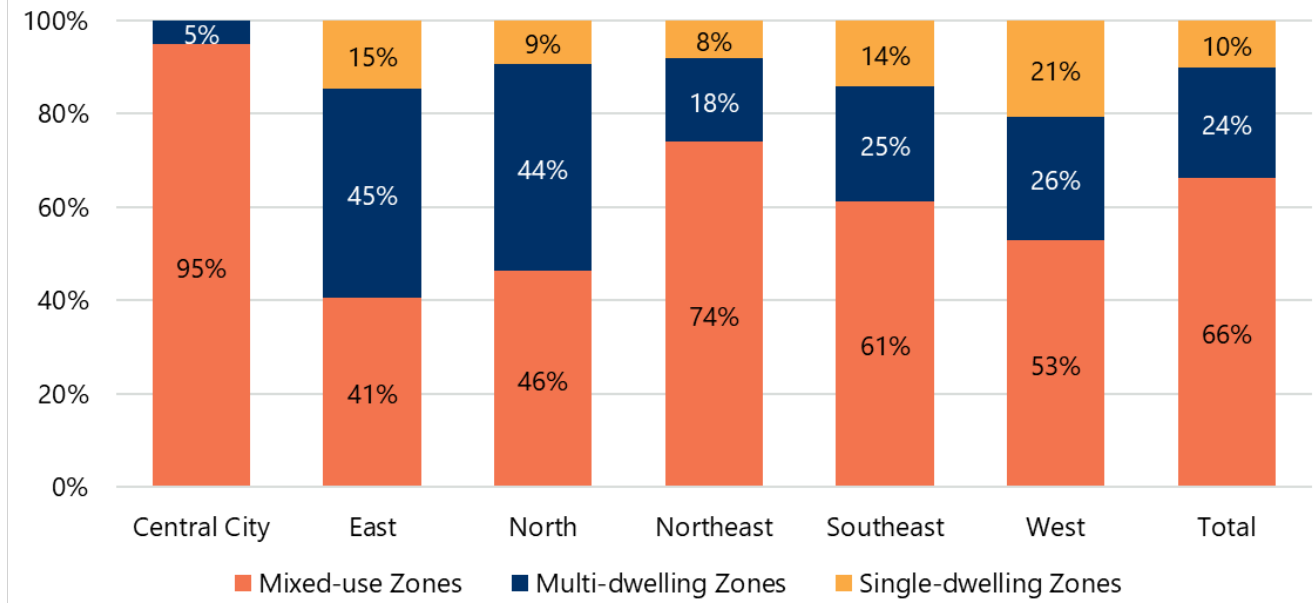
Source: BPS analysis

Central City has the highest overall capacity with about 29 percent of total housing unit capacity. Southeast Portland is the next highest, with about 20 percent of total capacity, closely followed by East Portland with 16 percent, West Portland with 14 percent, and Northeast Portland with 12 percent. North Portland has the lowest overall capacity, with about nine percent of total housing units.

Figure 107. Capacity by Zone Type and District
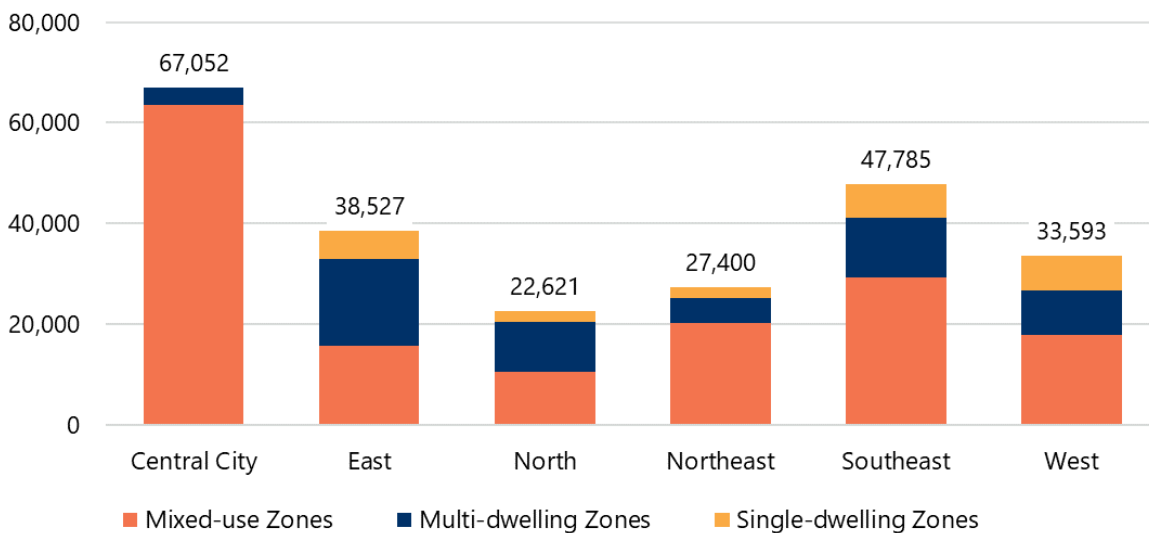
Source:

BPS analysis

The following chart shows the overall housing unit capacity (net new) for each Portland Plan Area. The capacity distribution is a function of zoning, existing development, and development feasibility. Areas with high capacity are more likely to have higher density zoning, vacant or redevelopable land, and market conditions that support the redevelopment of existing property.

Figure 108. Capacity by Portland Plan Area
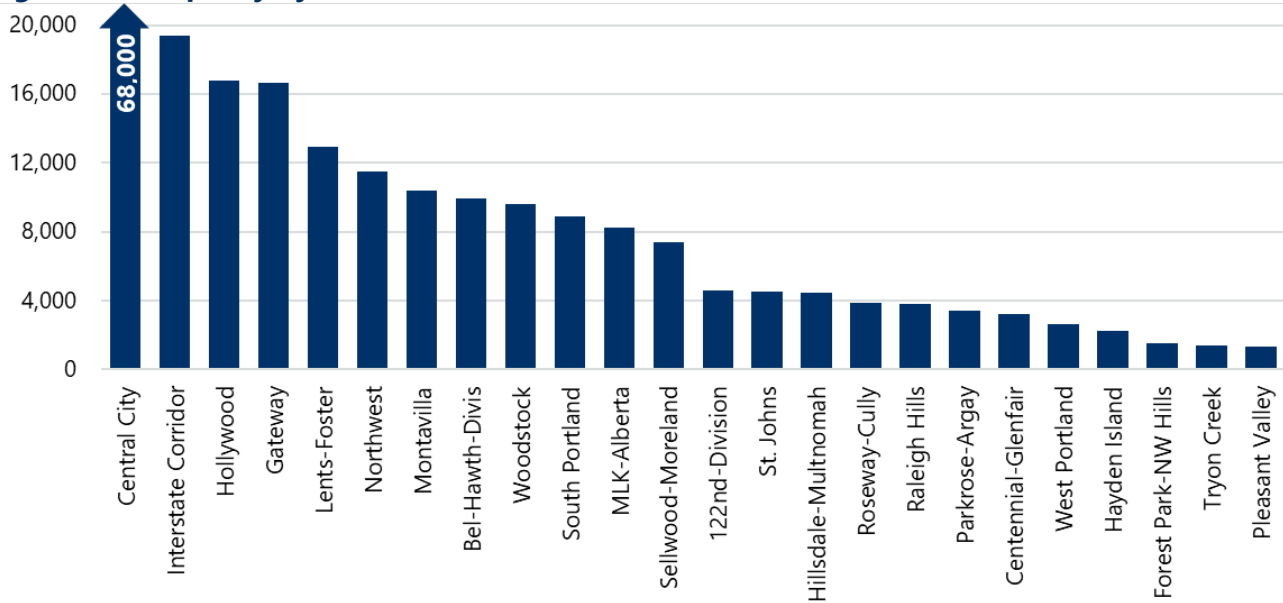
Source: BPS analysis

Middle housing capacity is shown in the graph below. Middle housing, which includes duplexes, triplexes, and fourplexes, has been made possible by the City's Residential Infill Project, which went into effect in August 2021 and allows more housing options in Portland's neighborhoods. Middle housing capacity totals almost 33,000 units, which is about 14 percent of Portland's total net new housing capacity. Single-dwelling zones are responsible for 63 percent of the middle housing sites. The distribution by district is as follows:

- Thirty-one percent of Portland's middle housing capacity is in Southeast Portland.

- Twenty-seven percent of Portland's middle housing capacity is in East Portland.

- Twenty-two percent of Portland's middle housing capacity is in West Portland.

- Eleven percent of Portland's middle housing capacity is in Northeast Portland.

- Nine percent of Portland's middle housing capacity is in North Portland.

Figure 109. Middle Housing Capacity by District and Zone Type
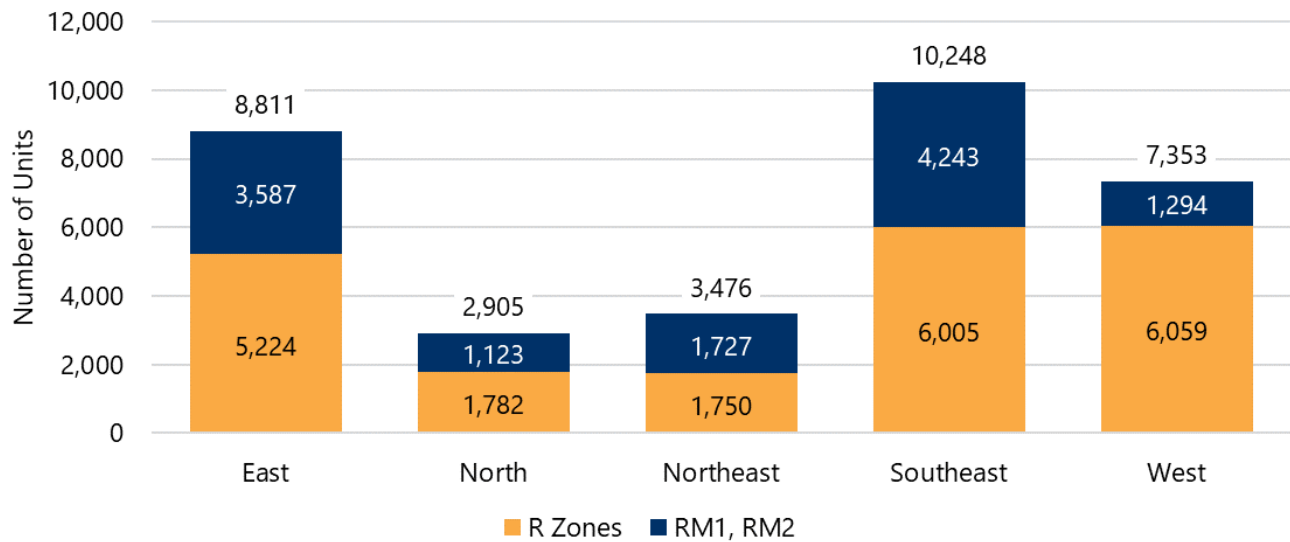
Source: BPS Analysis

Middle housing capacity is impacted by zoning and lot size, as well as the general market conditions that are needed to make middle housing a feasible development type in any given area, including land costs, achievable rents, and sale prices. Areas with a high amount of single dwelling (R zones), RM1, or RM2 zoning, larger lots, low-cost land, and rents and sale prices that support redevelopment are more likely to have middle housing capacity. The Woodstock and Lents-Foster neighborhoods have more than double the capacity of any other neighborhood, largely because they meet the aforementioned criteria for middle housing feasibility.

Figure 110. Middle Housing Capacity by Portland Plan Area and Zone Type
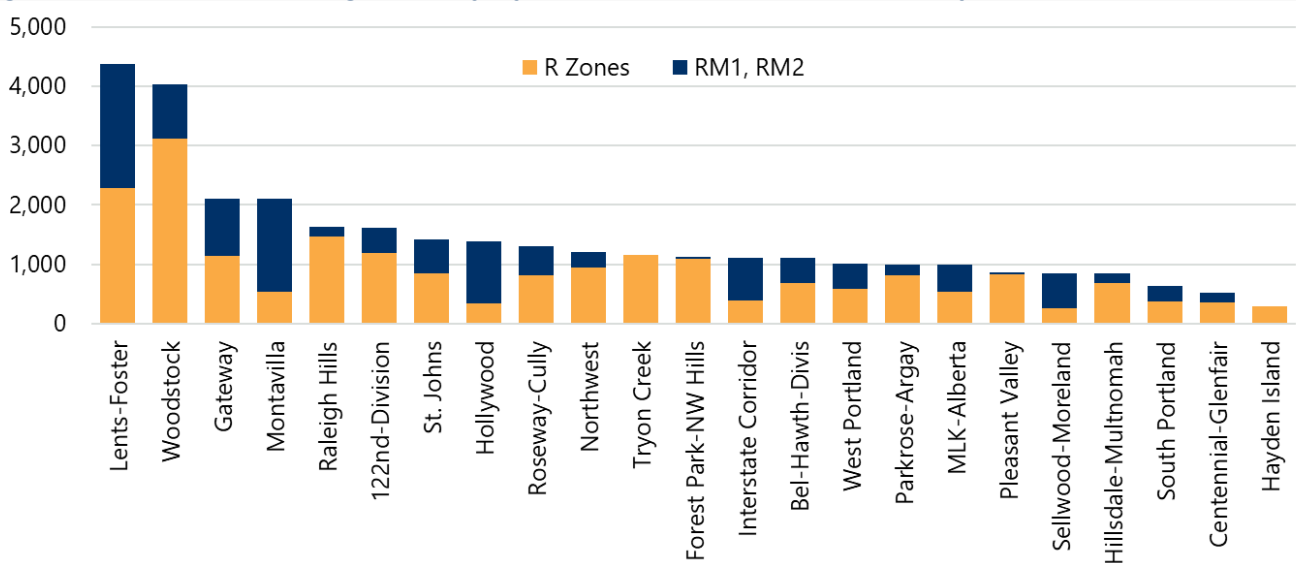
Source: BPS Analysis

Of the City's estimated capacity, 64 percent of the estimated unit capacity is within Complete Neighborhoods. Around 45 percent of all buildable lots and 27 percent of all buildable acreage are within a Complete Neighborhood (Figure 111).

Figure 111. Buildable Land by Complete Neighborhood
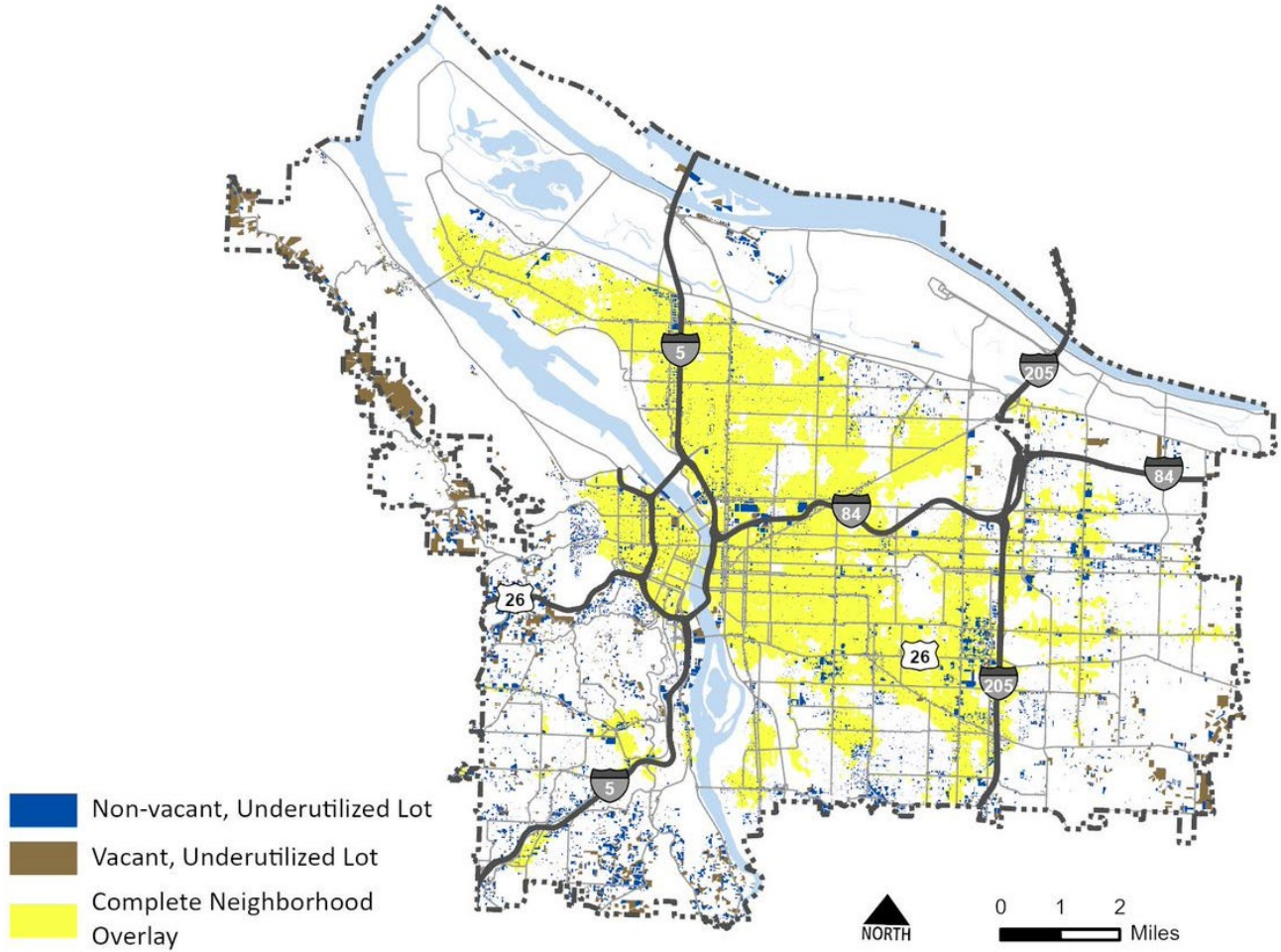
Source: BPS Analysis

Of the City's estimated capacity, 33 percent of the estimated unit capacity is within high opportunity areas (score of 5). Around 10 percent of all buildable lots and seven percent of all buildable acreage are within a high-opportunity area (Figure 113). High-opportunity areas are largely concentrated in the Inner East and Central City.

Figure 112. Buildable Land and Capacity by Opportunity Score

Opportunity Score	Percent of Overall		
	Capacity	Buildable Lots	Acreage
1	1%	1%	3%
2	10%	24%	44%
3	23%	40%	31%
4	34%	26%	16%
5	33%	10%	7%

Source: BPS Analysis

Figure 113. Buildable Land by Opportunity Score
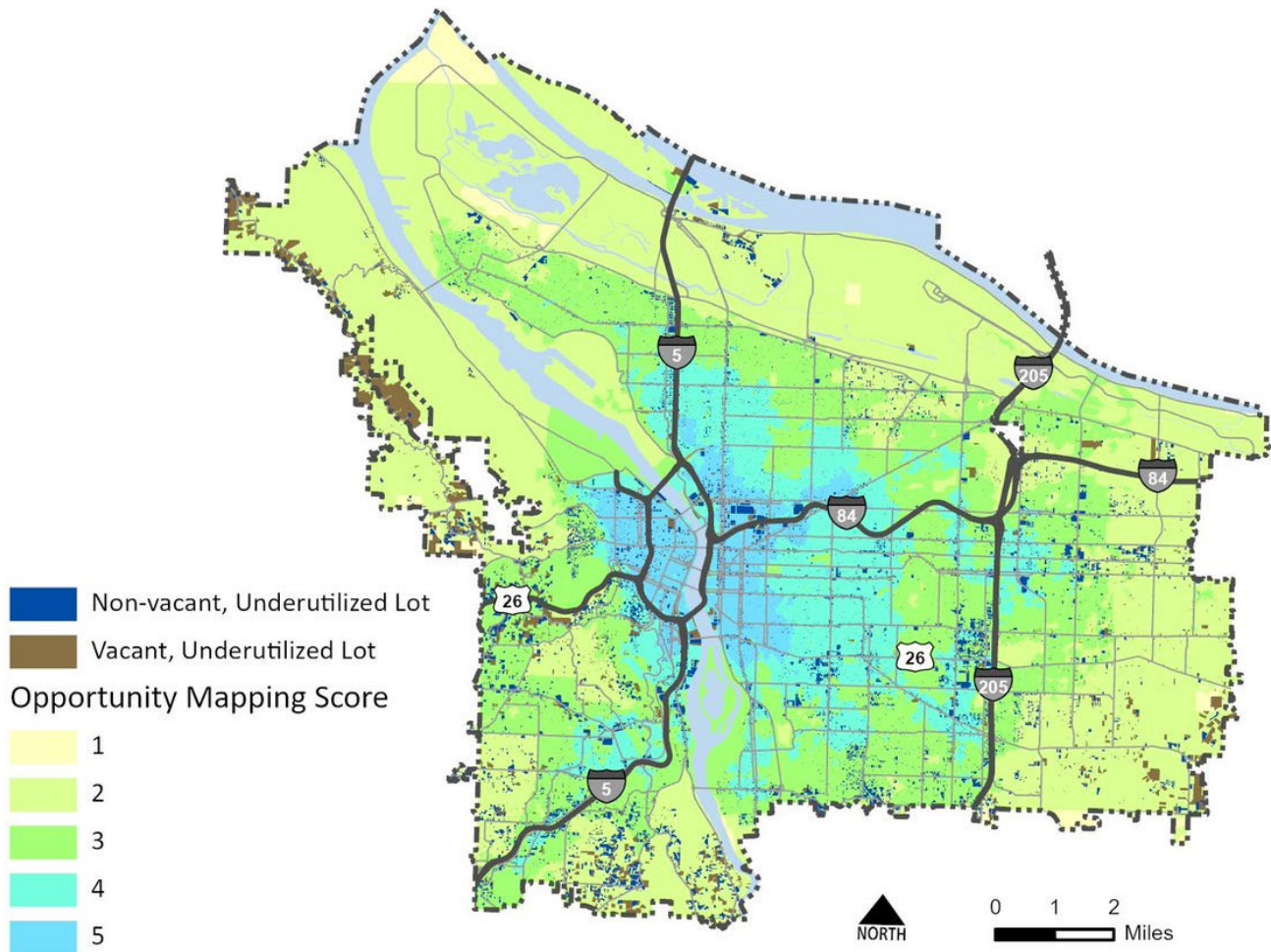
Source: BPS Analysis

Of the City's estimated capacity, 42 percent of the estimated unit capacity is within areas of high economic vulnerability risk. Thirty-six percent of all buildable lots and 29 percent of all buildable acreage are within a high economic vulnerability risk area (Figure 114). The majority of areas with high economic vulnerability risk are in the outer east, central city, and northeast areas of the city.

Figure 114. Buildable Land by Economic Vulnerability Risk

Legend:
- Non-vacant, Underutilized Lot
- Vacant, Underutilized Lot
- Vulnerability Risk Areas
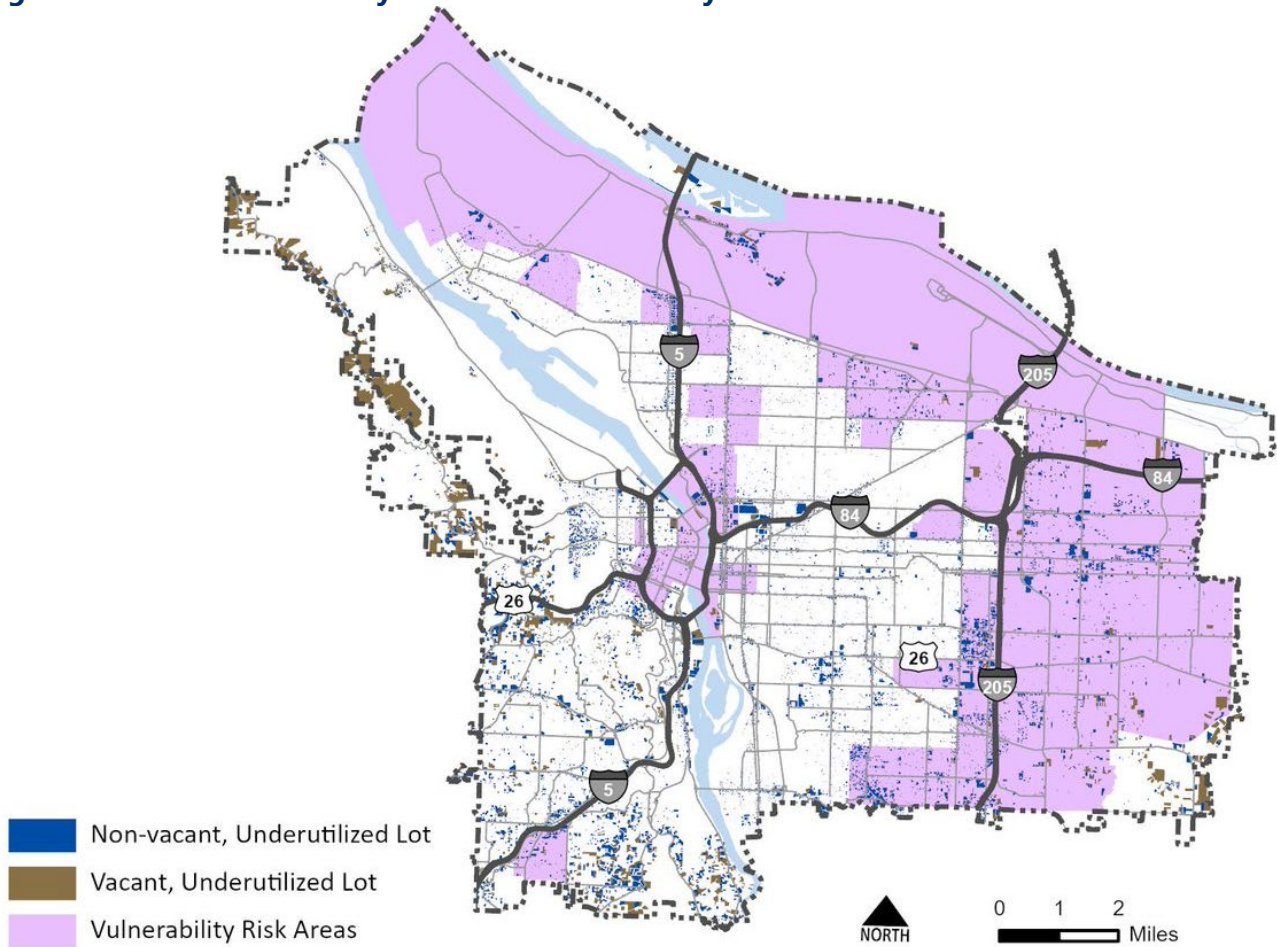
Source: BPS Analysis

Future Growth Forecast

The forecast is based on the adopted 2021 Metro distributed forecast for 2045.

Household Forecast

According to the 2021 Metro forecast, Portland will have 377,268 households and experience a household growth of 97,471 households by 2045. This is an estimated 35 percent increase in households from the year 2021.

Figure 115. Estimated Household Growth Forecast for 2045

Households	
2021 (ACS 5 year)	279,797
2045 Forecast	377,268
Change from 2021	
#	+ 97,471
%	+ 34.84%

Source: ACS 2021, 5-year and 2021 Metro Adopted Forecast

For income distribution, the analysis applies the existing population income distribution (2021 ACS data and 2023 income bins) to the future 2045 population growth forecast.

Figure 116 shows forecasted household growth by area median income (AMI) level. Growth is anticipated at all income levels, with a significant share of the growth anticipated for households earning more than 120 percent AMI. The 2023 AMI for a household of four in the Portland metropolitan area is $114,400 (Figure 25).

Figure 116. Forecast of New and Existing Households, 2021 to 2045 by AMI
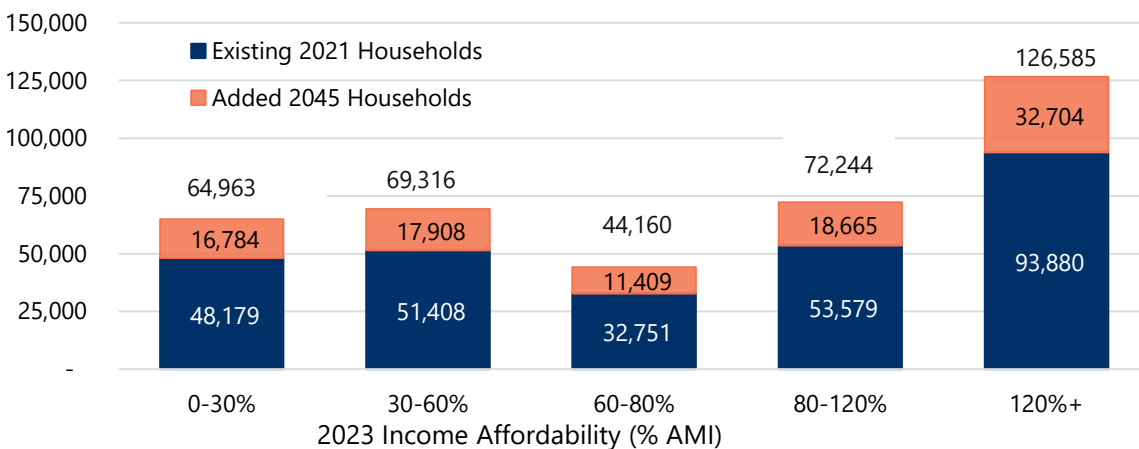
Source: BPS Analysis of ACS 2021, 5-year and 2021 Metro Adopted Forecast, 2023 HUD AMI

Other Household Characteristics

- **Household size.** If the trend from 2017-2021 American Community Survey continues, 30 percent of all households, or 112,310 households will have three or more persons.

- **Households with Children.** According to 2017-2021 American Community Survey, 23 percent of all households have children. If the trend continues, 86,772 households will have children in 2045.

- **Households with member over 65.** According to the 2017-2021 American Community Survey, 23 percent of all households have a member over the age of 65. If this trend continues, 85,640 households will have a member over the age of 65 in 2045.

- **Households with members who have disabilities.** According to 2015-2019 CHAS data, 22 percent of all households have a member with a disability. If this trend continues, 82,355 households will have a member living with a disability in 2045.

Projected Housing Units Needed by 2045

The results of the Housing Capacity Analysis are based on Metro's household forecast for growth in Portland over the planning period, information about Portland's housing market, and the composition of Portland's existing population. Utilizing the available guidance from the 2022 Oregon Housing Needs Analysis (OHNA) recommended framework and technical documentation, the City has attempted to determine the number of units needed to accommodate future growth in the City of Portland by applying the OHNA methodology to the City of Portland.[20][21].

Methodology

This section describes the key assumptions and presents an estimate of new housing units needed by 2045. The key assumptions are based on the best available data.

1) **Population**. The household forecast (in this instance, to 2045) serves as the foundation for estimating needed new dwelling units. This forecast is based on Metro's 2021 Adopted Forecast. Portland's urban growth area will grow from 279,797 households in 2021 to 377,268 households in 2045, an increase of 97,471 households.[22]

2) **Unit to Household Factor.** The forecast is multiplied by the national ratio of housing units per household (1.085) as the target ratio, without accounting for second homes. This allows for the analysis to consider a healthy vacancy rate that allows for housing choice.

3) **Second Home Replacement Factor**. Second home unit loss is then added to the household growth forecast; for the purposes of this analysis, the loss is estimated as the ratio of second homes in 2021 to overall units (0.77% of all units). This supplements the vacancy analysis to consider a healthy vacancy rate that allows for housing choice.

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[20] March 2021, *RHNA-Technical-Report.pdf (oregon.gov), November 2022, Microsoft Word - Appx_D_OHNA_Technical_Report.docx (oregon.gov), February 2023, HB2889 (oregonlegislature.gov), February 2023, HB2001 (oregonlegislature.gov)

[21] The final adopted OHNA methodology will be available in 2025 for Oregon's regions and may differ from the recommended methodology and/or produce different results.

[22] This growth forecast includes unincorporated urban pockets within Portland's urban growth area for which the City has planning responsibility through intergovernmental agreements.

4) **Income bins**. Forecasted units are distributed by affordability based on the 2021 share of households distributed by 2023 AMI household income. Second homes are distributed by income bin using PUMS variables current stock of second and vacation homes by year of construction. Second homes built more recently than 1990 fall in the 120+% AMI income level, while units built before 1990 are affordable in the 80% to 120% of AMI.

5) **Underproduction**. The OHNA methodology incorporates the 2010 to 2021 underbuild estimates into the forecast. This methodology can be found in the section, Underproduction.

6) **Housing for Households Experiencing Houselessness**. The OHNA methodology wraps the acute need for housing Portland's existing houseless households into the forecast. This methodology can be found in the Housing for Households Experiencing Houselessness section.

Results

To accommodate the basic forecast of 97,471 new households by 2045, Portland should expect to add just as much housing. To adequately account for a healthy vacancy rate, and to allow for more housing choice, Portland should plan to add 106,571 units. However, if the City hopes to meet the needs of Portlanders currently facing houselessness and account for underproduction, Portland should estimate growth of around 120,560 dwelling units by 2045.

Figure 117. Simplified Demand Forecast Methodology and Results

	New Portland Households	97,471
Plus	Unit to Household Factor	+ 8,287
Plus	Second Home Replacement Factor	+ 813
Equals	**Forecasted Needed Units for 2045**	**106,571**
Plus	Underproduction	+ 9,385
Plus	For Households **Experiencing Houselessness**	+ 4,604
Equals	**All New Housing Units Needed for 2045**	**120,560**

Source: BPS Analysis of Metro Distributed Forecast and ACS 2021

Oregon's Statewide Housing Production Goal

In January 2023, Oregon Governor Tina Kotek signed Executive Order 23-04, establishing a statewide housing production goal and housing production advisory council. In this executive order, the governor established a goal to produce 36,0000 units statewide each year over the next ten years. From now to 2045, the City of Portland would need to produce around 5,200 units per year to meet the city's 120,560 target. However, to align with Governor Kotek's statewide housing production strategy, the City would need to "catch-up" the units from underproduction and for households experiencing houselessness and would need to build 55,000 units from now to 2032, roughly, 6,000 units per year.

Housing by Income Level

If the distribution of affordability for housing units should align with the distribution of anticipated household income for the future forecasted households the analysis assumes that approximately the same percentage of households will be in each market affordability segment in the future and accommodates for the expected vacancy, building to accommodate for historic underbuilding and housing to meet the acute needs of the currently houseless population. Portland will continue to have demand for housing across the affordability spectrum.

Looking at the forecast and only units needed to accommodate new household growth, based on requirements under ORS 197.303, 106,571 units will be needed.

- 18,211 new units are needed for households earning less than 30 percent AMI.

- 19,431 new units are needed for households earning less than 30 to 60 percent AMI.

- 12,379 new units are needed for households earning less than 60 to 80 percent AMI.

- 20,697 new units are needed for households earning less than 80 to 120 percent AMI.

- 35,853 new units are needed for households earning more than 120 percent AMI.

Figure 118. Forecasted New Units Needed By Income Affordability[23]
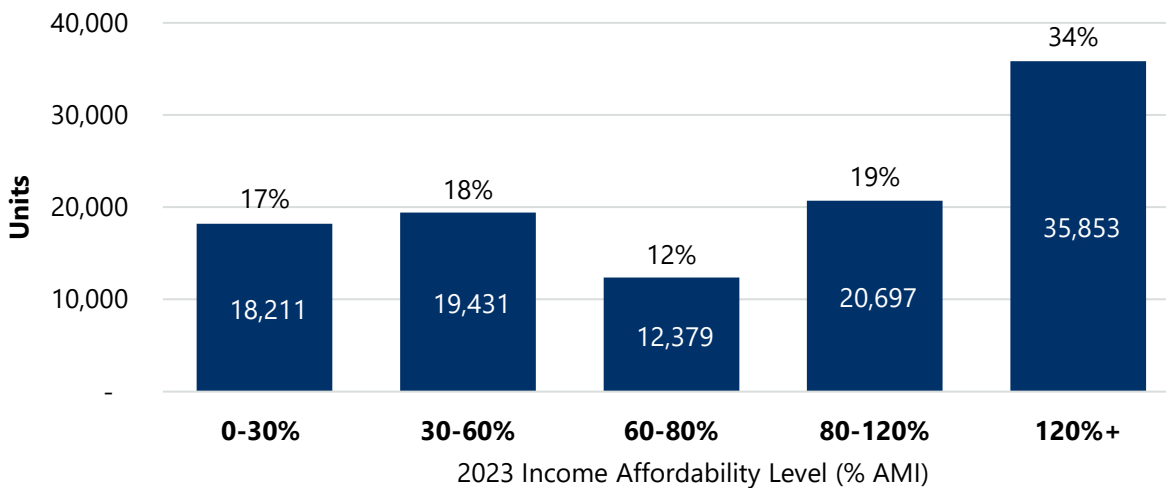
Source: BPS analysis

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[23] The 2023 AMI for a household of four in the Portland metropolitan area is $114,400 (Figure 25).

Utilizing the OHNA methodology, we anticipate that there is an additional need for 9,385 units due to underproduction and an anticipated additional need for 4,604 units for households currently experiencing houselessness (Figure 96, Figure 97, Figure 119 and Figure 121).

Figure 119. Units Needed To Remediate Underproduction And Households Experiencing Houselessness By Income Affordability
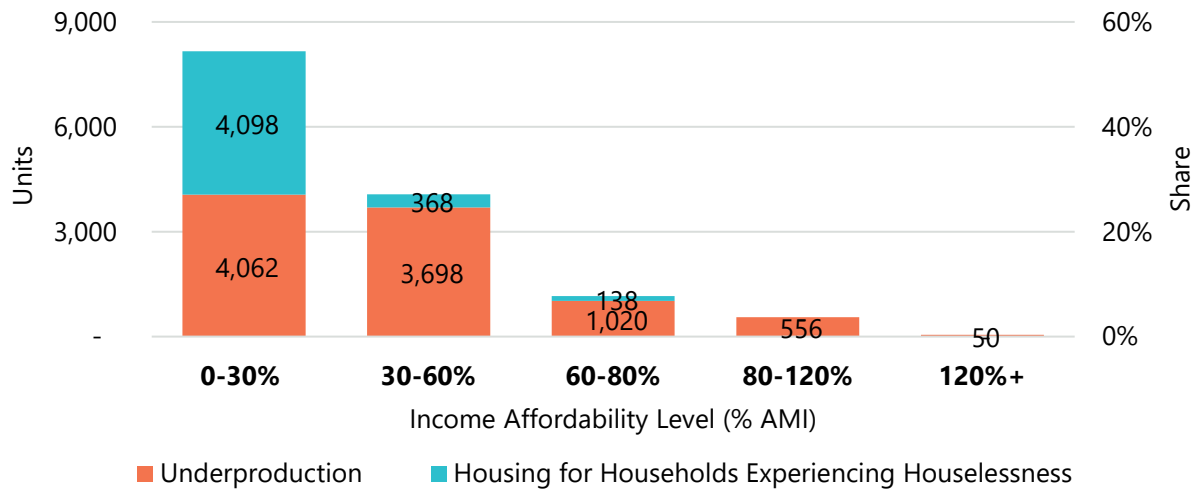
Source: BPS analysis

Looking at the forecast, housing needed to address underproduction, and housing needed to accommodate households currently experiencing houselessness, in totality, 120,560 units may be needed by 2045.

Figure 120. Forecasted New Units Needed By Income Affordability[24]

AMI	Underproduction	Housing for Households Experiencing Houselessness	Forecasted Need 2021-2045	Total Need	Share
0-30%	4,062	4,098	18,211	26,370	22%
30-60%	3,698	368	19,431	23,497	19%
60-80%	1,020	138	12,379	13,537	11%
80-120%	556	-	20,697	21,253	18%
120%+	50	-	35,853	35,903	30%
Total	9,385	4,604	106,571	120,560	100%

Source: BPS analysis

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[24] The 2023 AMI for a household of four in the Portland metropolitan area is $114,400 (Figure 25).

- 26,370 new units are needed for households earning less than 30 percent AMI.

- 23,497 new units are needed for households earning less than 30 to 60 percent AMI.

- 13,537 new units are needed for households earning less than 60 to 80 percent AMI.

- 21,253 new units are needed for households earning less than 80 to 120 percent AMI.

- 35,903 new units are needed for households earning more than 120 percent AMI.

Figure 121. Total Units Needed By Income Affordability
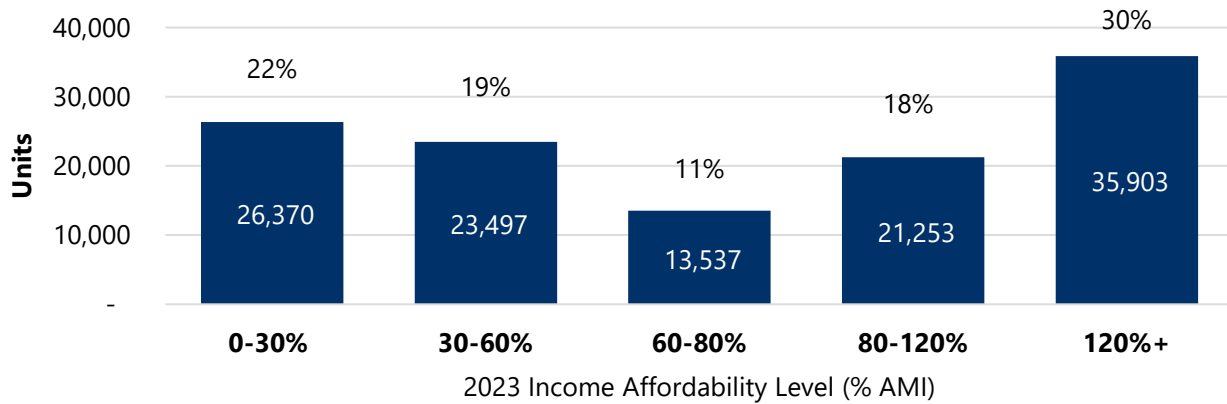
Source: BPS analysis

Housing by District Area

The analysis has forecasted the units based on the historical permitting patterns from 2003-2022:

- Twenty six percent or 31,288 new units to be needed in Central City Portland.

- Eleven percent or 12,731 new units to be needed in East Portland.

- Sixteen percent or 19,844 new units to be needed in North Portland.

- Twelve percent or 14,949new units to be needed in Northeast Portland.

- Nineteen percent or 23,141 new units to be needed in Southeast Portland.

- Fifteen percent or 18,607 new units to be needed in West Portland.

Figure 122. Forecast Of Demand of Units by Area
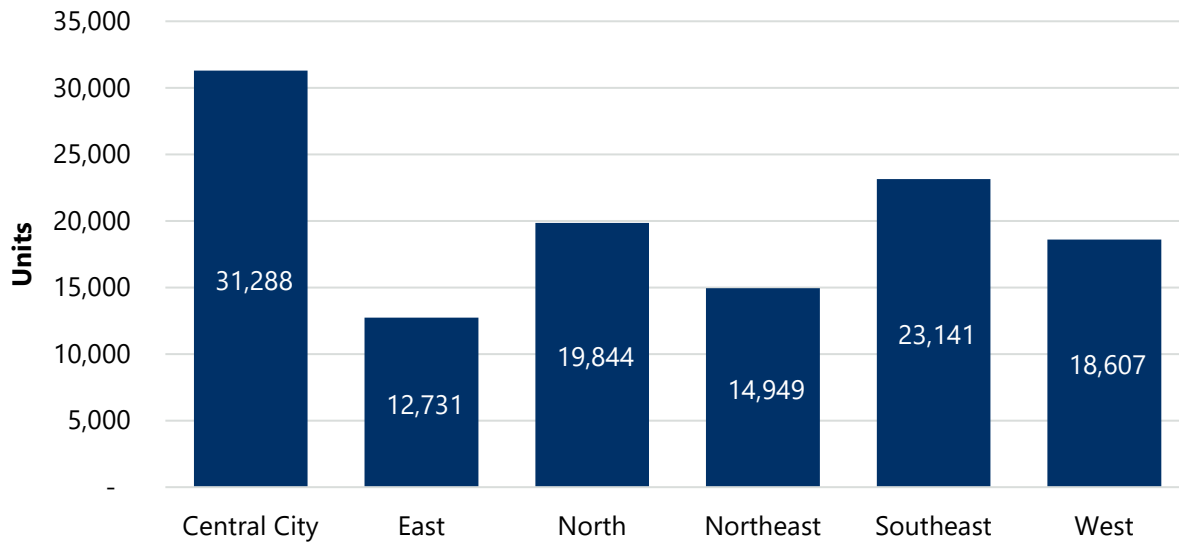
Source: BPS analysis

The greatest increase in units (by district) is expected in Central City, however, Southeast Portland will likely continue to have the greatest number of housing units overall in 2045 (Figure 123).

Figure 123. Existing (2021) and Forecasted (2045) Units by District
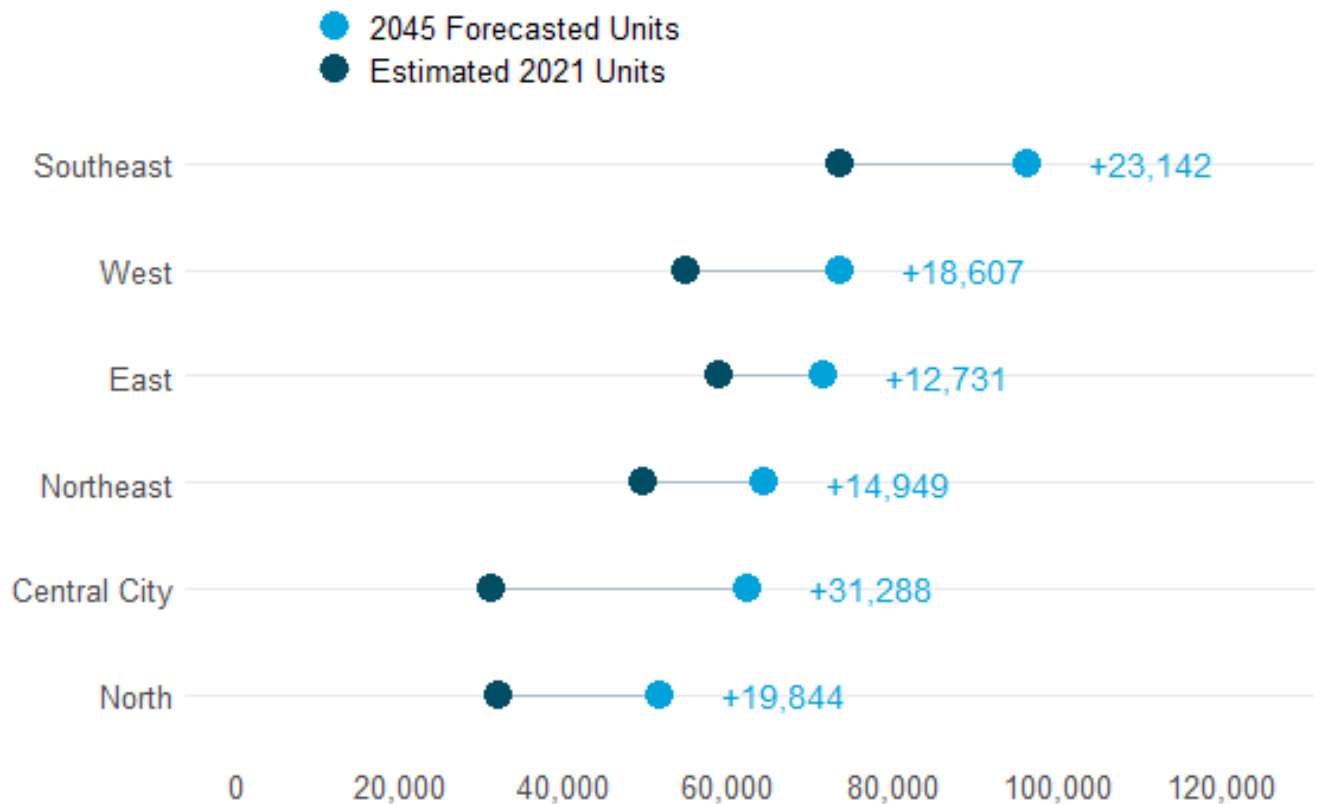
Source: BPS Analysis of ACS 5 year and Metro Distributed Forecast

Housing by Type

The assumptions about the mix of housing types are based on the last five years of unit production by type and recent market trends and, if those trends continued over the next period to 2045, this represents Portland's needed housing mix:

- About eight percent of new housing will be single dwelling detached, a category that includes manufactured housing. About 55 percent of Portland's existing housing was single dwelling detached in the 2017-2021 period.

- About 14 percent of new housing will be middle housing, including accessory dwelling units, townhomes, duplexes, triplexes, quadplexes, and small multi-dwelling structures of up to six units.

- About 77 percent of new housing will be multi-dwelling housing (with seven or more units).

Figure 124. Forecast of Demand of New Units by Housing Types

TYPE	SHARE	Needed Housing (Units)	Forecasted Housing (Units)
Single Dwelling Detached	8%	8,815	9,972
Middle Housing	14%	14,899	16,854
Multi-Dwelling (7+ Units)	77%	82,858	93,734
Apartments – Wood	*29%*	*31,316*	*35,427*
Apartments – Tower	*29%*	*31,110*	*35,194*
Apartments – Podium	*19%*	*20,431*	*23,113*
TOTAL	100%	106,571	120,560

Source: BPS analysis, numbers are rounded to nearest whole number.

Other Housing Considerations

Cities are required to plan for government-assisted housing, farmworker housing, manufactured housing on lots and in parks, and housing for people with disabilities and experiencing houselessness.[25]

- **Income-Restricted And Government-Subsidized Units.** Government subsidies can apply to all housing types and is of the same character, so it is not necessary to develop separate forecasts for government-subsidized housing. Portland allows the development of government-assisted housing in all residential plan designations and this analysis assumes that the City will continue to. The City offers a floor area bonus for inclusionary housing units and a deeper affordability floor area and height bonus for projects where at least 50 percent of the units are affordable at 60% AMI.

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[25] ORS 197.303, 197.307, 197.312, and 197.314

- **Manufactured Home Units.** Portland has 57 manufactured home parks within the city, with 2,789 spaces, located in the RMP zone. Portland must also project the need for manufactured dwelling parks based on (1) population projections, (2) household income levels, (3) housing market trends, and (4) an inventory of manufactured dwelling parks sited in areas planned and zoned or generally used for commercial, industrial, or high-density residential development.[26]

  - Manufactured housing accounts for about one percent (about 4,186 dwelling units) of Portland's current housing stock. At one percent of all housing, Portland may need between 1,376 and 1,702 new manufactured units over the planning period based on the forecast, this housing type is considered in the single-dwelling type forecast.

  - About 33 percent of Portland's new households will likely be earning 60 percent or less of the region's median household income though households at other income affordability levels may live in manufactured homes in parks.

  - The housing forecast does not specifically plan for new manufactured home parks because no new parks have opened in Portland since 2004.

  - In 2018, Portland created the RMP zone, which exclusively allows for manufactured home parks, with a density of up to 29 units per acre. The RMP zone also has an affordable housing bonus option in which the maximum density can be increased up to 43 units per acre when at least 50 percent of all the dwelling units on the site are affordable to those earning no more than 60 percent of the area median family income.

  - New manufactured home parks are allowed in the RM1 zone, where the minimum density is one unit per 2,500 sq. ft. of site area (17 dwelling units per acre).

  - If Portland needs another manufactured home park like the existing ones (an average of 51 units of capacity), at about 10 dwelling units per acre, that would require about 5.2 acres of land. The City has an estimated 700 acres of buildable land in the RM1 zone, which should provide sufficient land capacity to accommodate that need.

- **Units for Farmworkers.** The City does not regulate farmworker housing as a separate housing type. Therefore, farmworker housing in all residential zones is subject to the same development standards as other housing types (except for population-restricted units utilizing government subsidies) and it is not necessary to develop separate forecasts for farmworker housing.

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[26] OAR 197.480(4) and ORS 197.480(2)

- **Units for Households Experiencing Houselessness.** According to the preliminary estimates utilizing a modified OHNA methodology (Figure 98), there is an existing need for 4,604 housing units to accommodate existing houseless households. In 2021, the City adopted zoning code changes to expand the housing and shelter options for individuals and households with extremely low incomes. These changes make it easier to site shelters, including outdoor shelters; increased the range of group living situations, including single room occupancy (SRO) units; and allows a recreational vehicle or tiny house on wheels on a residential property.

- **Units For Households with Household Members Who Have Disabilities.** If the trend for households from the 2015-2019 CHAS data continues, 22 percent or between 21,277 and 26,318 of new housing units will need to be able to accommodate households that have a member with a disability. Actual housing type needed varies by living needs and preferences and can vary across disability type. Additionally, as the population continues to age in Oregon and Portland, the number of households needing accessible, visitable units will likely increase above these numbers. Broadly, housing options for people with disabilities include living independently (alone or with roommates/family), with supportive services (e.g., with help from a live-in or visiting caregiver), or in a supervised setting. Meeting their housing needs will require addressing affordability issues, as well as ensuring that they have access to housing that addresses their disability without discrimination. In 2020, the City adopted zoning code changes to create a floor area bonus for visitable units.

- **Units for Households with Members over 65.** If the trend for households from the 2017-2021 American Community Survey continues, 23 percent of new housing units or between 22,126 and 27,367 housing units will need to be able to accommodate households that have a member over the age of 65. Housing needs for older adults range from apartments, condominiums, nursing homes, assisted living and residential care facilities, small units, adult foster homes, retirement facilities, hospice care centers and housing units accessible to people with mobility difficulties. Many of these types targeted toward older adults are anticipated to increase. As with the general population, the market can provide housing for those with sufficient savings or income, but low-income older adults may have limited funds to adapt existing housing to meet changing needs. In 2020, the City adopted zoning code changes to create a floor area bonus for visitable units.

- **Units To Accommodate Different Household Sizes.** If the trend for households from the 2017-2021 American Community Survey continues, 30 percent of new housing units, or between 29,016 and 35,890 housing units will need to be able to accommodate three or more persons. In 2020, the City adopted zoning code changes to create a floor area bonus for three-bedroom units in multi-dwelling zones and has also allowed a wide range of middle housing types in single-dwelling zones.

- **Units for Households with Children.** If the trend for households from 2017-2021 American Community Survey continues, 23 percent of new housing units, or between 22,694 and 28,070 housing units will need to be able to accommodate households that have children.

Capacity Analysis

This section presents an evaluation of the sufficiency of vacant residential land in Portland to accommodate expected residential growth to 2045. This includes an estimate of residential development capacity and an estimate of Portland's ability to accommodate needed new housing units. The buildable lands inventory provides a supply analysis (buildable land by type), and the forecast provided a demand analysis (population and growth leading to demand for residential development). The comparison of supply and demand allows the determination of whether or not there is sufficient supply to accommodate expected growth.

Methodology

The residential land supply has been converted into dwelling units, through the buildable lands inventory process and estimates the ability of vacant residential lands to accommodate new housing. This analysis can be used to evaluate different ways that vacant residential land may build out by applying different assumptions. Here, we assume that geographic distribution of growth from the last 20 years will be the trend to 2045 and use this assumption to estimate the demand for housing units in each area. We utilize the last five years of growth, recent market trends and zoning changes to estimate demand and capacity by zone and type.

Results

When comparing the City's forecasted demand to the existing residential development capacity, there is an overall surplus of 130,406 units. When adding in the additional need to make up underproduction and meet the acute housing need of our estimated households experiencing houselessness, there is still an overall surplus of 116,400 units citywide. When applying the 20-year geographic trend of residential production and permitting of units to the forecasted and total needed demand, there is an excess of capacity in all districts (Figure 125 and Figure 126).

Figure 125. Existing Residential Capacity, Demand, and Surplus for New Units by District

District	Capacity (Units)	Needed Housing (Units)	Forecasted Housing (Units)	Surplus
Central City	67,052	27,657	31,288	35,764
East	38,527	11,254	12,731	25,796
North	22,621	17,541	19,844	2,777
Northeast	27,400	13,215	14,949	12,451
Southeast	47,785	20,456	23,141	24,644
West	33,593	16,376	18,607	14,986
Total	**236,977**	**106,571**	**120,560**	**116,417**

Source: BPS analysis

Figure 126. Existing Residential Capacity, Demand, and Surplus for New Units by District
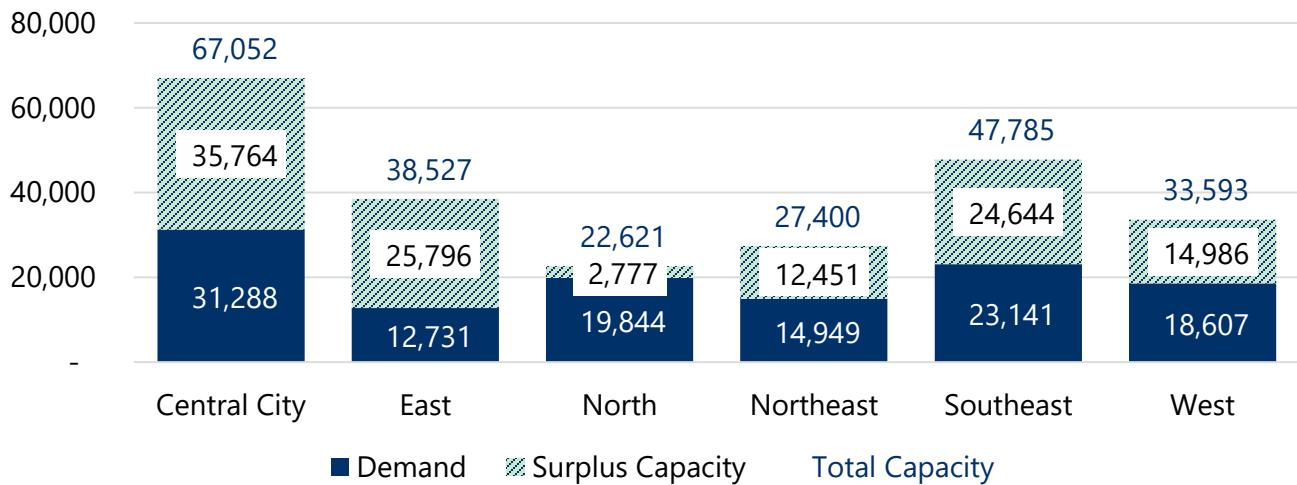
Source: BPS analysis

When applying the 20-year trend of production and permitting of units to the forecasted demand by neighborhood, most neighborhoods have the capacity to maintain the same level of growth to 2045, except for Pleasant Valley and St. Johns, which have a deficiency of capacity by around 36 and 1,186 units, respectively.

Figure 127. Existing Residential Capacity and Demand for New Units and Surplus by Area

Area	Capacity (Units)	Needed Housing (Units)	Forecasted Housing (Units)	Surplus
122nd-Division	4,574	3,507	3,967	607
Belmont-Hawthorne-Division	9,938	7,157	8,096	1,842
Centennial-Glenfair-Wilkes	3,213	2,179	2,465	748
Central City	67,980	27,657	31,288	36,693
Forest Park-Northwest Hills	1,517	1,033	1,168	349
Gateway	16,668	3,823	4,325	12,343
Hayden Island-Bridgeton	2,263	1,622	1,835	428
Hillsdale-Multnomah	4,477	1,617	1,829	2,648
Hollywood	16,766	5,518	6,243	10,524
Interstate Corridor	19,364	10,887	12,316	7,048
Lents-Foster	12,924	4,134	4,677	8,248
MLK-Alberta	8,223	5,232	5,919	2,303
Montavilla	10,413	2,409	2,725	7,688
Northwest	11,520	8,058	9,116	2,404
Parkrose-Argay	3,421	547	619	2,802
Pleasant Valley	1,319	1,198	1,355	-36
Raleigh Hills	3,826	1,281	1,450	2,376
Roseway-Cully	3,851	2,464	2,787	1,063
Sellwood-Moreland-Brooklyn	7,415	3,604	4,077	3,338

Area	Capacity (Units)	Needed Housing (Units)	Forecasted Housing (Units)	Surplus
South Portland	8,921	3,206	3,626	5,295
St. Johns	4,508	5,033	5,694	-1,186
Tryon Creek-Riverdale	1,400	495	560	839
West Portland	2,662	686	776	1,886
Woodstock	9,643	3,152	3,566	6,077
Outside Of Plan Area	173	72	82	91
Total	**236,977**	**106,571**	**120,560**	**116,417**

Source: BPS analysis

When looking at the potential for growth by housing type, based on recent market demand and the last five years production trends, the existing land capacity for each housing type is expected to be more than sufficient, with a surplus for all housing types.

Figure 128. Existing Land Capacity and Demand for New Dwelling Units and Surplus by Type

Housing Type	Capacity (Units)	Need Housing (Units)	Forecasted Housing (Units)	Surplus
Single Dwelling Detached	19,601	8,815	9,972	9,629
Middle Housing	33,129	14,899	16,854	16,275
Multi-Dwelling (7+ Units)	184,247	82,858	93,734	90,513
Apartments - Wood	*69,636*	*31,316*	*35,427*	*34,209*
Apartments - Tower	*69,178*	*31,110*	*35,194*	*33,984*
Apartments - Podium	*45,433*	*20,431*	*23,113*	*22,319*
Total	**236,977**	**106,571**	**120,560**	**116,417**

Source: BPS analysis

Table of Figures

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About City of Portland Bureau of Planning and Sustainability
The Bureau of Planning and Sustainability (BPS) develops creative and practical solutions to enhance Portland's livability, preserve distinctive places, and plan for a resilient future.

THE BUREAU OF **PLANNING & SUSTAINABILITY**

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Homelessness Response Action Plan

June 2024

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Executive Summary

Homelessness is one of the most pressing and complex issues facing our country, state, and county. Its ultimate solution is to create communities where everybody has a safe place to call home and the resources needed to stay there. Our task is to create a humane, coordinated homelessness response system as we work toward that ideal.

As of January 2024, more than 11,000 people were known by name to be experiencing homelessness in Multnomah County. Roughly one-quarter were living in temporary shelters and nearly half of them were identified as living outside, in vehicles, or in other places not meant for people to live.

The Homelessness Response Action Plan builds a system to address the needs of people pushed into homelessness, including preventing homelessness, coordinating behavioral health and mental health interventions, and adding hundreds of shelter and recovery beds to provide safety off the street.

This plan is an ambitious, outcomes-focused, iterative approach to addressing, resolving and preventing homelessness. Its focused goals and outcomes create a coordinated approach across systems and jurisdictions. It includes accountability and measures key metrics to assess the effectiveness of the work through better data collection and tracking, allowing for continuous improvement of our systems.

This plan contains clear goals: hundreds more shelter beds and recovery beds, more people returning to permanent housing from shelter and tents, and our ongoing work of reducing persistent racial disparities. It centers aligning and resourcing our behavioral health system, including the creation of a 24-hour drop-off receiving, deflection, and sobering center. In addressing the inflows into homelessness, it requires that people do not exit corrections, foster care, or treatment into homelessness; creates affordable homes so we can keep people housed; and prioritizes preventing our neighbors from falling into homelessness in the first place.

Core Goals of this Strategic Work

1. Shelter or house 2,699 unsheltered people by Dec. 31, 2025 — a number equivalent to half of those known by name to be living unsheltered in January 2024.

2. Add 1,000 units of shelter, including new and planned units, to increase shelter system capacity by nearly 40%.

3. Improve the number of people moving from shelters to permanent housing by 15%.

4. Reduce homelessness among especially vulnerable populations (including people of color and LGBTQIA2S+ people).

5. Add hundreds more behavioral health beds and open a 24-hour drop-off receiving, deflection and sobering center.

6. Increase the supply of affordable housing.

Homelessness affects communities in myriad ways, and no single government entity, let alone government department, is solely responsible, nor exclusively able, to address its causes and impacts.The responsibilities of addressing homelessness are currently scattered across multiple jurisdictions, bureaucracies, and systems. This current state hasn't worked to properly address the crisis, and it can't if things don't change.

Making sure that people experiencing homelessness encounter the interventions most appropriate for their needs requires robust coordination between governments, as well as additional resources — both for those who need help and those responding to them.

The Homelessness Response Action Plan creates new governance and accountability structures to allow decision-makers across governments, healthcare, housing providers and service providers, and those with lived experience, to set goals, objectives and the budgets needed to achieve outcomes. It creates a co-governance model in the Steering and Oversight Committee to identify responsibilities, coordination, and goals. Under that committee, it calls for an Implementation Committee to track progress, identify challenges, collaborate and hold one another accountable to solutions. And it assembles a Community Advisory Committee to elevate the issues of those across the spectrum of providers, partners, and impacted stakeholders to offer their input on goals and solutions and other kinds of feedback. That committee will take over as the Joint Office of Homeless Services' Community Budget Advisory Committee.
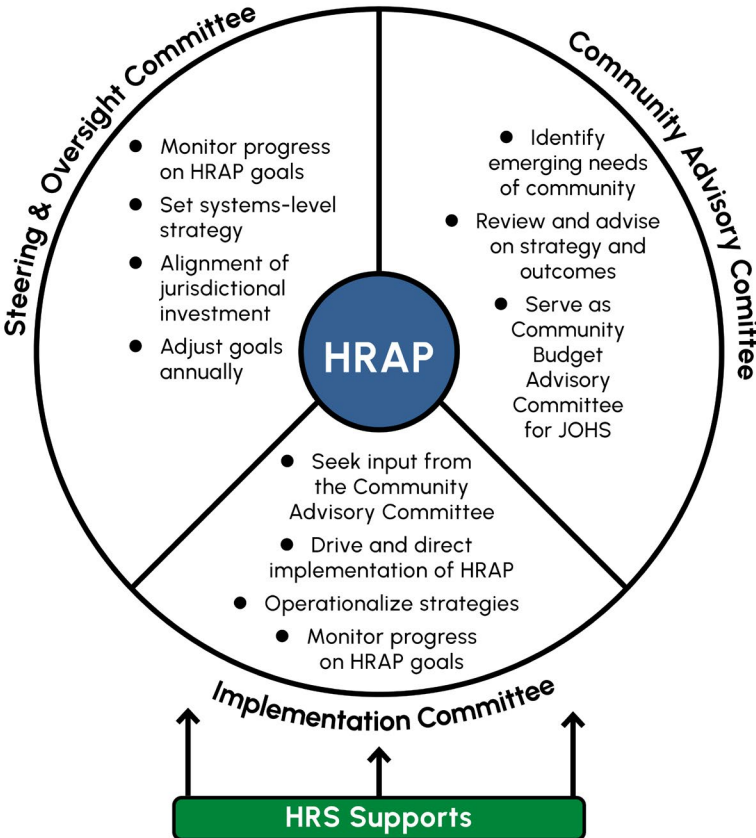
The plan aspires to improve transparency and accountability through coordinated communication, accurate dashboards and data, and a single location to publish updates and information.

Our ability to quickly build on the capacity and learning we've developed along the way allows us to accelerate progress now. A comprehensive approach is feasible only with the commitment, relationships and collaboration among all of our leaders. This Homelessness Response Action Plan shows us how to achieve it.

Approach and Priorities

1. Expand learning, best practices, and capacity-building to accelerate our work to meet the scale and complexity of current needs.

2. Bring more partners to the table with the strategic braiding of behavioral health, short- and long-term case management, employment, and other social support services with placement into permanent housing.

3. Develop a co-governance model, shared goals, expected outcomes, pathways to accomplish those goals, and flexibility to adjust strategies if we are not meeting them.

4. Center racial equity to diminish the known and significant racial disparities in regional homelessness can be reduced only through specific goals and investments.

5. Quantify the types of housing, shelter, and support services required to move people off the street or out of shelter and into sustainable, permanent housing.

6. Improve transparency and accountability through accurate dashboards, data, communication, and a single location to publish updates and information.

Introduction

This Homelessness Response Action Plan recognizes and addresses the gaps, silos, and lack of comprehensive cohesion in our current systems and services.

Those facing homelessness or living on the streets in our community, for example, can obtain resources like rental assistance or a shelter space from the Joint Office of Homeless Services or the Multnomah County Department of County Human Services. Those same individuals may also need behavioral healthcare in order to be stabilized enough to successfully move into housing. That often requires services coordinated by the healthcare system or the Multnomah County Health Department's Behavioral Health Division. Yet the beds needed for behavioral health treatment — mental health, substance use disorder, or co-occurring conditions — are licensed and predominantly paid for by the State of Oregon.

These services also overlap with the regional healthcare system, which treats many of the same individuals served by the Joint Office and the County. Healthcare partners have a major interest in connecting people experiencing or at risk of homelessness with housing and support services, particularly as they leave a healthcare setting. So do the foster care and criminal justice systems, which often struggle to provide individuals with the services, resources and care they need to avoid falling into homelessness. Without being connected to services across the spectrum, people who exit these systems will continue to experience homelessness at a disproportionate rate.

A major cause of the homelessness crisis is the lack of affordable housing in our region. As national and local studies make clear, as housing becomes less affordable, homelessness increases.

The production of affordable housing, the incentives that encourage new affordable housing construction, and construction permitting are the purviews of cities, Metro (with its affordable housing bond), and the State of Oregon. Even as our community's current efforts to address homelessness have attempted to scale up in recent years — adding shelter beds and increasing programs that provide rent assistance — the gap in truly affordable housing in our region has swallowed those gains and continues to push more people onto our streets.

Too often, people facing homelessness end up interacting with first responders, further straining a thinly stretched emergency response system insufficiently equipped to offer the right services or connections.

Further, unsheltered homelessness can affect the physical environment, including public spaces. This contributes to unsanitary conditions with trash and debris, even blocking rights of way — leading to the frustration of residents, business owners, and other community members who share these spaces.

While cities are primarily responsible for responding to these issues, outreach workers — as well as shelter, housing, and services options provided by the County — are essential for ensuring that response is humane. If services are infused in their work of managing public rights of way, cities can offer those living on the streets alternatives to simply moving to another location.

However, people experiencing homelessness often face numerous barriers to obtaining the services and resources they need to find stability without additional support. State-issued identification; federal and state benefits; healthcare and other supportive services; expungement services that can clear legal issues and make it easier for someone to rent; and workforce assistance, retraining and/or habilitation services can all help bring housing and stability within reach. But they're found across a spectrum of different governments and agencies that individuals are too often left to navigate alone.

This plan centers those suffering from the harms of homelessness, shifting much of the burden of identifying and accessing the right services from the individual to the governments, healthcare partners, and service providers that can help them. Homelessness disproportionately impacts communities of color, low-income individuals and households, and people with behavioral health issues. The severe trauma of homelessness exacerbates, and can even lead to, those behavioral health challenges. This plan centers equity and those with lived experiences in the solutions it offers and the engagement that informs them.

Similarly, the plan acknowledges that homelessness and the housing and services available to support people experiencing homelessness look different across the diverse municipalities and geography of Multnomah County. It creates specific goals across jurisdictions and partners in order to tackle well-known needs along the continuum of services. It identifies clear action items, policies to align and workgroups to resolve cross-jurisdictional issues, along with timelines and lead partners for accountability. It recognizes that each component of this plan is critical to the success of the overall effort.

Prior efforts to coordinate such disparate systems have helped us improve and expand existing services, allowing us to serve more people and improve collaboration among governments. But it is clear that prior work has been insufficient to meet the challenges we face today. The creation of the Joint Office of Homeless Services, the passage of city and regional housing bonds, and the passage of Metro's Supportive Housing Services Measure each form a critical foundation for the work that will follow. Our ability to build quickly from the capacity and learning we've developed along the way allows us to accelerate progress during this time when we need it most.

And now we must take the next step and improve coordination among all of us — city, county, state, healthcare, housing providers and service provider partners.

Problem Statement

As with many of our regional and national counterparts, Multnomah County has begun collecting more robust, real-time data on homelessness, allowing us over two years to develop a more complete by-name count that identified 11,153 people who were experiencing all forms of literal homelessness, as of January 2024, in Multnomah County. Through regular contact with outreach and other service providers, we were able to confirm the housing status of 8,595 of those people. From that list, 5,398 were unsheltered and 2,593 were in a funded shelter. An additional 604 were occupying temporary non-government funded shelters. The remaining 2,558 people were present in our by-name system, but did not have a known location or a connection to services in at least 90 days, so their housing status could not be confirmed. Compared to the overall local population, a disproportionate number identified as disabled, Black, Native American, and/or Native Hawaiian/ Pacific Islander.

There are thousands of individuals experiencing homelessness throughout Multnomah County.[1] Thousands are living outside and unsheltered.[2] Over 2,500 are living in government-funded shelters, and thousands more are doubled up in temporary living conditions. Compared to the overall local population, a disproportionate number identified as disabled, Black, Native American, and/or Native Hawaiian/Pacific Islander.

Multnomah County has substantial, but not unlimited, funds to address homelessness and its causes. What is lacking, however, is a focused, coordinated and urgent strategy that tackles the approach and priorities laid out in this plan's Executive Summary.

A lack of truly affordable housing is a primary cause of homelessness. Some individuals experience prolonged homelessness with complex disabilities and require health, income and social support in addition to housing. But other individuals experience shorter-term homelessness, which may be remedied simply through rental support.[3]

Regardless of the population segment, the data are overwhelmingly clear that as housing supply decreases and rent burden rises, homelessness increases.

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1   The January 2024 by-name list contains 11,153 individuals. Of those, 5,398 were unsheltered; 2,593 were in shelter; 604 were in temporary non-city or county shelters; and another 2,558 have had contact with a continuum of care service since Jan. 1, 2022, but have not had a recent contact within the last 90 days.

2   "Unsheltered" is generally defined by the U.S. Department of Housing and Urban Development as people who are staying in places not meant for people to live such as in cars, parks, abandoned buildings, and on the street. It is differentiated from those experiencing homelessness while staying in emergency shelters, doubled-up or couch-surfing, or in other temporary living spaces.

3   A recent study of homeless individuals in California found that for most participants, a monthly rental subsidy of $300-$500 would have prevented their homelessness for a sustained period. (California Statewide Study of People Experiencing Homelessness | Benioff Homelessness and Housing Initiative (ucsf.edu)

The ultimate requirement to address and end homelessness is having an adequate housing supply and ensuring that this housing is affordable to households at or below 60% of the median family income, and in most cases, affordable to households at or below 30% of median family income.[4] Shelter and other transitional settings are necessary components of addressing homelessness, but they are not sufficient solutions on their own, especially given that adequate housing supply is a decades-long goal. However, when the goal of nimbly and speedily moving people into housing from transitional settings is hampered by an inability to provide the right services at the right time, these transitional settings may become permanent ones, and thus a failure of our system to achieve its intended lasting outcomes.

For those who need it most, a supportive housing and shelter system, no matter how well developed, is not a substitute for a robust behavioral health system. Oregon law promotes individual autonomy related to seeking and accepting behavioral healthcare. Without a behavioral health system that is accessible, safe and responsive to the needs of the population, the responsibility of addressing unmet behavioral health needs will continue to be shouldered by first responders, emergency rooms, and frontline housing and homeless service providers. This comes at great human and financial cost, and with a concurrent rise in homelessness. Attention is needed in every part of the behavioral health continuum, from secure residential treatment facilities to workforce development. Done well, a strong and well-supported behavioral system will not only prevent entry into and return to homelessness, but it will also leverage and sustain investments in housing and shelter.

No amount of population segmentation, housing and shelter development, or robust behavioral healthcare will achieve desired results without an intentionally designed system that organizes, purchases, and coordinates these services and assets. For decades, our federal, state, and local governments have funded a patchwork of fragmented systems supporting disperate services that were never fully resourced or coordinated to effectively address modern experiences of homelessness at scale. Service providers were often asked to fill in systemic gaps by self-organizing even while they have not been universally supported with the capacity or funding to do so. This is even more true for culturally specific organizations.

Past plans at the federal and local levels made strides in understanding the scale and complexity of the challenges associated with homelessness in their times. They helped to identify effective solutions, foster system coordination, and build capacity of some local providers. But as this plan has noted, those plans and prior investments are

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4   According to state analysts, Oregon needs to produce 554,691 new housing units in the next 20 years to keep pace with demand – and to account for the current underproduction. An estimated 32% of those units, or 176,3000, must be affordable to households that are earning less than 60% of statewide median income. 20221231_OHNA_Legislative_Recommendations_Report.pdf (oregon.gov)

insufficient to meet the challenges we face today.

It is time for our system leaders to establish a much more broadly resourced and coordinated system that acts with precision, strategic focus, nimbleness, and speed. Though strained well beyond capacity, we build from the strength of our existing providers, allowing us to move quickly and intentionally to expand and refocus our efforts to re-house our neighbors and revive our neighborhoods. Subject matter and lived expertise, along with a commitment to equity, must be at the center of this effort. Other leaders across the country who have undertaken successful initiatives to address homelessness have shown similar dedication, reflecting the urgency of the moment with taglines such as "Whatever it Takes," "All In," or "Built to Move."[5] Now is our opportunity to do the same.

Vision

- A community where homelessness is rare and brief.
- A community where people take care of one another, fostering opportunity and supporting livability.
- A community where services are equitable, coordinated, effective, just and accessible.

Guiding Principles

- All people living in Multnomah County should have access to safe, stable and permanent housing.
- A comprehensive strategy on homelessness should simultaneously address the need for temporary shelter and emergency services as well as permanent long-term housing.
- Subject matter expertise, lived expertise and equity should be at the center of planning.
- Transparency and accountability for measured results should be a focus of spending and investments from all levels.
- Services to people experiencing homelessness should be person-centered and place the needs of the individual at their core.
- Collaboration and a connected system for transitions is critical to navigating both housing and health (including behavioral health) systems to achieve lasting results.
- To every extent possible, investments should be aligned and synergistic, leveraging one another to make the highest possible use of every dollar.
- Strategies shall be equitable and designed with the most vulnerable and hardest to reach in mind.

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5   In order, these were phrases used by Bill DeBlasio, City of New York; Jeff Olivet, USICH; Va Lecia Adams Kellum, City of Los Angeles

Theory of Change[6]

To reduce the number of people experiencing homelessness in Multnomah County, use data and analytics to understand and segment the homeless population; apply evidence-based, adequately resourced and braided interventions to each population segment; and ensure the interventions match the desired outcomes. Do all of the above with a premium placed on continuous engagement, improvement and speed, with the understanding that we must implement multiple interventions both in parallel and sequenced over time.

This theory of change is grounded in several systems change models, including population health,[8] continuous quality improvement and complex adaptive systems.[8]

Overarching Strategy

Effectively deploying our theory of change demands an overarching strategy that defines key population segments of interest, then maps key interventions to each population segment, driving toward a defined set of outcomes. Of note, this approach is unique among recent local plans in its clear definition of end-goal outcomes: an improvement from merely measuring services delivered or the numbers of people served. As a key contributor phrased it, "Create an unrelenting priority, and organize around it."

- Local and national data provide rough population segments around which interventions may be organized to achieve given outcomes:
- Communities of color must be prioritized as significant racial disparities persist in regional homelessness, and specific goals and investments must be made with cultural specificity. Included in the priority populations are people who identify as Black, African American or African; Native Hawaiian or other Pacific

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6   What is a Theory of Change? In this context, a Theory of Change is a common understanding of the "missing middle," of how and why the desired outcomes will be achieved with the proposed activities and interventions. It is the recipe that demonstrates how the ingredients yield the finished dish. It is the pathway to change.

7   An excellent introduction to this concept is provided in Kindig and Stoddart's article in The American Journal of Public Health, 2003. The article outlines the goals of population health: to maintain and improve the health of the entire population and to reduce inequities in health between population groups, understanding the patterns of determinants that influence such outcomes.

8   The literature on complex adaptive systems is vast, spanning primary care to engineering. The best illustration in the context of homelessness can be found in an article by Fowler, et al., in the Annual Review of Public Health, 2019. Succinctly stated, "coordinated approaches to homelessness must consider the extensive heterogeneity in the population, as well as in the types and timing of services. Given the multiple pathways into homelessness and the diversity of the homeless population, a one-size-fits-all approach is inadequate." National leaders on homelessness often speak of the need to have multiple strategies operating simultaneously and emergently.

Islander; American Indian, Alaska Native, Native or Indigenous; Latina/Latino/Latinx/ Latine; Asian or Asian American.

- Youth exiting foster care and individuals leaving carceral settings. While these groups require different interventions, they are highlighted together as high-priority populations because they disproportionately drive racial disparities in homelessness, particularly among Black and African Americans. With a focus on these populations, we not only reduce and prevent homelessness, we address racial disparities as well.

- Individuals 55 and older. One in 3 people experiencing chronic homelessness in 2020 was 55 or older. People 65 and older are the fastest growing age group of people who experience homelessness; by 2030, without intervention, their numbers will triple.[9]

- Individuals who identify as LGBTQIA2S+.

- Individuals exiting inpatient medical and behavioral health facilities.

- Individuals with an exacerbation/recurrence of an underlying substance use disorder or mental health condition (a key driver of returning to homelessness).

- Individuals without other disabling conditions, and with a gap in income secondary to divorce, loss of job, increase in rent, medical expense, and more.[10]

Outcomes

The outcomes of the Homelessness Response Action Plan are focused on making an impact on the baseline list of people in the by-name count as of January 2024. We acknowledge that economic, public health or environmental crises may result in more people entering homelessness even as the plan is being implemented. We also recognize that people living in the margins survive amid fragile, precarious circumstances, and that the risk of becoming homeless is real at any given point. Meeting people's basic needs will remain a challenge without a meaningful restructuring of our economic climate and social safety net systems.

- Informed by the latest data from the local Homeless Management Information System (HMIS) database, adopt clear, achievable goals with measurable outcomes, including goals and outcome measures addressing a coordinated shelter strategy.

- Identify a baseline number of people experiencing unsheltered homelessness as of January 2024 (Completed: That figure is 5,398 individuals on the by-name list)

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9   See this excellent study by Dennis Culhane and team Emerging-Crisis-of-Aged-Homelessness-1.pdf (upenn.edu)

10   See the California Statewide Study referenced in footnote 3.

- Shelter or place in housing 2,699 unsheltered people (the number equivalent to 50% of the number of unsheltered people on the by-name list) by Dec. 31, 2025).

- Reduce unsheltered homelessness for the following priority populations at a rate equal to or greater than that population's proportion of the overall population in the baseline number:[11]
    - Black, African American or African
    - Native Hawaiian or other Pacific Islander
    - American Indian, Alaska Native or Indigenous
    - Latina/Latino/Latinx/Latine
    - Asian or Asian American
    - Adults over the age of 55
    - LGBTQIA2S+[12]

- Increase exits from adult shelter to permanent housing by 15% by Dec. 31, 2025.[13]

- Ensure 75% of people housed in permanent supportive housing retain their housing 24 months after placement.[14]

- End all behavioral health, health system or hospital discharges to the street by Dec. 31, 2025.

- End discharges from carceral settings to the streets by 2026.

- End homelessness for youth aging out of foster care in Multnomah County by 2027.

Foundational Strategies to Accomplish Goals

1. Create a culture of practice for using the Equity and Empowerment Lens.[15] Applying the lens will yield:
    a. Fair and just distribution of resources and opportunities
    b. Systems that are sustainable and sustain all people
    c. Meaningful engagement of communities of color
    d. Authentically embodying racial equity and empowerment principles
    e. Bold and courageous commitment to addressing root causes and barriers

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11 See appendices for January 2024 demographic data on the unsheltered population.

12 Federal Data Supporting Need for Gender-Expansive Services

13 This would take the exit percentage from 26% currently to 41% by December 2025.

14 The County currently has retention data only at the 12-month mark, but is expanding that to track at the 24-month period. The most recent report showed a 99% retention rate at the 12 month mark for individuals placed in supportive housing.

15 Multnomah County, Equity and Empowerment Lens.

Purpose

People
- Positive and negative impacts?
- Different situations and barriers?
- Trauma / re-trauma caused by decision?

Place
- Emotionally and physically safe?
- Environmental impacts?
- Where are resources being distributed?

Issue or Decision

Process
- Including or excluding people?
- Cause of exclusion?
- Any empowering processes?
- Any traumatizing processes?

Power
- Barriers to equity / racial justice?
- Benefits and burdens?
- Who is accountable?
- Decision-making structure?
- Integrating voices and priorities of communities of color?

2. When working through issues or making decisions, use the 5Ps framework — Purpose, People, Place, Process and Power.

3. Understand the importance of intersectionality, especially when assessing community impact.

4. Establish system-wide housing navigation, care coordination and crisis intervention capability to ensure we can match clients with the services that best meet their needs, including enrollment in public programs such as Medicaid, Medicare, Social Security, Supplemental Nutrition Assistance Program (SNAP), Temporary Assistance for Needy Families (TANF), and Supported Employment.

5. Simultaneously increase the number of shelters and shelter alternatives using best practices.

6. Increase access and reduce barriers to all levels of behavioral health supports.

7. Establish rapid and long-term interventions aimed at preventing unsheltered homelessness among:

   a. Youth aging out of foster care

   b. Individuals exiting the justice system

   c. People at-risk of becoming homeless being discharged from healthcare or behavioral health settings

8. Use the right dollars for the right service, including Medicaid, employment support and infrastructure funding, to increase our federal match and reduce the competition for resources based on the source. Invest in services that create long-term stability.

9. Improve real-time data and analytics to measure available space across shelter, transitional

10. housing and behavioral health resources.

11. Increase the supply of affordable housing.

12. Establish a governance structure that aligns city, county, Metro and state government strategies, resources, and outcome measurements; clarifies roles and responsibilities; and extends the table with additional resources to include nonprofit and private systems serving common populations.

13. Restructure current committees, plans and government programs to focus and align efforts to drive culture change, across the City, County and State, that fosters rapid, innovative and flexible problem-solving to address the crisis efficiently and effectively.

14. Foster accountability through each organization's hierarchy of management.

Goals

Goal 1: Establish system-wide housing navigation, care coordination and crisis intervention capability.

Outreach, relationship-building and life-saving supply provision must be effectively linked to housing navigation and moving people off the streets into supportive programs. Relationships and rapport-building remain at the center of outreach and navigation, including first responders, but staff must be equipped with the resources, tools and objectives to support transition off the streets. To achieve the radical change, we must consolidate resources and break down silos across touchpoints. Systems must be built to effectively support and resolve cycles of instability and crisis and navigate system of care transitions.

We must better align strategies to meet the needs of people experiencing homelessness and reduce repeated cycles of system interactions, and design systems that center and expand culturally specific services for people who are Black, African American or African; Native Hawaiian or Other Pacific Islander; American Indian, Alaska Native, or Indigenous; Latina/Latino/Latinx/Latine; Asian or Asian American; and LGBTQIA2S+.

Outcomes
Short-Term

- Coordinated Access team will collaborate with healthcare providers to connect and assess eligible participants to Coordinated Access[16] prior to discharge from institutional healthcare systems (e.g., inpatient psychiatric, detox, emergency departments, substance use disorder [SUD] facilities, acute inpatient care).

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16   Coordinated Access describes how organizations, service providers and government agencies coordinate care and support for individuals and households exiting homelessness into transitional or permanent housing. The JOHS Coordinated Access system maintains a centralized applicant and housing database and prioritizes access to transitional or permanent housing based on individual assessments.

- Establish pathways from health systems into shelter or housing systems, and vice versa.
- A coordinating body must be established to ensure adequate oversight of the system of navigation.
- Remove barriers that prevent navigators and first responders from establishing working relationships and connections that improve response time and access to services.
- Establish pathways and transition plans for people exiting incarceration, with emphasis on people with histories of SUD and homelessness.
- The Coordinated Access system is in an active redesign process. These redesign and pilot processes will examine and pilot changes to its prioritization scoring system that allows for more nuanced navigation and consideration of high-acuity street homelessness along with shelter, health system and criminal justice exits. Services must be designed to meet the highest-need individuals while removing thresholds around certain crime convictions.

Mid-Term
- Increased navigation and intervention services to increase the number of and better serve the people who remain housed.

Long-Term
- Create a coordinated system designed to prevent homelessness by ensuring transitions from key systems are supported and crisis interventions occur sooner and more successfully.
- Operationalize an integrated data and inventory platform to support navigation into appropriate shelter, transitional housing and behavioral health beds.

	Action Item	**Date**	**Responsible**
1.1.1	Establish and implement a HRS, which is responsible for mobilizing the various jurisdictions, departments, stakeholders and service providers toward the implementation of this HRAP and the goals herein.	May 2024 - **Completed**	Homelessness Response System (HRS)
1.1.2	Build upon existing JOHS data improvement framework to set a vision for an integrated network, establish key leads and roles, and approve initial work plan. Work plan to include data strategy, long- and short-term goals, and any additional staff or financial resources to support work.	June 2024	HRS

	Action Item	Date	Responsible
1.1.3	Develop an outreach and engagement strategy workgroup and steering committee similar to the Community Sheltering Strategy.	July 2024	Joint Office of Homeless Services (JOHS), HRS
1.1.4	Coordinate with other government funders and providers serving immigrants, refugees, and asylum seekers to develop a response plan to meet emerging sheltering and service needs for refugees and asylum seekers.[17]	September 2024	State Partners, Multnomah County
1.1.5	Review and strategize on needed changes to the referral and placement system to navigate individuals leaving institutional healthcare systems to the appropriate setting for their needs.	September 2024	Coordinated Care Organizations (CCOs), Oregon Health Authority (OHA), HRS
1.1.6	Create lower-barrier, more accessible, and self-reporting documentation requirements for program eligibility for individuals with disabilities.	December 2024	JOHS, HRS
1.1.7	Establish a comprehensive suite of services within shelters related to housing, healthcare, employment and federal and state benefits.	July 2025	Shelter Strategy Oversight Workgroup, under JOHS
1.1.8	Align housing referral and placement systems to fair housing goals and practices supported by the Portland Housing Bureau to increase placement to accessible units for people with physical disabilities and access to reasonable accommodations.	December 2025	JOHS, PHB

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17   All goals in partnership with Oregon Legislature and state agencies are preliminary, with some based on 2024 legislative allocations, and others that may require future legislative action. These goals will necessarily evolve in alignment and coordination with state funding and implementation partners.

Goal 2: Quickly increase the number of shelters using best practices and housing inventory. Define roles and responsibilities for shelter operators.
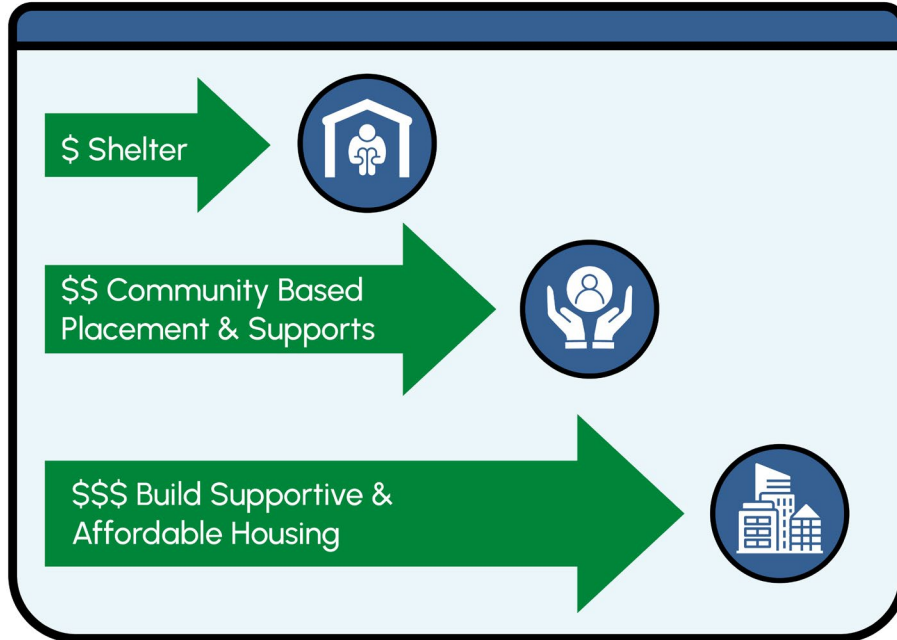
Outcomes

Short to Mid-Term

- Creation of a strategic map and master plan of shelter types, supportive housing and affordable housing targets, appropriate to population needs.

- Faster and more streamlined siting and development for projects that keep people housed and promote rapid interventions.

- A clear plan linked to long-term goals that establishes priorities for the investment of any new one-time dollars that become available.

- Finalize an improved shelter strategy.

- Domestic and sexual violence is the No. 1 cause of homelessness for women and families, and shelters need to be expanded to serve victims.

- Increased support for and communication with landlords to develop improved capture of community housing inventory.

- Increase the per household cap amount for permanent supportive housing to $15,000-$17,500 per household.

Mid-Term

- Increase the number of supportive housing units available.

- Decrease the number of people returning to homelessness.
- Consistent rebasing of rent and services costs per household cost for permanent supportive housing.

Long-Term

- Complete construction of the current pipeline of supportive and affordable housing projects, allowing more people to move into long-term housing options.

2. Strategy 1: Create a countywide comprehensive plan that includes sited services and housing.			
	Action Item	**Date**	**Responsible**
2.1.1	Engage in a community planning process to create a two-year sheltering strategic plan.	March 2024 - **Completed**	Community Sheltering Strategy Steering Committee
2.1.2	Review and streamline shelter services contracting process for faster and more efficient contracting that allows providers to meet workforce needs.	July 2024	JOHS
2.1.3	Identify potential locations for the siting of potential affordable housing, congregate and alternative shelters, and behavioral health services, and regularly update based on estimated need, using best practices as outlined in Oregon Housing and Community Services (OHCS) and Federal Department of Housing and Urban Development (HUD) plans.[18]	August 2024	City of Portland, Multnomah County, and Metro
2.1.4	Pass legislation that creates streamline siting for behavioral health services for both inpatient and outpatient beds.	June 2025	Oregon Legislature

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18   UD 2023; Oregon Housing Community Services 2019

2. Strategy 2: Increase short-term shelter inventory by 1,000 beds by December 2025 (as recommended in the FY 2025 - FY 2026 Community Shelter Plan)

	Action Item	Target Population	Date	Responsible
2.2.1	Complete, build and open 555 beds of additional adult shelter planned in FY 2024 in revised budgets for City and County.	Adults	December 2024	JOHS
2.2.2	County identifies funding needed to improve shelter sites as well as county-owned property to potentially be used for shelters.	Not applicable	December 2024	JOHS
2.2.3	Add new shelters with capacity for 250 beds using best design and trauma-informed practices. Prioritize creation of culturally specific shelter for LGBTQIA2S+ adults.	Adults	December 2025	JOHS
2.2.4	Double family shelter capacity by adding 150 units of family shelter.	Families	December 2025	JOHS
2.2.5	Add 80 units of shelter for survivors of domestic violence.	DV survivors	December 2025	JOHS
2.2.6	Create a culturally specific youth shelter with 25-bed capacity.	Youth	December 2025	JOHS
2.2.7	Fund and implement shelter flow-through items identified in the March 2024 Community Sheltering Strategy.	Not applicable	December 2025	JOHS

2. Strategy 3: Increase stabilization and supports for supportive housing providers.

	Action Item	Date	Responsible
2.3.1	Expand current housing retention programs and increase funding to support the staffing and services needed to keep an individual housed, particularly to account for the higher level of acuity among those needing supportive housing.	June 2025	JOHS, Oregon Legislature
2.3.2	Fund 1,900 supportive housing units for people experiencing chronic homelessness across population systems through project-, sponsor- and tenant-based rental subsidies.[19]	June 2025	JOHS, Health Share
2.3.3	Develop and implement Housing Support Team to provide onsite and mobile crisis response services to bridge nights, weekends and tenants otherwise disconnected from care to increase housing stability and prevent eviction.	July 2025	HRS, JOHS and Multnomah County Behavioral Health Division

2. Strategy 4: Align landlord incentives to provide housing.

	Action Item	Date	Responsible
2.4.1	Assess opportunities to align local, regional and statewide landlord incentives.	September 2024	JOHS, HRS, OHCS, PHB, Metro
2.4.2	Initiate pilot to secure up to 200 block/primary-leased units to support rapid housing placement.[20]	September 2024	JOHS
2.4.3	Expand the State's property insurance high-risk pool for landlords, including nonprofits, who provide supportive housing, and continue it beyond the Executive Order.	June 2025	State of Oregon 2025 Legislative action

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19   [i] Multnomah-County-supportive-housing-services-local-implementation-plan-20210601.pdf (oregonmetro.gov)

20   HereTogether-2022-Roadmap-to-Accelerate-Relief-for-Portland-Regions-Homeless-Crisis-1.pdf (heretogetheroregon.org)

2. Strategy 4 (continued): Align landlord incentives to provide housing.			
	Action Item	**Date**	**Responsible**
2.4.4	Expand the State's Landlord Incentive/ Guarantee Pool to private property owners, which will increase the number of available rentals.	June 2025	State of Oregon 2025 Legislative action

Goal 3: Increase access to appropriate levels of behavioral health supports and reduce barriers to access.

Outcomes
Short-Term

- Increase in the number of behavioral health beds:
  - Expand psychiatric secure residential treatment beds and related high-intensity services by roughly 100 additional beds.
  - Add 150 beds to include both residential SUD, withdrawal management, and dual diagnosis beds.
  - 20 additional civil commitment beds.
  - 20 subacute and stabilization beds.
  - Open and operate 24/7 drop-off/sobering center.
- 200 Assertive Community Treatment (ACT) slots to work with people in severe mental distress.
- Consider changes to land use for more flexibility while siting behavioral health facilities.
- Implement the Health Department's Overdose Prevention and Response Plan.[21]

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21 The Overdose Prevention and Response Plan includes:
  - Expanding stabilization and transitional housing capacity through Supportive Housing Service (SHS) funds: 1 short-term (14 days) stabilization housing for 10-12 people, and 1 longer-term (4-6 months) transitional housing for 10-12 people.
  - Expanding stabilization bed capacity through a SHS-funded Stabilization Center with 20+ bed capacity.
  - Expanding sobering capacity by 8 beds through SHS funds.
  - Expanding recovery oriented housing through SHS-funded long-term rent assistance/permanent supportive housing (25 housing/transitional housing (75 households).
  - Expanding recovery housing capacity through adding 70 SHS-funded beds.
  - Planning with contractors to expand after hours (nights and weekends) access to recovery programs for youth and adults in FY25.
  - Expanding contracts with peer organizations to 1) provide community based outreach that address the needs of individuals experiencing SUD and homelessness; 2) increase peer support within low barrier housing; and 3) provide street outreach and support in institutional settings with a focus on BIPOC and culturally specific communities.
  - Providing case management and care coordination to an additional 150 people through the Promoting Access To Hope (PATH) program, with the goal of connecting them to treatment and avoiding homelessness.

Mid-Term

- Gap analysis of behavioral health beds.

- Gap analysis of workforce needs.

Long-Term

- A behavioral health system that has capacity to provide the right, timely treatment for individuals and includes rapid crisis response for both people who are unhoused and who are housed.

3. Strategy 1: Determine the numbers of beds and services needed.

	Action Item	Date	Responsible
3.1.1	Partner with OHA to complete a gap analysis study of the number of inpatient and outpatient beds needed to serve the population that specifically accounts for the increases in acuity.	June 2024	OHA
3.1.2	Complete Portland Tri-County Area Mental Health Crisis Investment Decision Support Simulation Model to help leaders make decisions about how to build a better system.	December 2025	HealthShare and Care Oregon

3. Strategy 2: Increase the number of acute care treatment and residential treatment beds.

	Action Item	Date	Responsible
3.2.1	Collaborate with the State, hospitals, and health systems to expand capacity in inpatient psychiatric services in the region, building on existing efforts, including looking at architectural and business plans and considering feasibility of expanding services for the highest-acuity patients in the state.	January 2026	State of Oregon, Oregon Legislature, Health System, and HealthShare
3.2.2	Fund and support an additional ~100 SRTF beds, especially in Class 1 facilities.	June 2028	Oregon Legislature

3. Strategy 3: Increase the number of outpatient treatment beds and services.			
	Action Item	**Date**	**Responsible**
3.3.1	Expand access to intensive case management capacity by 200 slots.	TBD, begin June 2024	Medicaid, CCOs, Oregon Legislature
3.3.2	Add 150 beds to include residential SUD, withdrawal management and dual diagnosis beds. (Funding appropriated through the 2024 Oregon legislative session will allow short-term expansion to begin this work, with additional data-driven funding likely to be allocated through future legislative action.)	June 2025	Capital costs: County, State, and/or CCOs Operation: Medicaid/CCO Oregon Legislature
3.3.3	Open a 24/7 drop-off/sobering center for first responders that offers co-occurring conditions treatment and support for people who have exited withdrawal management or acute psychiatric services but warrant additional stabilization, OR those who do not present conditions that are acute enough for higher-level services but still warrant stabilization.	TBD[22]	Multnomah County, City of Portland, CCOs, Oregon Legislature, OHA, providers

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22   Rapidly evolving due to state and local investments and community needs

3. Strategy 4: Explore and begin funding any "shovel ready" projects that could increase bed capacity in behavioral health.			
	Action Item	**Date**	**Responsible**
3.4.1	Complete environmental scan of shovel ready projects with estimated cost, type, bed capacity, timeline, etc.	April 2024 - **Complete**	CCOs, HRS, Multnomah County Health Department (MCHD)
3.4.2	Develop ongoing process for environmental scan to consistently update list of opportunities for building behavioral health capacity	June 2024	MCHD, CCOs, DCA, OHA

3. Strategy 5: Address behavioral health workforce shortage.			
	Action Item	**Date**	**Responsible**
3.5.1	Address shortages in the behavioral health workforce through the removal of barriers, increased funding, and expanding and speeding up the pipeline of future workers.	June 2025	Oregon Legislature

Goal 4: Establish rapid and long-term interventions aimed at preventing homelessness among specific populations: youth aging out of the foster care system; individuals exiting the justice system; and people discharged from healthcare or behavioral health settings who are at risk of becoming homeless.

Outcomes
Short-Term

- Ensure youth aging out of foster care have a housing voucher while they secure stable employment and work toward obtaining income sufficient to support rent.

- Provide navigation services to connect to employment, housing, and other necessary services for foster youth and people exiting the justice system.

- Map existing rental assistance vouchers for integration and efficacy, and make improvements.

- Connect foster youth case managers to housing navigation.

- Provide immediate care coordination for services with people being discharged from healthcare or behavioral health settings who are at risk of becoming homeless.

- Assist with SSDI/SSI benefits and supported employment services as appropriate and provide rental subsidies for individuals coming out of carceral settings.

  - Provide people exiting the justice system with navigation services to connect to employment, health and housing services.

- Ensure those exiting carceral settings have navigators familiar with application and appeal processes specifically when criminal backgrounds are a barrier.

Mid-Term

- Complete data and information exchange agreements with the Oregon Department of Human Services (ODHS) and housing navigators to identify youth who are aging out of the ODHS system at least six months prior.

- Develop and use best practices for identifying housing needs, susceptibility to homelessness, physical and behavioral health needs, and employment and educational needs in concert with the Transition Readiness Assessment (TRA) for youth and young adults starting at age 14.

- Coordinate with ODHS and the Independent Living Program to ensure continuity of care.

- Reduce the number of people at risk of becoming homeless as they transition out of foster care, carceral settings, or healthcare and behavioral health settings.

- Adopt data and information exchange agreements with County Department of Community Justice (DCJ), the Multnomah County Sheriff's Office (MCSO), and housing navigators to identify individuals coming out of the DCJ system at least six months prior to discharge.

- Develop and use best practices for identifying housing needs, susceptibility to homelessness, physical and behavioral health needs, and employment and educational needs for individuals exiting the criminal justice system, including targeted behavioral health interventions, prior to release.

Long-Term

- Ensure every youth in the ODHS custody/foster child system who is aging into adulthood has guidance and secure housing, healthcare, and employment or educational pathways already in place as they exit.

- Make certain that no one is at risk of becoming homeless as they transition from foster care, justice, or physical and behavioral healthcare settings.

- Provide every person exiting carceral settings the option of secure housing, health services and employment, thereby significantly reducing the likelihood that they will be reincarcerated.

- Increase capacity for supportive housing responsive to the needs and brain development of emerging adults, especially those who are justice involved. Housing should include skill building and employment support to retain long-term housing.

4. Strategy 1: Long-term income-based housing vouchers for foster youth.

	Action Item	Date	Responsible
4.1.1	Secure agreements for flexible housing vouchers.	June 2024	Oregon Housing and Community Services
4.1.2	Map access and priorities for rental assistance vouchers and connect them with priority populations.	January 2025	JOHS, Home Forward

4. Strategy 2: Improve access to behavioral health treatment in corrections systems.

	Action Item	Date	Responsible
4.2.1	Understand and resolve barriers to the current delivery system within correctional health services.	July 2024	CCOs, DOC, DCJ, MCHD, MCSO
4.2.2	Develop a community of practice for standardized deflection programming to meet needs of a changing Measure 110 environment. That includes an assessment of deflection program capacity within residential SUD programming, as well as housing and treatment care models within each County correctional jurisdiction. Model the estimated diversion system capacity increases required to meet changing thresholds for drug possession and distribution charges in the Measure 110 environment.	August 2024	CCOs, Multnomah County District Attorney's Office, HRS, MCSO, MCHD
4.2.3	Leverage tele-psychiatry services to improve psychiatric care access and continuity.	October 2024	CCOs, DCJ (Mental Health Unit and Stabilization and Readiness Program)

4. Strategy 2 (continued): Improve access to behavioral health treatment in corrections systems.

	Action Item	Date	Responsible
4.2.4	Develop policy framework and program to ensure discharge medication continuity with longitudinal follow-up.	October 2024	CCOs, DCJ
4.2.5	Continuation of Medicaid benefit while in County jails.	January 2025	State of Oregon, DCJ
4.2.6	Notification within 48 hours to CCO if a CCO member is booked in Multnomah County Jail; CCO then moves directly to case management and treatment options if the person enters a Specialty Court or diversion program.[23]	January 2025	CCO, DCJ, MCSO, MCHD
4.2.7	Develop a community of practice for the provision of standardized, evidence-based SUD and behavioral health treatment within carceral settings. Mediation Supportive Recovery (MSR) is core.	TBD[24]	OHA, DOC, DCJ, CCOs, MCSO
4.2.8	Policy adaptation to provide Medicaid benefits for people in an incarcerated setting 30 days prior to release.	TBD[25]	State of Oregon, Department of Corrections (DOC)

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23 Multnomah County Criminal Justice System Map – Interception 2 (3&4)

24 Timing to be determined, pending additional scoping with state partners.

25 Timing is to be determined, pending ongoing negotiations between the State of Oregon and the federal Centers for Medicaid and Medicare Services (CMS).

4. Strategy 3: Improved navigation for those exiting corrections to gain housing.

	Action Item	Date	Responsible
4.3.1	Conduct Assessment & Referral Center/Transition Service Unit needs analysis to determine changes and capacity needs to prevent all people leaving incarceration from entering homelessness.	June 2024	HRS, DCJ
4.3.2	Expand the Transition Services Unit to include CCOs and assign housing navigators to those exiting Corrections.	July 2024	HRS, DCJ, CCOs
4.3.3	Expand and provide ongoing funding for the Stabilization and Readiness Program, which assists with treatment, stabilization, skill development and case management services for individuals with severe and persistent mental illness who have been involved in the justice system.	July 2024	Multnomah County, DCJ
4.3.4	Explore an option for short-term rent vouchers for those who are in jail, but yet to be convicted, and are at risk of losing their current housing.	August 2024	DCJ, MCSO

4. Strategy 4: Improved navigation services designed specifically for foster youth.[26]

	Action Item	Date	Responsible
4.4.1	Ensure a housing navigator is assigned to all transition-aged youth.	TBD	State Partners, HRS
4.4.2	Connect child welfare case managers to housing navigation systems.	TBD	State Partners, HRS
4.4.3	Connect ODHS with housing navigators in the Department of County Human Services to identify transition aged youth at least six months before "aging out."	TBD	ODHS, Oregon Legislature, DCHS, OYA

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26 Timing and responsible parties for this strategy are to be determined, pending additional scoping with state partners.

Goal 5: Use the right dollars for the right service – including Medicaid, employment support and infrastructure dollars – to increase our federal match and reduce the competition for dollars based on the source. Invest dollars in services that create long-term stability.

Outcomes
Short-Term

- Use a contractor to identify opportunities to maximize federal match through our current Medicaid programs for supportive housing services and mobile crisis response services (e.g., PF&R CHAT, Project Respond and Portland Street Response), and other outreach providers (CCC's HEART and Portland Street Medicine).
    - Identify state regulatory challenges to receive federal match.

- Continue to engage in statewide and national advocacy and planning to identify pathways toward the appropriate mechanism to bill Medicaid and/or leverage other federal funding for mobile crisis response units and other outreach providers.

- Engage with state and federal delegation to reduce regulatory barriers and obtain waivers and plan amendments to enhance services.

- Enlist workforce investment boards and supportive housing specialists to promote employment for people transitioning out of homelessness.

Mid-Term

- Pursue expansion of Medicaid provider taxes or other revenues to fund critical advancements in mental health services.

- Research and apply for federal waivers that can expand critical infrastructure for behavioral health.

Long-Term

- Ensure federal dollars are maximized to invest in systems that provide stability to people who need short and long term service interventions.

5. Strategy 1: Maximize federal funding for coordination, navigation and supportive housing services.

	Action Item	Date	Responsible
5.1.1	Bring together state Medicaid billing expertise and develop a plan to maximize Medicaid and Federally Qualified Health Center (FQHC) billing for navigation and coordination services.	June 2024	MCHD, CCOs
5.1.2	Conduct analysis of current supportive housing providers and develop a six-month plan to bill for Medicaid eligible services. Build on Congregate Housing Services Program (CHSP) for housing stability supports.	September 2024	Multnomah County, CCOs
5.1.3	Pilot project of mobile crisis response teams and outreach providers begin billing Medicaid for allowable services. Pilot program establishes the appropriate mechanism to receive FQHC reimbursement to provide resources to expand the service countywide.	TBD	City of Portland, CCOs, HRS, OHA
5.1.4	Explore expanded or additional revenue sources to fund additional behavioral health capacity.	TBD	Oregon Legislature, CCOs, Provider Subcommittee

5. Strategy 2: Leverage additional federal support to enhance delivery of behavioral health services.[27]

	Action Item	Date	Responsible
5.2.1	Allow greater flexibility in re-enrolling homeless individuals into Medicaid at dates that are not specific to their re-enrollment.	TBD	OHA, CCOs
5.2.2	Seek federal support for paying for pre-treatment behavioral health and SUD services.	TBD	State Partners, HRS

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27 Timing and responsible parties for this strategy to be determined, pending additional scoping with state partners.

5. Strategy 2 (continued): Leverage additional federal support to enhance delivery of behavioral health services.

	Action Item	Date	Responsible
5.2.3	Establish mechanisms for presumptive eligibility for mobile crisis and street medicine services.	TBD	State Partners, HRS
5.2.4	Seek federal support for behavioral health providers, SUD providers and other appropriate community organizations to upgrade their clinical information systems.	TBD	State Partners, HRS
5.2.5	Incentivize current behavioral health and primary care groups to expand and reduce denials. Enforce and encourage existing providers to reduce denials.	TBD	State Partners, HRS

5. Strategy 3: Leverage workforce investment dollars to move people into full time employment.

	Action Item	Date	Responsible
5.3.1	Expand regional workforce investment/ development boards priorities to focus on workforce opportunities for individuals living in shelter, transitional housing and rapid-rehousing.	September 2024	State of Oregon, Worksystems
5.3.2	Enroll 500 individuals currently in shelter or transitional housing in a WIB employment program per year.	TBD	Worksystems
5.3.3	Enroll 200 individuals currently experiencing homelessness or living in transitional housing in supportive employment.	TBD	TBD
5.3.4	Increase access to employment support services to 40% of people across the housing continuum (shelters, transitional housing, supportive housing and low-income housing).	TBD	Oregon Legislature

5. Strategy 4: Conduct a system mapping of existing services.			
	Action Item	**Date**	**Responsible**
5.4.1	Orient, align, and fund current and future service contracts toward Homelessness Response System goals and outcomes focused on equity.	December 2024	HRS, JOHS, MCHD, DCJ
5.4.2	Explore potential to expand permanent supportive housing capacity by bringing supportive services to existing affordable housing units.	December 2024	JOHS, Metro, CCOs
5.4.3	Complete a provider and population-specific system mapping of existing services, including outcomes toward goal.	March 2025	HRS

Goal 6: Increase the production of affordable housing.

As research makes clear, as housing becomes less affordable, homelessness increases. It is therefore critical that the City, County, Metro and State work together to increase the production of housing – particularly affordable housing.

According to a recent analysis by the Bureau of Planning and Sustainability, Portland needs to support the development of more than 120,000 new units of housing in the next 20 years – an average of 5,200 units per year. In order to align with Governor Kotek's statewide housing production strategy, the city should "catch-up" the units from underproduction and for households experiencing houselessness and build 55,000 units by 2032, roughly 6,000 units annually.[28]

Given that over 30% of current households are classified as low-income and cost-burdened (meaning they spend more than 30% of their income on housing expenses), more than half of the housing demand will need to be affordable for households whose incomes are at or below 80% of the area median income (AMI). This includes the need for 27,000 additional units of housing affordable to families earning up to 60% AMI over the next 10 years, of which at least 4,600 units are needed for households currently experiencing homelessness. This type of housing is highly unlikely to be built without significant direct public subsidy, for example in the form of development capital (through bond funds, tax increment finance investments, etc.) or tax abatements as

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28   City of Portland December 2023   2045 Housing Needs Analysis. Adopted by City Council in January 2024.

well as ongoing support for resident services.

The City of Portland, Multnomah County, Metro and the State of Oregon already collaborate well on housing development. This includes coordinating overall housing production, as well as identifying potential sources of funding, developing new programs or initiatives, and investing in individual affordable development projects. However, greater alignment and strategizing is needed to achieve the aforementioned goals given the scale of need (particularly in 0-60% AMI housing that is so dependent on public subsidy) and the dwindling local resources for affordable housing development.

Toward that end, the city is developing a Housing Production Strategy – a five-year action plan for how it will support housing development and meet all of our local needs. The production strategy will include many of the items listed below, as well as additional strategies identified over the coming months. A discussion draft[29] released in February 2024 is expected to be final in late summer 2024. The city will lead this effort, but, in order for implementation to succeed, it will need all of its partners – including other jurisdictions and external development partners – to endorse and fully commit to the shared strategy. All must be marching toward the same goals.

Outcomes

Short-Term

- Develop and adopt the city's Housing Production Strategy to boost production of all types of housing, including affordable housing, and get us on track to meet our longer-term goals.

- Expand housing incentives under the Inclusionary Housing/Multiple-Unit Limited Tax Exemption (MULTE) program to ensure that more mixed-income housing (including 0-60% AMI units) is built.

- Expand Homebuyer Opportunity Limited Tax Exemption (HOLTE) housing incentives to spur the development of affordable homeownership production.

- Temporarily reduce housing development zoning code requirements intended to spur development and make housing more affordable to build.

- Prioritize the permitting applications and inspection schedules for housing projects with median family income (MFI) at 60% or below.

- Consolidate City of Portland building permitting process under a single permitting authority to speed up permitting of all housing including affordable housing.

- Identify ways to support the development and financing of affordable housing on faith-based and non-profit owned properties.

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29   City of Portland Discussion Draft of 2024 Housing Production Strategy.

- Identify an additional eight commercial buildings for potential housing conversion.
- Increase the state's remediation funds to provide incentives for faster support remediation on sites for shelters, affordable housing, and behavioral health facilities.

Mid-Term

- Identify new Tax Increment Financing Districts in the Central City and East Portland to fund new affordable and other housing development.

Long-Term

- Identify a new local funding source for the construction of affordable housing, including supportive housing (if no action in 2024).

6. Strategy 1: Streamline, incentivize and finance housing development.			
	Action Item	**Date**	**Responsible**
6.1.1	Temporarily reduce housing development zoning code requirements intended to spur development and make housing less expensive to build, including allowing affordable housing projects additional flexibility in design review.	January 2024 **– Complete** (Housing Regulatory Relief)	City of Portland
6.1.2	Expand housing incentives under the Inclusionary Housing/MULTE program to ensure that more mixed- income housing (including 0-60% AMI units) is built.	February 2024 **– Complete**	City of Portland and Multnomah County
6.1.3	Expand housing incentives for HOLTE to spur the development of affordable homeownership production.	February 2024 **– Complete**	City of Portland and Multnomah County
6.1.4	Fund infrastructure investments that will facilitate local housing production,including affordable housing.	March 2024 - **Complete**	State of Oregon/ Legislature
6.1.5	Launch process to award $600 million in state funding for new affordable housing (including supportive housing) adopted by Legislature in 2023.	April 2024	State of Oregon
6.1.6	Identify 20 commercial buildings in Central City for potential housing conversion (12 have been identified so far).	June 2024	City of Portland

	6. Strategy 1 (continued): Streamline, incentivize and finance housing development.		
	Action Item	**Date**	**Responsible**
6.1.7	Prioritize the permitting applications and inspection schedules for affordable housing projects. (0-60% MFI)	June 2024	City of Portland
6.1.8	Consolidate City of Portland building permitting process under a single authority (Single Permit Authority).	June 2024	City of Portland
6.1.9	Identify ways to support the development and financing of affordable housing on faith-based and nonprofit owned properties.	August 2024	City of Portland
6.1.10	Develop and adopt the city's Housing Production Strategy for the next five years.	August 2024	City of Portland
6.1.11	Identify new Tax Increment Financing Districts in the Central City and East Portland to fund new affordable and other housing development.	October 2024	City of Portland
6.1.12	Increase state remediation funds for remediation on sites for shelters, affordable housing and behavioral health facilities.[30]	June 2025	State of Oregon/ Oregon Legislature
6.1.13	Identify a new local funding source (to replace Portland and Metro Housing Bonds) for funding for the construction of affordable housing, including supportive housing.	TBD	City of Portland; Metro

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30 Department of Environmental Quality: Funding: Environmental Cleanup: State of Oregon

Goal 7: Improve data and analytics across the system to measure progress and enhance use of physical and financial resources.

Outcomes

Short-Term

- Establish consistent nomenclature for services.

- Develop interim data sharing and tools to track and monitor progress toward goals.

- Produce a comprehensive plan to move to a more robust and nimble tool that integrates the provider, public safety, and healthcare needs to seamlessly move people through a system of care.

- Provide funds to develop continuous quality improvement and measurement systems to track outcomes, and iteratively adjust to improve services.

- Establish community practices to collect and respond to LGBTQIA2S+ data.

Mid-Term

- Develop a robust and integrated data platform(s) that tracks housing inventory, information for each individual requiring homelessness services (including navigation), and availability of services.

- Produce an evaluation plan to understand the short- and long-term impacts of homeless services and programs. Include effective system-level modeling of inflow to and outflow from homelessness to better understand intervention impacts on overall levels of homelessness.

Long-Term

- Move policy and planning activities from being reactive to being proactive in developing better strategies for addressing and preventing homelessness, as well as interrupting returns to homelessness.

- Fully operationalize continuous quality improvement cycle.

- Implement an evaluation plan to analyze outcomes and to understand how programs are best delivered, with a focus on priority populations who are disproportionately represented and underserved.

- Collect, track and assess data on long-term outcomes for individuals and families by race and ethnicity.

7. Strategy 1: Establish and share clear definitions.

	Action Item	Date	Responsible
7.1.1	Coordinate with Metro, Clackamas and Washington counties, and Portland Housing Bureau to define Permanent Supportive Housing.	June 2024	Metro, JOHS, HRS
7.1.2	Define and communicate consistent language to describe services.	July 2024	HRS, JOHS

7. Strategy 2: Create a robust data platform to support adequate service provision designed with the end user in mind.

	Action Item	Date	Responsible
7.2.1	Partner engagement and gather requirements – currently in progress to determine a data system platform. Collect and analyze requirements for the new system.	March 2024 - **Complete**	JOHS
7.2.2	Interim connection developed for shelter providers to report available access and appropriate placement spots available, to be tracked in real time.	August 2024	JOHS
7.2.3	After the interim solution, create a longer-term shelter availability tool that is integrated with other systems as necessary. Select a software vendor with experience in integrated social service and healthcare systems. Customize the software to meet the specific needs of Multnomah County, focusing on shelter management in the first phase.	TBD	Operations Committee (City/County/Metro)
7.2.4	Phase 1 Establish metrics to evaluate the system's impact on shelter capacity and resource management. Regularly review system performance and adjust as needed.	August 2024 –March 2025	Operations Committee (City/County/Metro)

7. Strategy 2 (continued): Create a robust data platform to support adequate service provision designed with the end user in mind.			
	Action Item	**Date**	**Responsible**
7.2.5	Phase 2 Add behavioral health capacity.	TBD	Operations Committee, CCOs
7.2.6	Phase 3 Add supportive housing and affordable housing.	TBD	Operations Committee
7.2.7	Develop a community-based health care management platform that all service providers can use to engage clients with health care information and services, including identifying clients' CCO and health plan payer; make, confirm, change medical appointments; access HRS benefits; health navigation from the medical provider/payer.	December 2024	CCOs, JOHS
7.2.8	Develop data sharing agreements with the City of Portland, Metro, and the State of Oregon to ensure data privacy, security and compliance with relevant laws (e.g., HIPAA, FERPA). Establish protocols for data sharing, including consent processes and data standards.	TBD	JOHS, Metro, CCOs

7. Strategy 3: Improve programming through continuous quality improvement and evaluation.			
	Action Item	**Date**	**Responsible**
7.3.1	Develop and implement plans for continuous quality improvement that is collaborative, data driven, responsive and rigorous. Require client feedback to refine and improve programming, communicate and support feedback loops, facilitate shared learning, cultivate a culture of continuous improvement, and support data use and improvements.	December 2025	HRS, JOHS

7. Strategy 3: Improve programming through continuous quality improvement and evaluation.			
	Action Item	**Date**	**Responsible**
7.3.2	Develop and implement an evaluation plan to examine short- and long-term outcomes for each service and housing program provided. as well as system-level inflow and outflow impacts to overall levels of homelesness. The evaluation plan should integrate with the the JOHS evaluation framework and respond to three critical questions: 1. Was the program implemented as intended(e.g., What percentage of youth aging out of foster care received a housing voucher?) 2. Did the program serve prioritized populations and were outcomes equal to or better than intended? 3. To what degree did the program have the intended outcome (e.g., What percentage of those placed in PSH remain housed at year 2?)?	December 2025	HRS

Goal 8: Establish a new governance structure that aligns strategies, resources and outcome measurements; clarifies roles and responsibilities; and extends the table to include nonprofit and private systems serving common populations and with additional resources.

A governance framework responsive to the housing crisis in Multnomah County will require a significant structural change from what currently exists. No amount of population segmentation, housing and shelter development, or a robust array of behavioral health services, will achieve the desired results without an intentionally designed system that organizes, purchases, and coordinates these services and assets – in other words, a committee charged with oversight and another with implementation.

A functional system will require a governance structure that uplifts lived experience, racial equity and transparent processes for decision-making, accountability and responsibility. This system should be flexible, and members should be added, removed and changed as lessons are learned.

Steering & Oversight Committee

- Monitor progress on HRAP goals
- Set systems-level strategy
- Alignment of jurisdictional investment
- Adjust goals annually

HRAP

Community Advisory Committee

- Identify emerging needs of community
- Review and advise on strategy and outcomes
- Serve as Community Budget Advisory Committee for JOHS

Implementation Committee

- Seek input from the Community Advisory Committee
- Drive and direct implementation of HRAP
- Operationalize strategies
- Monitor progress on HRAP goals

HRS Supports

Governance

- Establish and engage in a Homelessness Response System, including joint goal-making, strategy formation and oversight over the larger system of care. Focus areas include unsheltered homelessness, health and recovery, supportive and affordable housing, and crisis response.

- Shared accountability for driving transformation in effective delivery of services and reduction of unsheltered homelessness in Multnomah County.

- Wherever possible, align funding priorities and timelines, pool resources where appropriate, and leverage missions and areas of expertise.

- Remove regulatory barriers and increase funding incentives to provide health services in shelters and low-income housing.

- Facilitate decision-making rooted in data and analytics that considers long-term impacts and sustainability.

- The Homelessness Response System will be overseen by the Steering and Oversight Committee. This body will be advised by two subcommittees: a Community Advisory Committee and an Implementation Committee. Multnomah County will provide administrative support for all three committees.

Steering and Oversight Committee

Key Responsibilities:

- Set strategy and Key Performance Indicators (KPI) based on recommendations from the Implementation Subcommittee.

- Monitor progress and performance toward goals.

- Ensure alignment of jurisdictional investments toward strategies and performance.

- Adjust annual goals at the completion of each year.

- Assess strategies based on performance as recommended by the Implementation Subcommittee; and review audits of the various components of the HRS.

Membership: Multnomah County Chair and the City of Portland Mayor appoint members.

- 5 voting members including Multnomah County Chair, City of Portland Mayor, a Multnomah County Commissioner, a City of Portland Commissioner, and an East County elected official.

- 4-5 non-voting members, including Metro Housing Director, Coordinated Care Organization (CCO) and Home Forward.

- County and City officials shall share all information, audits and reports with their respective body's elected members.

- **Meeting cadence: Every other month (odds)**

Implementation Committee:

Key Responsibilities:

- Addressing administrative burdens that constrain implementers and providers from delivering services in the desired manner and speed as indicated in the program intent.

- Driving and directing the implementation of goals, strategies, and outcomes approved by the Steering and Oversight Committee.

- Drafting an investment plan for the Steering and Oversight Committee.

- Operationalizing strategies and Key Performance Indicators.

- Monitoring progress toward goals with intermittent progress checks for unintended consequences; and the practice of continuous quality improvement.

- Overseeing and managing data dashboards.

- Soliciting input from Community Advisory Subcommittee to inform implementation strategies and recommendations and reporting to the Steering and Oversight Committee.

Membership includes but is not limited to:

- City Administrator; County Chief Operating Officer; County and City Department and/or Division Directors (JOHS; Portland Housing Bureau; Public Safety Services Area Deputy City Administrator; Portland Solutions Director; County's Department of Community Justice; Department of County Human Services; Behavioral Health Division and Health Department); Health Share of Oregon; Trillium; Metro Housing staff; Home Forward; service provider representative; East County representative; and school district representative.

Meeting cadence: Monthly.

Community Advisory Committee:

Key Responsibilities:

- Review and recommend strategies, plans, and outcomes identified by the Implementation Subcommittee.

- Identify emerging community needs and opportunities to the Steering and Oversight Committee and Implementation Subcommittee.

- Serve as the County Budget Advisory Committee (CBAC) for the JOHS beginning in FY 2025-26.[31]

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31   A further sub-committee – the Portland, Gresham/Multnomah County Continuum of Care Board (CoC) – will continue its work.

Membership: Recommended and approved by the Steering and Oversight Committee:

- Up to 16 members, including at least six with lived experience of homelessness within the last seven years [32] and representation from business, labor, HRS service providers, philanthropy, crisis response, first responders, affordable housing, street outreach/navigation, health, recovery, and/or the Continuum of Care board [33], as well as at least one member from the general public.

Meeting cadence: Every other month.

Committee members must be Multnomah County residents and will need to disclose any financial conflicts with Multnomah County or other partners.

8. Strategy 1: Establish goals, priorities, and governance.			
	Action Item	**Date**	**Responsible**
8.1.1	Establish Governance Charter and membership for the Steering and Oversight Committee and Implementation Subcommittee.	June 2024	HRS
8.1.2	Agree on new City-County JOHS IGA.	June 2024	Multnomah County, City of Portland
8.1.3	Establish charter and membership for the Community Advisory Subcommittee.	June 2024	HRS

8. Strategy 2: Implement Homelessness Response System Governance.			
	Action Item	**Date**	**Responsible**
8.2.1	Launch Implementation Subcommittee.	May 2024	HRS
8.2.2	Launch Steering & Oversight Committee.	July 2024	HRS

32   Lived experience of homelessness generally means being without a secure, predictable or reliable home. This can mean living in a shelter, car, tent, outside or involuntarily doubled up or couch surfing.

33   Continuum of Care (CoC) refers to a federal program led by the U.S. Department of Housing and Urban Development that is designed to promote community-wide commitment to the goal of ending homelessness and provide funding for efforts by nonprofit providers, States, and local governments to quickly rehouse homeless individuals (including unaccompanied youth) and families, while minimizing the trauma and dislocation caused to homeless individuals, families, and communities by homelessness.

	Action Item	Date	Responsible
8. Strategy 2 (continued): Implement Homelessness Response System Governance.			
8.2.3	Establish committee schedules, expectations, and preliminary work plans. Map coordination and alignment opportunities to other existing oversight and advisory bodies.	July 2024	HRS, JOHS
8.2.4	Recruit and select Community Advisory Subcommittee membership. Launch Subcommittee.	August 2024	HRS

Goal 9: Develop and implement a communications strategy.

Create an effective and inclusive communications strategy to increase public awareness and engagement.

Outcomes

- Clearly, transparently, and in an easily understandable way, display progress toward specific goals and metrics, as well as the status of identified policy and governance work.

- Develop a webpage or standalone microsite to house information on goals, metrics and governance, as well as storytelling of those helped, and hold all parties accountable for updating their information. A key element of the webpage would be a dashboard showing progress on key metrics.

  - The webpage and dashboard are a "homebase" for information. Communications updates will be posted on this site, as well as shared via social media from lead parties' main accounts as well as through direct outreach to news media.

- Launch a quarterly email newsletter that updates partners and policy makers on key metrics and connects readers to the online dashboard.

- Determine the cadence for communications based on progress against metrics and flow from the results.

9. Strategy 1: Create an effective and inclusive communications strategy to increase public awareness and engagement.			
	Action Item	**Date**	**Responsible**
9.1.1	Determine which metrics to track on a public dashboard, including data sources and parties responsible for tracking.	June 2024	HRS
9.1.2	Launch development of a webpage that houses the dashboard (see below) and other key elements of information, such as governance. The webpage serves as a homebase for information and clearly identifies the leads on each piece of work, and the current status.	June 2024	HRS
9.1.3	Launch email newsletter that updates partners, stakeholders and policy makers on key metrics and connects readers to the online dashboard.	July 2024	HRS
9.1.4	Dashboard is live.	October 2024	HRS

Additional and Future Considerations for the Homelessness Response System

A. 1. Preventing people from entering homelessness.			
	Action Item	**Date**	**Responsible**
A.1.1	Assemble a workgroup to discuss eviction prevention strategies and expiring resources to determine future recommendation(s).	June 2024	Multnomah County, State of Oregon
A.1.2	Create an internal administrative workgroup solely focused on reducing the barriers to effective use of vouchers and streamlining rental assistance and distribution.	June 2024	Multnomah County, State of Oregon

A. 2. Rework voucher and assistance programs.

	Action Item	Date	Responsible
A.2.1	Allocate $7.6 million in immediate client and rental assistance available to JOHS providers for 221 households.	June 2024	JOHS
A.2.2	Housing Multnomah Now engages 300 individuals who do not have homes and connects them with housing over FY 2024/ FY 2025. This investment includes rent and client assistance, street outreach, housing placement capacity, housing retention, landlord recruitment, etc. Minimum spend of $8 million.	June 2024	Multnomah County/JOHS
A.2.3	Move-In Multnomah contract for 140 rooms to be leased. Costs of $4.2 million.	June 2024	Multnomah County/JOHS
A.2.4	Voucher/long-term rental assistance rehaul: Offer a grace period or expanded timeline to use vouchers in response to the tight housing market.	October 2024	Multnomah County, State of Oregon
A.2.5	Determine and align rental assistance and PSH resource needs.	July 2025	JOHS
A.2.6	Explore use of rent assistance and ACT services for those exiting Unity and Oregon State Hospital.	July 2025	JOHS, MCHD, CCOs

A. 3. Develop a plan to increase and retain employees currently working in the system.

	Action Item	Date	Responsible
A.3.1	Consolidate agency work and create a focused workforce development plan on the Governor's core priorities of housing and behavioral health, including workforces that support these program areas.	June 2024	State of Oregon

A. 3 (continued): Develop a plan to increase and retain employees currently working in the system.

	Action Item	Date	Responsible
A.3.2	Establish a workgroup with labor, employers and community partners who have training and recruitment investments to evaluate changes to wages, benefits, and training to recruit and retain workers.	September 2024	Multnomah County
A.3.3	Complete gap analysis across all professions licensed and unlicensed in behavioral health, peer support and independent living (combine with current analysis).	April 2025	State (Oregon Health Policy Board [OHPB] workforce committee, ODHS, Future Ready, workforce investment boards, Employment Department)
A.3.4	Evaluate funding contracts specifically to increase wages and training.	April 2025	State of Oregon, Multnomah County

A. 4. Develop a plan to streamline and strengthen transport services for people experiencing homelessness.

	Action Item	Date	Responsible
A.4.1	Work with the navigation group to develop a set of recommendations.	July 2024	JOHS

A. 5. Expand outreach and engagement services at key locations.

	Action Item	Date	Responsible
A.5.1	Fund outreach services at library locations.	June 2024	Multnomah County
A.5.2	Fund day services.	June 2024	Multnomah County

Appendices

January 2024 demographic information on unsheltered homeless population:

Race	Unsheltered Homeless	Total	Overall Population[34]
American Indian, Alaska Native, or Indigenous	10%	547	1.5%
Asian or Asian American	2%	117	8.3%
Black, African American, or African	23%	1,232	6.2%
Hispanic/Latina/o/e/x	14%	731	12.9%
Middle Eastern or North African	0%	13	NA
Native Hawaiian or Pacific Islander	3%	158	0.7%
White	56%	3,044	78.1%
Unknown	8%	448	NA
Total	**100%**	**5,398**[35]	

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34   According to July 2023 U.S. Census data. Note, the Census does not have a Middle Eastern or North African category. The Census does have a two or more races category (5.2% population).

35   Participants can select more than one race, so the total exceeds the number of unsheltered individuals.

Race Category	Unsheltered Homeless	Total
BIPOC	46%	2,474
White	46%	2,475
Unknown	8%	449
Total	**100%**	**5,398**

Gender	Unsheltered Homeless	Total
Woman (Girl, if child)	52%	2,811
Man (Boy, if child)	40%	2,172
Culturally-specific identity (e.g. two-spirit)	0%	2
Transgender	1%	75
Non-binary	3%	141
Questioning	1%	32
Different identity	0%	2
Unknown gender	4%	204
Total	**100%**	**5,398**[36]

36 Participants can select more than one gender category, so the total exceeds the number of unsheltered individuals.

Benefits of Behavioral Health Bed Investments on Inpatient Admissions

A recent Health Share of Oregon analysis of regional Medicaid beneficiaries points to significant cost avoidance. The behavioral health bed investments would bring down inpatient admissions.

Utilization Comparisons: 2022 Medical Inpatient Admissions per 1000 member months

Legend:
- ■ All in cohort
- ■ Sample of houseless population*

Cohort	All in cohort	Sample of houseless population*
All HSO adult	4.9	39.2 (8x higher)
Psychosis	15.4	46.6
Any cohort	21.5	58.5
OUD	24.8	69.1
Stimulant Use Disorder + Psychosis	34.3	56.8
Stimulant Use Disorder	34.4	70.7

**sample of 7,588 members flagged as houseless, housing instable, receiving the Health Share housing program, homeless according to long term support services data, inadequate housing, or other housing issue

Current Housing Bond and Metro Housing Bond Projects[37]				
	Total New	**PSH**	**30% MFI**	**Date Construction Complete (Estimate)**
2024				
Dr. Darrell Millner	63	0	17	January 2024
3000 Powell	206	30	68	February 2024
Powell Hurst Place	62	12	50	March 2024
The Fairfield	75	75	0	June 2024
Francis and Clare Place	61	61	61	July 2024
Beacon Glisan Landing	41	0	41	September 2024
Meridian Gardens	85	65	70	September 2024
Tristilal Village	24	16	24	September 2024
2025				
Aldea Glisan Landing	96	0	15	January 2025
Garden Park Estate	54	25	25	Early 2025
Alder 9	159	25	53	May 2025
Albina One	94	0	32	June 2025
PCC Killingsworth	84	0	61	Mid 2025
Abbey Lot Townhouses	8	0	0	Mid 2025
Strong Family Site	75	0	11	End 2025
Dekum Court	147	0	61	End 2025

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37   2022-metro-annual-report-final-2.8.2023.pdf (portland.gov)

Current Housing Bond and Metro Housing Bond Projects (continued)

	Total New	PSH	30% MFI	Date Construction Complete (Estimate)
2026				
M Carter Commons	62	0	21	Early 2026
Barbur Apartments	149	0	32	Mid 2026
Portland Value Inn	96	15	39 (30%) / 25 (50%) / 17 (60%)	Mid 2026
HollywoodHUB	222	0	71	Summer 2026
2027 and beyond				
Clifford	22	22	0	2027
Williams and Russell Site	90	0	0	2027
Carey Boulevard Townhouses	53	0	0	Spring 2029
Total	**2028**	**259**	**789**	

Behavioral Health Beds

		Beds/Units		
County	**Residential Type**	**2023**	**2024**	**2025**
Multnomah/Washington	Residential Treatment Facility (RTF)		42	15
Multnomah/Washington	Residential Treatment Home (RTH)	5	5	
Multnomah/Washington	Supportive Housing			9
Multnomah/Washington	Children's Psych Res (PRTF)		18	

Legal Entity Name	County	Status	Facility Type	Residential Type	Total Number of Beds	Number of Units	Anticipated Completion Date (with Survey)	Priority Groups (LR)	Total HSD Funds Projected for Distribution
Cascadia Health	Multnomah	Fully Executed	Licensed Residential	RTF	10		12/31/24	Aid & Assist	$2,395,000.00
Cascadia Health	Multnomah	Fully Executed	Licensed Residential	RTF	10		12/31/24	Aid & Assist	$2,410,000.00
New Narrative	Multnomah	Out for Signature	Licensed Residential	RTF	15		03/30/25	PSRB	$1,615,593.00
New Narrative	Multnomah	Fully Executed	Licensed Residential	RTF	11		02/29/24	Civil Commitment	$1,790,646.03
New Narrative	Multnomah	Fully Executed	Licensed Residential	RTF	11		02/29/24	Civil Commitment	$1,775,526.03
Telecare Mental Health Services of Oregon, Inc.	Multnomah	Fully Executed	Licensed Residential	RTH	5		02/29/24	Civil Commitment	$1,574,593.22
Cascadia Health	Multnomah	OC&P Review	Supportive Housing	SH		9	10/31/25	N/A	$2,700,000.00
Madrona Recovery Center Inc.	Washington	OC&P Generate Contract	Children's Psychiatric Residential Treatment Facilities	PRTF	18		2/29/2024	CPRTF	$2,561,098.00
Sequoia Mental Health Services, Inc.	Washington	Fully Executed	Licensed Residential	RTH	5		04/15/23	Civil Commitment	$510,550.03

Glossary of Terms / Acronyms

ACT Assertive Community Treatment

AMI Area Median Income

BIPOC Black, Indigenous, and People of Color

CBAC County Budget Advisory Committee

CCO Coordinated Care Organization

CMS Center for Medicare and Medicaid Services

DCJ Multnomah County Department of Community Justice

DOC Oregon Department of Corrections

FERPA Family Educational Rights and Privacy Act

HIPAA Health Insurance Portability and Accountability Act

HOLTE Homebuyer Opportunity Limited Tax Exemption

HRS Homelessness Response System

IGA Intergovernment Agreement

IMD Individuals with Mental Disease

JOHS Joint Office of Homeless Services

KPI Key performance indicators

LGBTQIA2S+ lesbian, gay, bisexual, transgender and/or gender expansive, queer and/or questioning, intersex, asexual, and two-spirit

LUBA Oregon Land Use Board of Appeals

MCHD Multnomah County Health Department

MFI Median Family Income

MSR Medication Supported Recovery

MULTE Multiple-Unit Limited Tax Exemption (MULTE)

ODHS Oregon Department of Human Services

OHA Oregon Health Authority

OHCS Oregon Housing and Community Services (state department)

OHPB Oregon Health Policy Board

OHSU Oregon Health and Sciences University

OIC Oregon Investment Council

PIT Point in Time Count

PSH Permanent Supportive Housing

PRTF Psychiatric Residential Treatment Facility

RHT Residential Treatment Home

RTF Residential treatment facility

SDC System Development Charge

SHS Supportive Housing Services (Metro funding measure)

SNAP Supplemental Nutrition Assistance Program

SRTF Secure residential treatment facility

SSD Social Security Disability Insurance

SSI Social Security Income

SUD Substance use disorder

TANF Temporary Assistance for Needy Families (TANF)

TRA Transition Readiness Assessment