

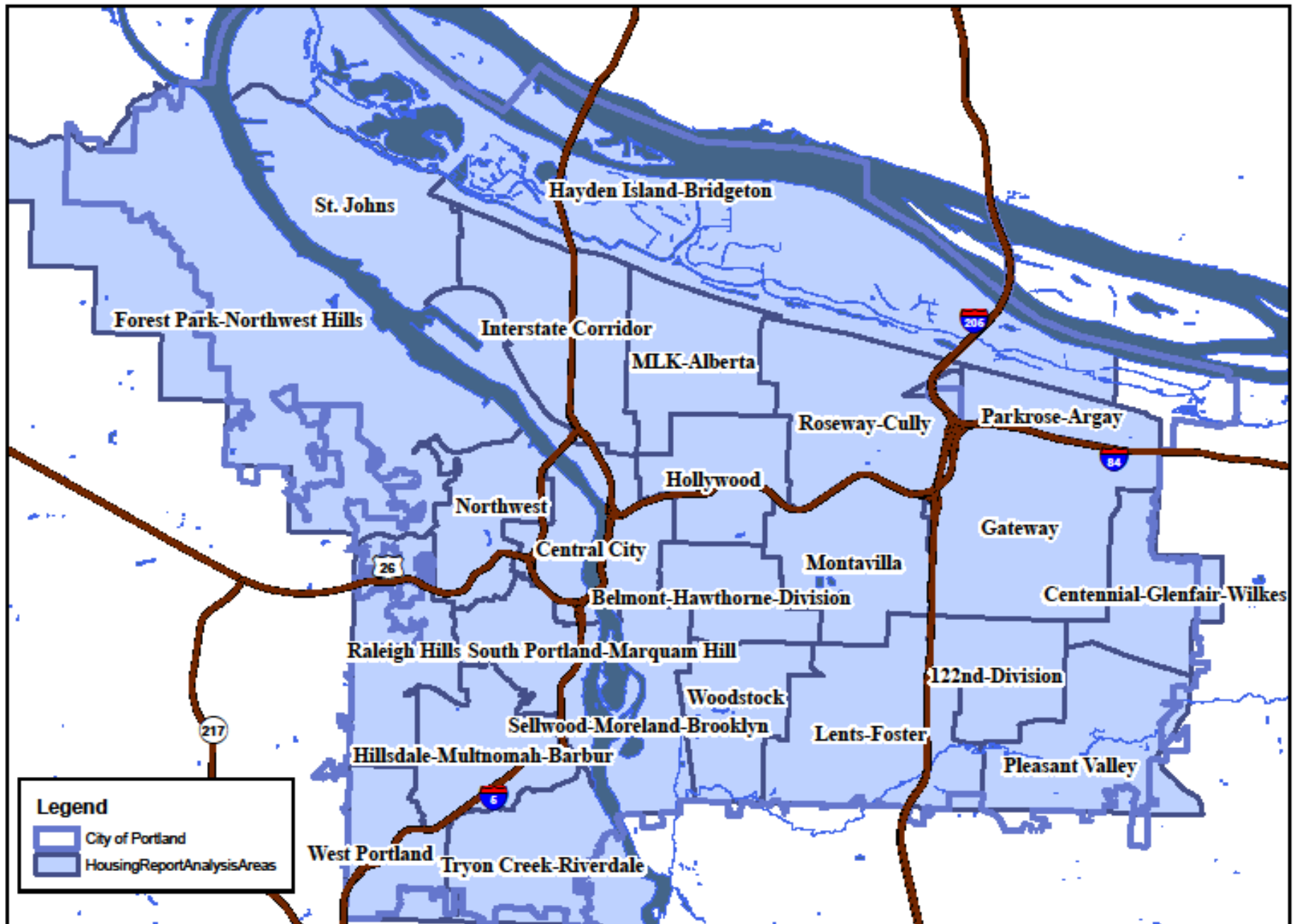
STATE OF HOUSING IN PORTLAND

2015 Report Phase One

Presentation to Portland City Council
April 29, 2015

Dan Saltzman, Commissioner
Traci Manning, Director

Housing Report Analysis Areas



Report Structure

Part 1: Summary and Context

Part 2: City-Wide Analysis

- Population, Households, and Income
- Housing Stock and Production
- Housing Affordability

Part 3: Neighborhood Profiles

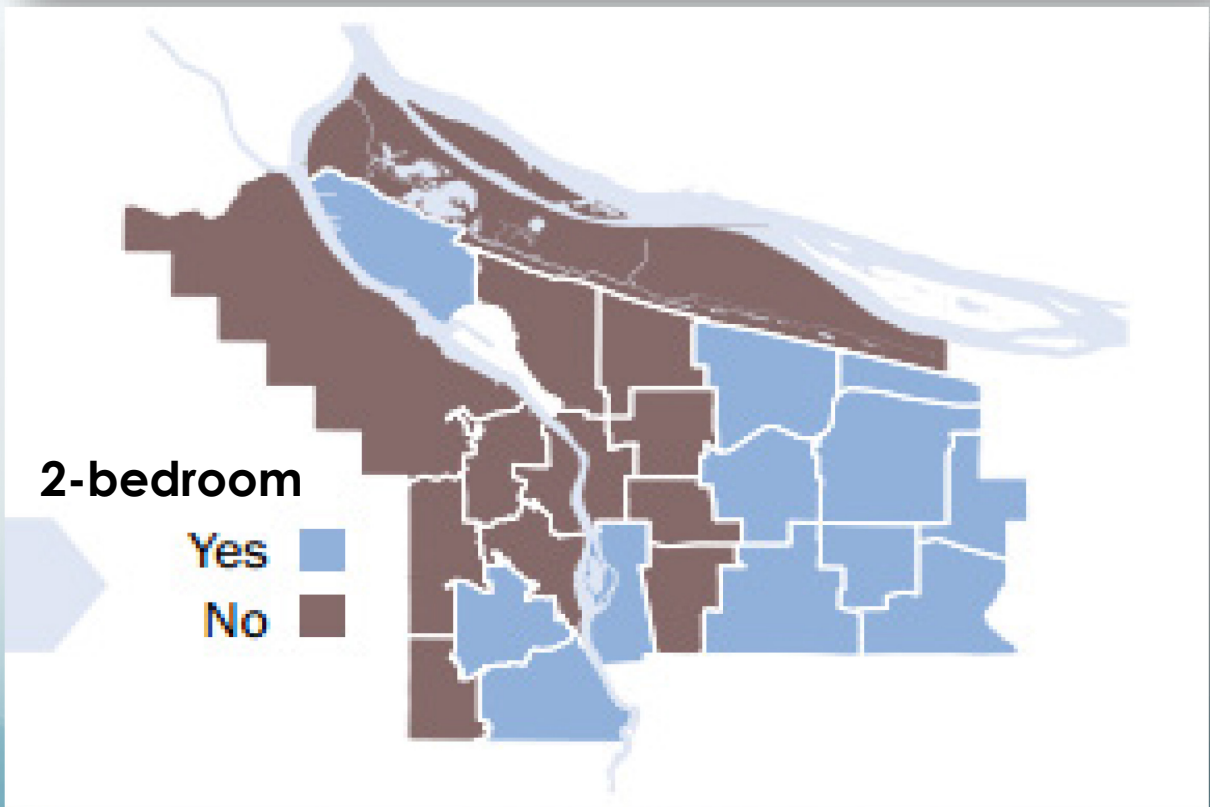
Part 4: Reporting

Part 5: Methodology

RENTAL AFFORDABILITY

3-Person Low-Income (60% MFI)

Median Income	\$39,720
Maximum Monthly Housing Considered Affordable	\$993



RENTAL AFFORDABILITY

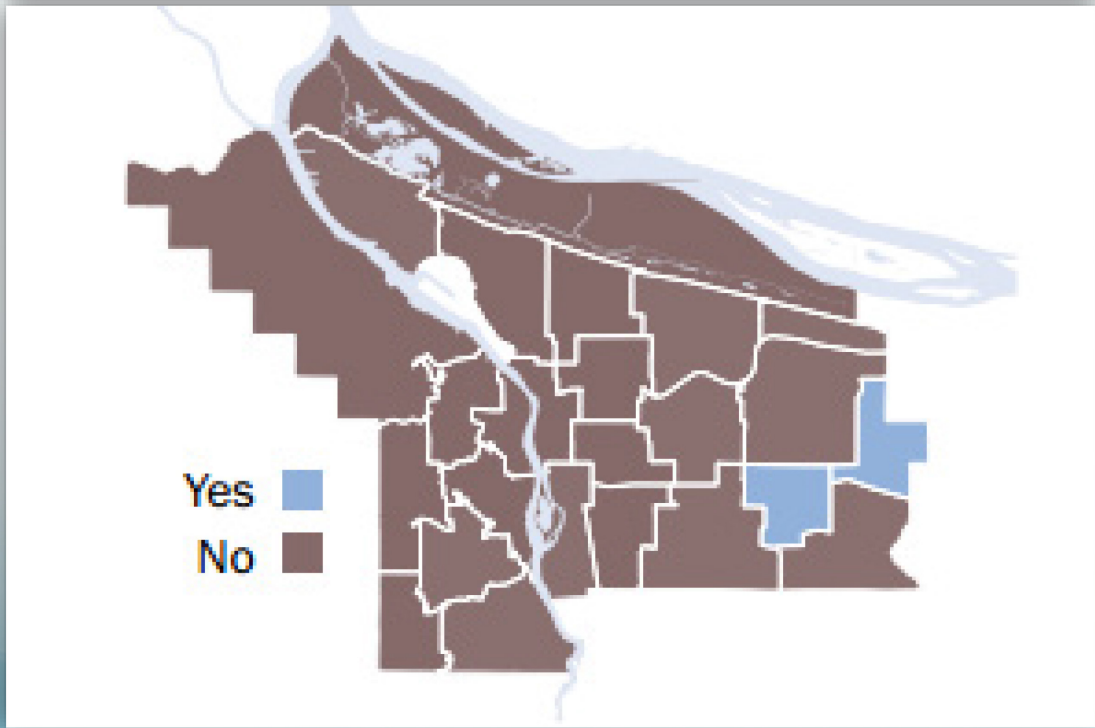
3-Person Low-Income (60% MFI)

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
	Rent	VACANCY	Rent	VACANCY	Rent	VACANCY	Rent	VACANCY
122nd-Division	\$608	0.7%	\$685	2.7%	\$824	4.6%	\$1,077	5.3%
Belmont-Hawthorne-Division	\$1,092	8.3%	\$1,075	7.8%	\$1,168	5.7%	\$1,103	2.5%
Centennial-Glenfair-Wilkes	\$669	0.0%	\$737	1.6%	\$839	3.5%	\$966	2.9%
Central City	\$1,179	3.5%	\$1,330	3.4%	\$1,984	4.2%	\$2,765	4.3%
Forest Park-Northwest Hills	-	-	\$1,222	0.0%	\$1,502	2.5%	-	-
Gateway	\$667	0.0%	\$746	3.5%	\$872	3.6%	\$1,151	4.0%
Hayden Island	-	-	\$1,209	1.8%	\$1,459	2.4%	-	-
Hillsdale-Multnomah-Barbur	\$712	7.7%	\$785	4.1%	\$927	3.5%	\$1,032	7.2%
Hollywood	\$1,011	10.7%	\$1,112	6.4%	\$1,431	6.8%	\$1,841	15.9%
Interstate Corridor	\$1,071	6.8%	\$1,084	4.6%	\$1,457	5.1%	\$1,007	0.4%
Lents-Foster	\$709	5.3%	\$811	2.4%	\$923	4.6%	\$1,238	0.3%
MLK-Alberta	\$1,070	5.9%	\$1,066	8.3%	\$1,184	9.7%	\$840	3.9%
Montavilla	\$874	2.7%	\$788	3.2%	\$909	2.5%	\$939	1.3%
Northwest	\$1,045	3.2%	\$1,458	4.1%	\$2,335	3.1%	\$1,910	1.1%
Parkrose-Argay	\$546	1.3%	\$744	2.2%	\$894	2.1%	\$1,100	2.6%
Pleasant Valley	-	-	\$806	2.4%	\$952	3.0%	\$1,038	0.0%
Raleigh Hills	-	-	\$770	3.2%	\$1,021	2.9%	\$1,405	2.3%
Roseway-Cully	\$545	0.0%	\$829	2.1%	\$996	2.4%	\$1,133	8.9%
Sellwood-Moreland-Brooklyn	\$566	6.6%	\$757	5.1%	\$952	7.3%	-	-
South Portland-Marquam Hill	\$1,260	3.1%	\$1,178	2.4%	\$1,838	4.0%	\$1,253	0.2%
St. Johns	\$984	31.3%	\$797	1.8%	\$875	2.8%	\$1,041	5.2%
Tryon Creek-South Terwilliger	\$675	0.0%	\$813	8.3%	\$900	0.0%	-	-
West Portland	\$820	0.0%	\$897	2.9%	\$1,386	3.6%	\$1,446	4.7%
Woodstock	\$918	4.3%	\$902	1.9%	\$1,106	5.4%	\$1,116	4.8%

HOMEOWNERSHIP AFFORDABILITY

Average Single Mother Household

Median Income	\$33,772
Maximum Monthly Housing Considered Affordable	\$844



HOMEOWNERSHIP AFFORDABILITY

Average Single Mother Household

Neighborhood	2014 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$184,500	\$836	YES
Belmont-Hawthorne-Division	\$415,000	\$1,880	NO
Centennial-Glenfair-Wilkes	\$180,000	\$815	YES
Central City	\$375,000	\$1,699	NO
Forest Park-Northwest Hills	\$595,000	\$2,695	NO
Gateway	\$205,000	\$929	NO
Hayden Island	\$189,950	\$860	NO
Hillsdale-Multnomah-Barbur	\$355,000	\$1,608	NO
Hollywood	\$520,000	\$2,356	NO
Interstate Corridor	\$330,000	\$1,495	NO
Lents-Foster	\$225,000	\$1,019	NO
MLK-Alberta	\$390,000	\$1,767	NO
Montavilla	\$307,000	\$1,391	NO
Northwest	\$495,000	\$2,242	NO
Parkrose-Argay	\$237,000	\$1,074	NO
Pleasant Valley	\$247,500	\$1,121	NO
Raleigh Hills	\$438,000	\$1,975	NO
Roseway-Cully	\$280,000	\$1,268	NO
Sellwood-Moreland-Brooklyn	\$395,650	\$1,792	NO
South Portland-Marquam Hill	\$392,500	\$1,777	NO
St. Johns	\$249,000	\$1,128	NO
Tryon Creek-South Terwilliger	\$454,950	\$2,061	NO
West Portland	\$329,000	\$1,490	NO
Woodstock	\$359,900	\$1,630	NO

KEY FINDINGS

2014 Multifamily Production

2014 Multifamily Permitting

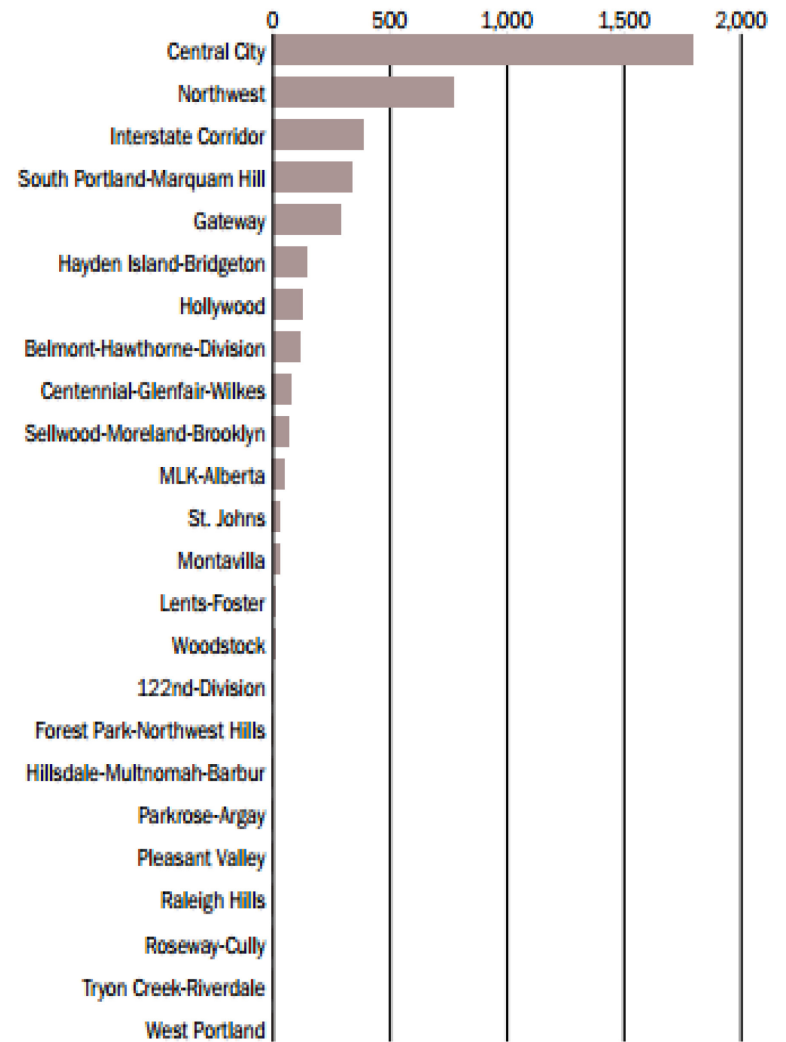
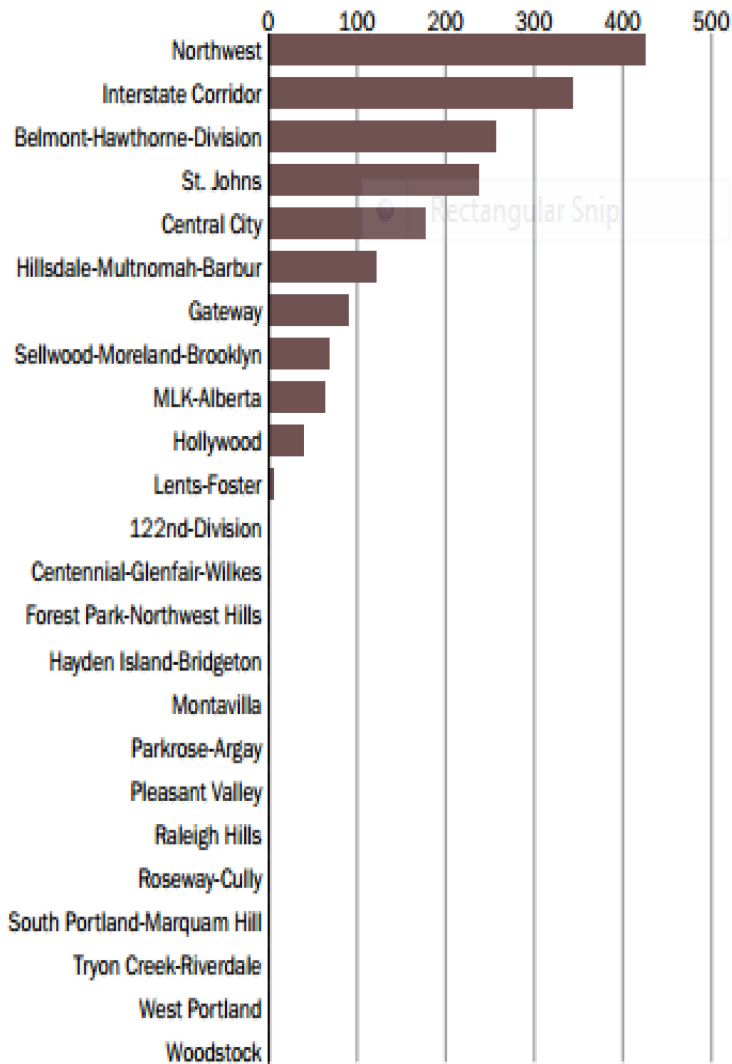
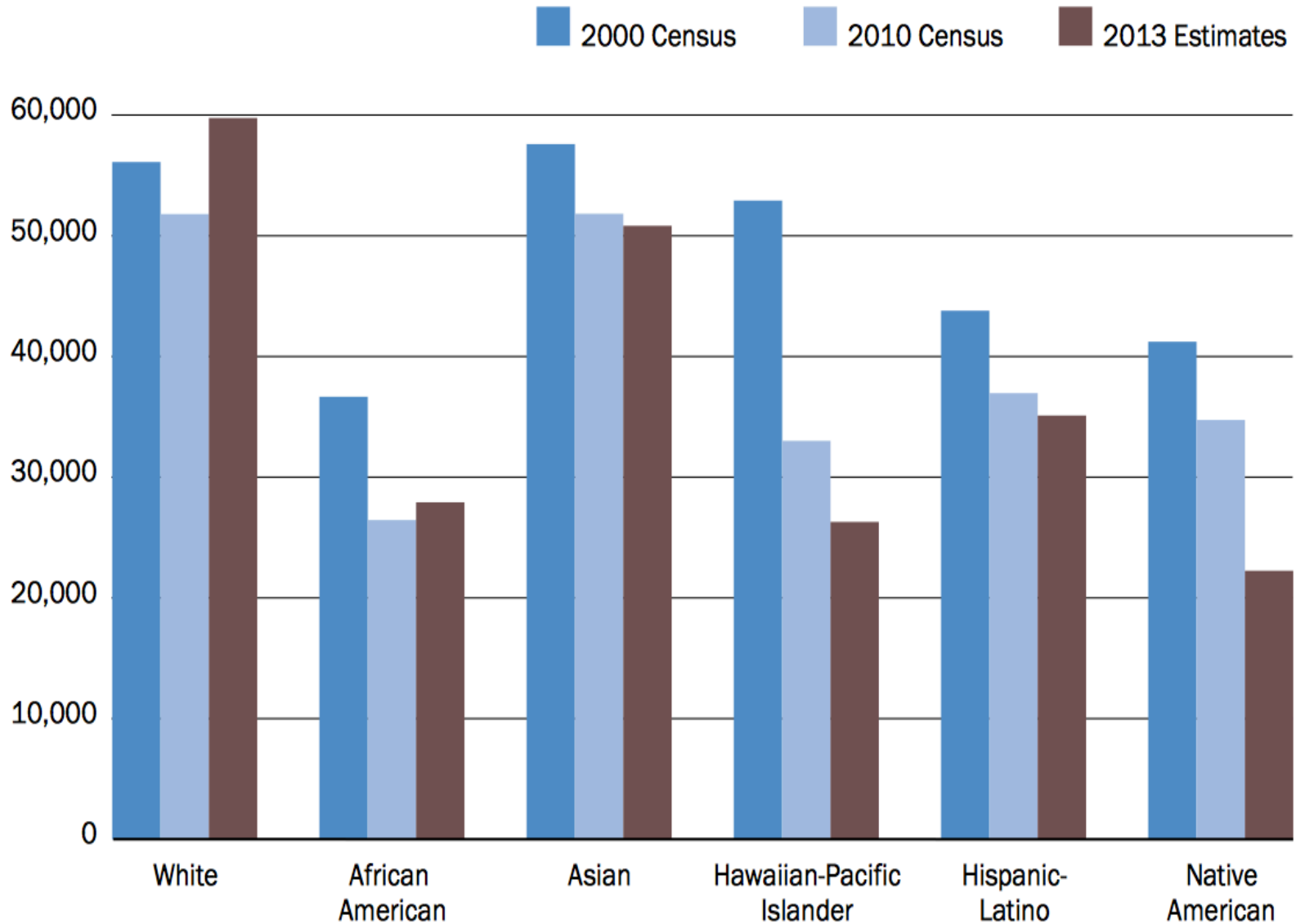
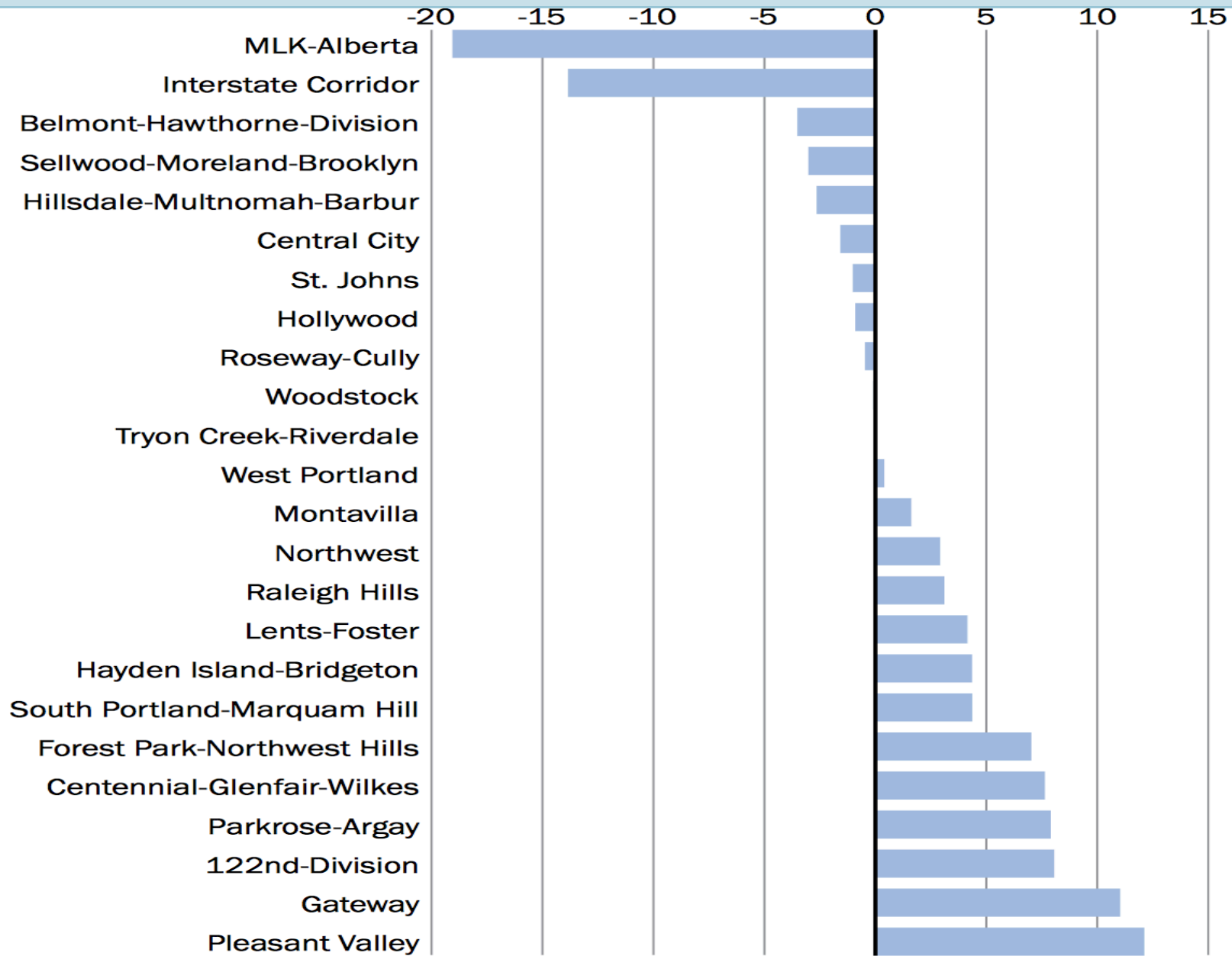


Figure 2.1.6 Median Household Income by Race and Ethnicity, 2013 Dollars



PERCENT CHANGE IN RACIAL DIVERSITY BY NEIGHBORHOOD

2000 - 2013



RENTAL AFFORDABILITY

Average Single Mother Household

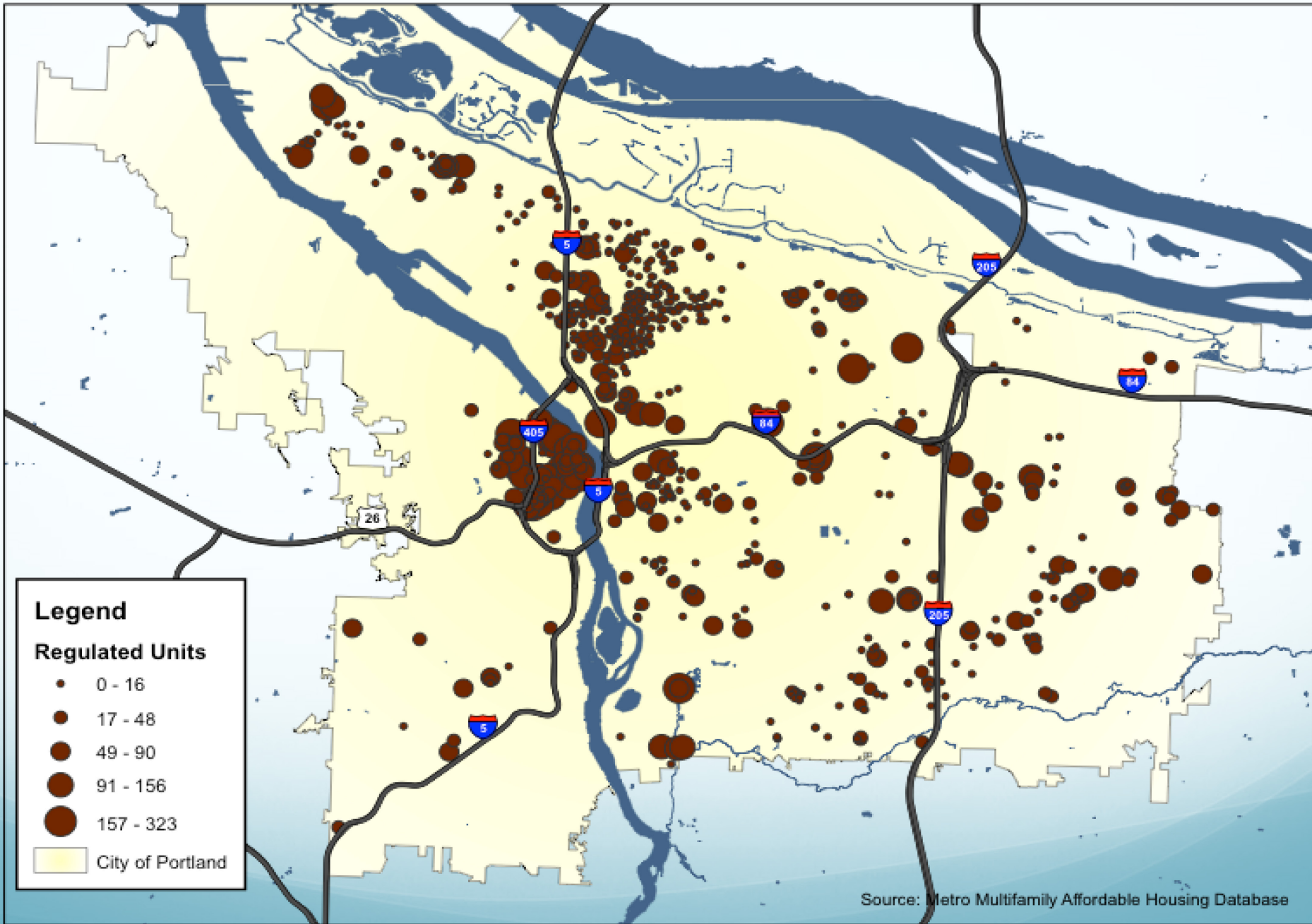
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Central City No Net Loss

*“The City of Portland will maintain no less than **8,286** rental housing units affordable to households who earn 0-60% of the Median Family Income”*

August 2001

City of Portland Regulated Units



FEDERAL FUNDING DECLINE SINCE 2003

